



Land Use and Development Strategy

1 February 2024



Independent
insight.





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OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA, WURUNDJERI, AND GADIGAL PEOPLES.

Vision and mission

The Land Use and Development Strategy forms part of the implementation of our community's vision. The following document is driven by the Vision Statement and guided by the Mission Statement.

Community Vision

We are a diverse, productive and welcoming community with strong connections to the environment.

We will continue to protect and promote the unique opportunities the Huon Valley provides including local produce, creativity, and access to the rivers of the Huon Valley.

LUDS Mission Statement

As the community grows, we will continue to strengthen connectivity, employment, and education, while balancing the opportunities for a rural lifestyle.



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The Huon Valley Land Use and Development Strategy – an overview

This chapter of the LUDS describes how it relates to the wider context of strategic planning documents and provides an overview of the document structure.

The *Land Use and Development Strategy (LUDS)* is Council's main strategic document to guide land-use and development decisions in the long term. The LUDS governs decisions around land use in line with the community's needs and preferences. At the same time, the LUDS is required to align with the State and regional planning framework. The State Government has progressed a lot of changes in the land-use system over the last few years, and the LUDS is required to operate within this context.

Some examples of statewide changes relevant to the LUDS include the introduction of the statewide planning scheme and related changes in zonings.

The development of the new LUDS (this document) was a significant undertaking and has been completed in several phases. It commenced in July 2022 with development of the State of the Valley report, which included background research on a variety of topics including population, housing, infrastructure and employment. This gave a snapshot of the current situation in the Huon Valley and the needs of the community now and in the future.

With this evidence base available to the community, we were able to consult with the community about their vision for the Huon. A Community Vision outlines the community's aspirations, needs and desires. The document is owned by the community and helps to define a common set of goals, to encourage collaboration between groups and to support the activities of Council into the future.

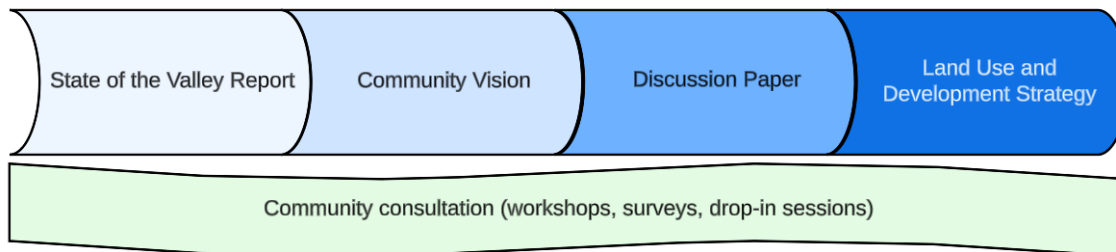
Once the vision for the future was set, a more detailed analysis was undertaken to forecast the land-use needs and constraints and contain these in the discussion paper, which involved:

- population forecasts
- future housing needs and capacity of residential land
- industrial and commercial employment floorspace requirements and capacity
- community infrastructure supply and demand
- an assessment of other land-use considerations including transport, infrastructure, climate change and natural values.

A further round of community engagement was undertaken to discuss strategic directions to meet the land-use needs and constraints, and the possible locations of changes in land use.

The LUDS resulted from this process and was put on public exhibition in early 2024. This LUDS is a strategic document with actionable levers, policies and tools for implementation.

FIGURE 1: LUDS CONTEXT



Source: SGS Economics & Planning, 2023

Relationship with previous and existing plans

This LUDS supersedes the previous LUDS which is from 2007. The Valley has changed a lot since then and it is timely for the LUDS to be replaced by a strategy based on the current situation and ongoing challenges.

In addition, the *Huonville and Ranelagh Master Plan 2019* will continue to be relevant while this LUDS adds to it. Finally, this LUDS is the strategic document guiding the development of local plans.

The following table (Table 1) shows how the LUDS supersedes, coexists with, or informs certain documents.

TABLE 1: LUDS RELATIONSHIPS WITH OTHER KEY PLANNING DOCUMENTS

| The 2023 LUDS | The following documents |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Supersedes: | 2007 Land Use and Development Strategy |
| Responds to: | Huonville Interim Planning Scheme (before the adoption of the Tasmanian Planning Scheme), Draft Tasmanian Planning Policies (TPP) |
| Coexists with: | Huonville and Ranelagh Master Plan 2019 |
| Informs: | Future structure plans, specific area plans (SAPs), town and master plans. |

Source: SGS Economics & Planning, 2023

As Table 1 shows, it has taken 16 years to update the previous LUDS. In this time, the demography of Huon Valley and the needs of its community have changed significantly. To avoid outdated or

inaccurate strategies, the LUDS should be reviewed and updated every three to five years. Given that this is a strategic document, the recommendations in this report will use language such as “consider” and “investigate” to acknowledge its strategic character. Actions and plans will be confirmed and budgeted by Council on an annual basis.

Findings from the consultation

Community consultation on the LUDS Discussions Paper was undertaken during May and June 2023, and covered three main activities:

a community surveys

- five in-person workshops – Cygnet, Huonville, Franklin, Geeveston and Dover
- a drop-in engagement session in Mountain River
- direct submissions to Council via email and letter.

During this consultation, numerous points were raised covering housing, infrastructure, jobs, and preserving natural assets. Concerns about flood and fire risks led to support for restricting residential development in risky areas. Infill and denser housing were favoured in existing townships but worries about infrastructure strain and congestion arose. Housing affordability was noted to be a crucial issue, with a need for diverse options including small houses, medium density housing and alternative solutions like co-housing. Housing for older residents and the desirability of rural living were emphasised, along with the need for housing to be sustainable. Infrastructure concerns encompassed medical services, public transport, safe walking/cycling, and community assets. Addressing road congestion was important, as were stormwater and sewerage capacity issues. Preserving local character and heritage landscape values were also raised as priorities in relation to locations being (un)suitable for future (residential) development.

Economic diversification and sustainability were sought through incentives and support for regenerative practices. Internet connectivity was considered vital for job diversification. Protecting natural landscapes and character were stressed, with a focus on preserving productive agricultural land. There was some recognition of friction between the need to preserve agricultural land and allowing rural living opportunities. Agricultural land requires larger land lots and sufficient separation from sensitive land uses such as residential, while rural living seeks to use smaller lots, using or adjoining agricultural land. Finding the balance that meets the community’s needs and desires is one of the challenges this LUDS seeks to address.

Improving urban amenity was suggested, for the growing population and to attract visitors and trade. The consultation paper reflecting on the community feedback emphasised the need for balance between development, character preservation, and meeting community needs in the Huon Valley.

Huon Valley today and in the future

Informed by the desktop research and the consultation, it is apparent that an overarching challenge for the LUDS is the topic of 'growth'. The Huon Valley is experiencing a period of population growth and change. This is not necessarily an intention of any governmental initiative, but rather a reflection of wider trends in migration, population pressures in Hobart, and the onset of COVID-19 allowing remote office work. This is combined with the considerable attractiveness afforded by the Huon, thereby attracting new residents.

In recent years, the population of the Huon Valley has increased by more than Treasury Tasmania's high-growth projection. It is anticipated growth may remain high for the years to come. This increase in population puts pressure on:

- The provisioning of sufficient land close to jobs, services and transport. Failing to offer sufficient land for growth risks exacerbating the housing affordability crisis and puts an upward pressure on homelessness.
- Services such as retail, community, sports and recreation. To accommodate a growing population, there is a need to also allow for sustainable growth in these areas. Huonville, as the regional centre of the municipal area, needs to strategically consider future expansion opportunities of its commercial area.
- Transport and connectivity. A growing population will also lead to increased travel demand. The State Government is in the process of constructing the Huon Link Road. This will support increasing travel demand. It also strategically opens up land for future residential growth. However, additional measures including improving the public transport network will be crucial for the sustainability of the entire transport system.
- Natural values and opportunities for a rural lifestyle. One of the great attributes of living in the Huon Valley according to the community is its natural beauty and the opportunity to live a rural lifestyle. As mentioned, there is some friction here with the intent to protect natural values as well as agricultural and other productive land. In addition, there is a need to balance residential growth in towns with residential growth in rural lifestyle settings. The level of infrastructure and service delivery to rural living properties is different from infrastructure and service delivery in towns.

This latter point deserves further explanation, as follows. Adequate planning requires understanding and balancing the needs of residents and stakeholders of all ages and walks of life that call the Huon Valley home, as well as the environment they all live in, and the wider health of the planet. This strategy will also consider state planning guidance and best-practice principles for ensuring opportunities for all, now and in the future.

As a framework, two development directions were considered: a '**dispersed**' development model where new housing occurs in areas outside existing towns and villages. The benefits of this include high amenity from: connection to nature, reduced noise and localised traffic, and high individual customisation. In pursuit of this model, when managed thoughtfully, the intensification of existing rural living hamlets can lead to improved utilisation of infrastructure, and greater use of self-sufficient water and sewerage solutions, which do not strain existing services that may already be nearing maximum

capacity. Likely issues with this model are infrastructure provisioning costs like water, sewerage and electricity, higher environmental impacts, greater exposure to natural hazards, loss of productive agricultural land and forested areas, limited social interaction for some residents, and limited affordable housing options. The dispersed development model drives up council service delivery costs by creating a greater need for road maintenance, infrastructure extensions and compliance.

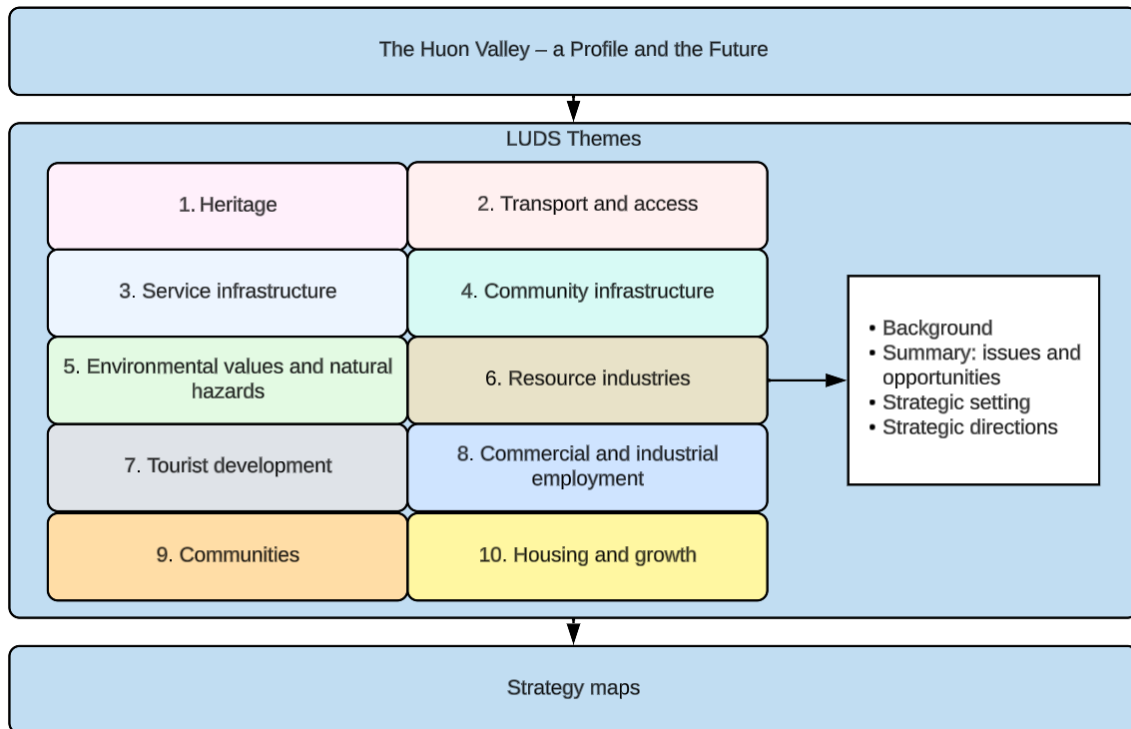
The second model is a **'concentrated'** development model where new housing is prioritised in existing towns and villages with services. Many benefits of this model are the inverse of a dispersed approach. This includes lower infrastructure costs per capita, lower environmental impacts per capita, lower exposure to natural hazards like bushfires and flooding, the preservation of agricultural land, and increased housing diversity and supply, which eases affordability pressures. In addition, residents will have greater access to services and transport modes. Drawbacks, particularly when this is the only type of intensive development pursued, include lack of rural living options, changes to neighbourhood amenity and local character, and localised needs for infrastructure upgrades.

Of course, while a concentrated approach is preferred to maximise most of the benefits outlined above, the drawbacks of this model, and the selective benefits of the dispersed development model, should not be ignored. Even more so, many residents of the Huon Valley are attracted to the natural, rural residential lifestyle that attracts many people to the area.

The LUDS (this document) offers a balance of opportunities for residents, with considered opportunities that allow all residents to enjoy the natural environment and community values. A number of strategies are designed to help mitigate the adverse impacts of future development.

The structure of the document is set out in Figure 2 below.

FIGURE 2: LUDS DOCUMENT STRUCTURE



Source: SGS Economics & Planning, 2023

Review

The Council acknowledges that the LUDS is a dynamic document and must respond to changing circumstances. The LUDS will be reviewed regularly by the Council and will be updated as a result of any new strategic work undertaken from time to time. The LUDS will be formally reviewed after each ordinary election in conjunction with other strategic documents.

1. Heritage

This chapter of the LUDS considers the natural and cultural heritage values in the Huon Valley: its ancient Aboriginal heritage, the more recent post-colonisation heritage, and the relationship with natural heritage that the region is renowned for.

The structure of this chapter is as follows:

- Background information regarding the importance of heritage for the Huon Valley
- Description of the natural and cultural heritage in the Huon
- Summary of key points
- A strategic approach to valuing and protecting heritage
- Specific directions and implementation considerations.

1.1 Background

The Huon Valley benefits from a rich heritage, encompassing the many thousands of years of Aboriginal history in the area, natural history – including biodiversity and geodiversity of local, national and international significance – and more recent buildings and modified landscapes that add to the cultural heritage of the region.

Importantly, heritage goes beyond buildings or physical remains of a specific site and includes the importance of appreciating the whole landscape from a spiritual or non-physical perspective. Cultural landscapes are a way of seeing the interrelationship between people and the landscape over time. In addition to being an intrinsic part of people’s sense of place, the different types of heritage make a significant contribution to the local and national economy, through their direct relationship with tourism.

A significant area of the Huon Valley is within the Tasmanian Wilderness World Heritage Area (TWWHA) which is listed in recognition of its outstanding universal values, including meeting seven of the 10 criteria for world listing:

- *bear a unique or at least exceptional testimony to a cultural tradition or to a civilisation which is living, or which has disappeared*
- *be an outstanding example of a traditional human settlement, land-use or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change*
- *be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance (in conjunction with other criteria)*

- *contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance*
- *be outstanding examples representing major stages of the earth's history, including the record of life, significant ongoing geological processes in the development of landforms, or significant geomorphic or physiographic features*
- *be outstanding examples representing significant ongoing ecological and biological processes in the evolution and development of terrestrial, freshwater, coastal and marine ecosystems and communities of plants and animals*
- *contains the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation.*

Throughout the Huon Valley, areas that do not fall within the TWWHA also contain significant natural and cultural heritage values.

There are also examples of post-colonial cultural landscapes, which include the proliferation of timber sheds associated with apple-growing as a significant element of the rural economy of the region; the tree rows and other introduced trees around townships; (remnants of) wooden jetties of varying sizes along the Huon River associated with the important role the river played in transportation; and early bridges that impacted the development of towns and villages throughout the Huon.

Aboriginal heritage

The municipal area of the Huon Valley includes significant and precious cultural landscape for Tasmanian Aboriginal people who have had an ongoing connection to land, sea and sky for at least 40,000 years. The traditional owners of the land of the Huon Valley are the Mouheneenner, Nuenonne, Melukerdee and Lyluequonny peoples.

The waterways which crisscross the Huon Valley, its mountain ranges and the area's vast coastline are significant in terms of connection to country for Aboriginal people and also contain archaeology with Aboriginal heritage significance. While there are 73 recorded sites of Aboriginal cultural heritage, there would be a much larger number of unknown sites. Shell middens are a common occurrence along coastlines, reflecting occupation by Aboriginal people through time.

Land use and development has the potential to impact on both tangible and intangible Aboriginal cultural heritage. The identification and consideration of Aboriginal heritage should be encouraged early in planning processes, and assessment of Aboriginal heritage values should be carried out in collaboration with the Aboriginal community including the Tasmanian Aboriginal Centre and the South East Tasmanian Aboriginal Corporation.

Natural heritage

The Huon Valley is renowned for its pristine and unique landscapes, with the majority of the municipal land area being within the TWWHA and other reserved lands. The protection of this natural heritage is

paramount, as it can easily be lost through inappropriate land use and development. The natural heritage includes the biodiversity and geodiversity found across the municipal area, including karst systems, glaciated landforms, river valleys and alluvial flood plains, extensive areas of forest, and coastal assets along its vast coastline. Some of the major icons of the Huon Valley include Adamson's Peak, Sleeping Beauty, Snowy Range, Hartz Mountains, Huon River, Lune Sugarloaf, Mount La Perouse, the southern reaches of the D'Entrecasteaux Channel and South East Cape.

When asked to select the five attributes that make somewhere a good place to live, residents placed the highest value on 'access to the natural environment' (64%) in the 2021 Huon Valley "Living in the Huon Valley" survey. Natural environment was also ranked as the most positive experience of residents of the Huon. Given this, planning, understanding data and implementing mitigation measures will be required.

European and built heritage

Franklin and Cygnet were prosperous early in colonial times and are regarded as having a range of historically significant early buildings. European heritage can be found throughout and is based on the early land uses in the area, which included forestry, agriculture (especially apples), fishing and maritime industrial development.

The significance of Franklin's townscape and visual characteristics has been recognised and provided with specific protections through previous implementation of a Specific Area Plan aimed at guiding future development and avoiding impacts that would erode Franklin's character and significance. Previous strategies also identified its "arts and cultural" hub and included the strategic direction to "improve the streetscape of the town". Protecting the streetscape of Franklin involves encouraging well-planned and designed mixed-use development, limiting linear commercial development, and ensuring that future development enhances landscape values between the Huon River and the town skyline.

Cygnet is also renowned for its built heritage and has a range of historically significant, early buildings. This historical significance is a key element of its township character and would be at risk of erosion in the event of unchecked development as the town grows. It should be a priority that Cygnet's built heritage and town character be protected.

The built heritage adds character to the towns and villages of the region and should be recognised and protected as areas develop. The Australian Heritage Places Inventory lists 166 sites as recognised as state- or locally significant. The most prominently represented area is Franklin with 43 of these sites; 21 are in Huonville and Ranelagh, and the rest are dotted around the municipal area such as in Cygnet and other established areas.

Built heritage is not limited to individual buildings, but also involves streetscapes and townscapes. LUDS intends to preserve these values through specific protections for built form and local character of heritage significance. These protections may be implemented via heritage precincts, or specific area plans (SAPs) for areas with significant heritage and cultural values.

While it will need to be tailored for each town, the model of existing protections in place in Franklin can be used as a starting point for other towns and villages, including consideration of streetscape design guidelines.

1.2 Summary: issues and opportunities

There are many heritage assets that draw people to the Huon. Recognition of heritage values is key to ensuring they can be protected or managed where appropriate.

The heritage assets include those associated with local industries, including apple-growing, forestry and fishing. These industries were the impetus for development in the Huon's towns and villages, and what remains narrates that part of the history of the area and provides unique character to each township.

Huon Valley's population is projected to grow significantly over the next two decades and this will see the addition of infill residential development across its townships. This LUDS intends to preserve heritage sites, buildings, streetscapes and landscapes. Where applicable, SAPs and heritage precincts may be proposed for inclusion in the planning scheme. More targeted mapping efforts can help to identify, record and support protection of these assets.

1.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* (STRLUS) and Draft Tasmanian Planning Policies (Draft TPP). STRLUS dates from 2011 and is largely outdated. A process for a new STRLUS has been announced but has not yet commenced.

The Draft TPP identifies the following **objective** for Aboriginal cultural heritage:

Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage values including places, objects and practices.

This includes a set of relevant **strategies**:

- *Land use planning is to:*
 - *recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;*
 - *acknowledge that Aboriginal Cultural Heritage is living and enduring;*
 - *promote the protection of Aboriginal Cultural Heritage values; and*
 - *support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.*
- *Encourage the understanding and consideration of Aboriginal Cultural Heritage and support the investigation of land for the presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially harm any Aboriginal Cultural Heritage values associated with that land.*

- *Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be, Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.*

The Draft TPP identify the following **objective** for historical cultural heritage:

To support the identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.

This includes a set of relevant **strategies**:

- *Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.*
- *Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.*
- *Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.*
- *Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.*
- *Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.*
- *Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.*
- *Encourage the preparation and publishing of conservation policies for heritage precincts; development, in-fill, and pre-development assessment guidelines; and similar guidelines for places and precincts of local significance to foster understanding and awareness of the importance of cultural heritage, and provide greater clarity, consistency, and certainty in the management of these values.*

1.4 Strategic directions

Aboriginal heritage

Aboriginal cultural heritage is significant and should be protected. Recognise that Tasmanian Aboriginal people are the custodians of their cultural heritage, which is living and enduring. Support Tasmanian Aboriginal people to identify, protect and, where appropriate, continue to use Aboriginal cultural heritage places.

The understanding and consideration of Aboriginal cultural heritage can be facilitated through the consideration of Aboriginal cultural heritage values and consultation with the Aboriginal community where land is proposed to be designated for use and development.

Avoid designating land for incompatible land use and development where it is known that there are, or are highly likely to be, Aboriginal cultural heritage values unless the impacts can be appropriately mitigated.

Natural heritage

Natural heritage includes biological and geological values located on both private land and reserved land including land that is otherwise protected by state or federal bodies. However, a broader definition would include nature that has been inherited from previous generations and is maintained and bestowed to future generations.

The TWWHA contains outstanding universal values, which have innate values that should be protected. At the same time, the TWWHA is an important attracting feature for visitors to the Huon Valley, including the gateways provided by its towns. A coordinated response to management within the TWWHA is required between the relevant authorities, including the need to ensure natural values on adjacent land are protected to complement the important heritage values and avoid negative impacts.

The geological heritage values of the Huon Valley's geological assets need appropriate management to ensure the preservation of their value. The natural values of the area include a diverse range of native vegetation communities that require appropriate management to ensure protection of areas of significant value, including rare or threatened flora and fauna, including habitat. Cultural landscapes and natural heritage values also provide important tourism opportunities that can be facilitated through the development approval process.

The towns and villages of the Huon Valley benefit from the significant landscape values provided by the surrounding rural and natural areas; these landscape values are an important contributor to heritage, which should be maintained. The Valley landscapes are important in attracting residents and visitors and providing a sense of place. It is important that projected future growth in Huonville and other towns protects and maintains the rural setting that contributes to the character and identity of each town.

European and built heritage

Protection and enhancement of historic heritage landscapes, street and townscapes and individual buildings provide social benefits by being integral to people’s sense of place and pride. Appropriate management of historic heritage assets also brings various economic benefits associated with the attraction of visitors and residents to the municipal area. Identification and recognition of areas or sites containing heritage values are key to providing protection from inappropriate development.

Provide a framework for the establishment of statutory regulation over additional heritage areas or listed sites as they are identified through appropriate studies and facilitate use of heritage buildings where it will assist in long-term maintenance and protection.

TABLE 2: HERITAGE STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aboriginal heritage | | |
| 1.1 | Follow the Huon Valley Council’s Reconciliation Plan. | Connect the community through local Aboriginal cultural experiences. |
| | | Support Aboriginal cultural awareness and competency training. |
| | | Show respect through actions such as Acknowledgements of Country and flying the Aboriginal flag. |
| | | Consult with Aboriginal staff and community members about projects that impact them. |
| | | Create a dedicated Aboriginal and Torres Strait Islander liaison role within Council. |
| | | Consider dual naming using local language. |
| | | Share local, culturally sensitive Aboriginal histories and cultures to all in an inclusive and accessible way (interpretation signage, displays, films, exhibitions). |
| | | Liaise with the Aboriginal community on all matters related to Aboriginal cultural heritage. |
| 1.2 | Provide an integrated approach, involving liaison between the Aboriginal community, Council and relevant government agencies to identify, respect and protect Aboriginal cultural heritage. | Liaise with the Aboriginal community and State Government. |
| 1.3 | | Prioritise the protection of Aboriginal Heritage in the planning process. |

| # | Strategic direction | Implementation consideration |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Use and development is to recognise the innate cultural values of Aboriginal Heritage. | Ensure that expansion of urban areas, rezonings and the like consider Aboriginal Heritage. |
| 1.4 | Encourage identification of Aboriginal cultural heritage through Aboriginal heritage assessment early in the process for proposals involving substantial subdivision of land, coastal development, significant disturbance of land outside towns and villages, or other similar activities. | Encourage early investigation of areas identified as having, or having a high potential for, Aboriginal cultural heritage values. Ensure strategic planning includes protections for significant identified values. |
| 1.5 | Adopt an integrated approach to management with State Government and the Aboriginal community to ensure that Aboriginal heritage values on Council-managed land are appropriately considered into the future. | Liaise with the Aboriginal community and State Government. |
| Natural heritage | | |
| 1.6 | The TWWHA contains outstanding universal values including the very high conservation values of its natural heritage, these values should be protected. | Achieve through application of appropriate planning scheme provisions and through liaison with State Government. Provide for a coordinated approach to planning for land within and adjacent to the Tasmanian Wilderness World Heritage Area to protect identified values. |
| 1.7 | Prioritise the protection of natural heritage. | Achieve through application of appropriate planning scheme provisions, which define what natural values should be protected. Ensure development, including vegetation clearance for bushfire hazard management, considers natural values. |
| 1.8 | Ensure development is appropriately controlled in relation to the landscape setting and scenic corridors, as well as protecting biodiversity and the wider ecosystem of the Huon Valley. | Achieve through application of appropriate planning scheme provisions or through identification of additional areas that should be provided with protections through the Scenic Protection Code or the Heritage Code, or the development of Desired Future Character Statements and/or Specific Area Plan provisions to protect significant identified natural values. Develop an asset register of natural values for protection from development and include |

| # | Strategic direction | Implementation consideration |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | them in the Draft Huon Local Provisions Schedule for the Tasmanian Planning Scheme. |
| 1.9 | The entire Huon River Catchment should be protected from activities that pollute or negatively affect water quality. | <p>Through the application of appropriate planning controls.</p> <p>Management of onsite waste systems from areas not connected to reticulated sewer.</p> <p>Appropriate management of grazing of livestock close to the river to minimise inputs of contaminants.</p> |
| European and built heritage | | |
| 1.10 | Use and development is to recognise the innate cultural values as well as various economic benefits associated with managing the heritage assets of the Huon Valley in an appropriate manner. | Prioritise the protection of heritage. |
| 1.11 | Identify and recognise local heritage values across the Huon Valley through assessment of individual sites, areas and landscapes. | <p>Include identified heritage values not currently included in the draft Huon Local Provisions Schedule for the Tasmanian Planning Scheme.</p> <p>Implement a local heritage review of towns and villages to identify significant sites, streetscape, townscape or landscape values that require protection.</p> <p>Provide for application of the Heritage Code, or the development of Desired Future Character Statements and/or Specific Area Plan provisions to protect significant identified values. Existing provisions that apply to Franklin could be used as an exemplar for other areas.</p> |
| 1.12 | Protect the landscape values of the Huon Valley and prevent erosion and disturbance of hill faces, and restrict development on ridgelines, coastal bluffs, headlands and other prominent landforms where disturbance would result in a loss of scenic landscape values. | Achieve through application of appropriate planning scheme provisions. Clear definitions of visual amenity must be agreed upon to ensure that natural assets which do not provide value to the community, environment or planet, do not unreasonably constrain development. |

Source: SGS Economics & Planning

2. Transport and access

This chapter of the LUDS describes the transport needs and challenges of the community and provides strategic directions for land use and development to support the community's transport and mobility objectives.

The structure of this chapter is as follows:

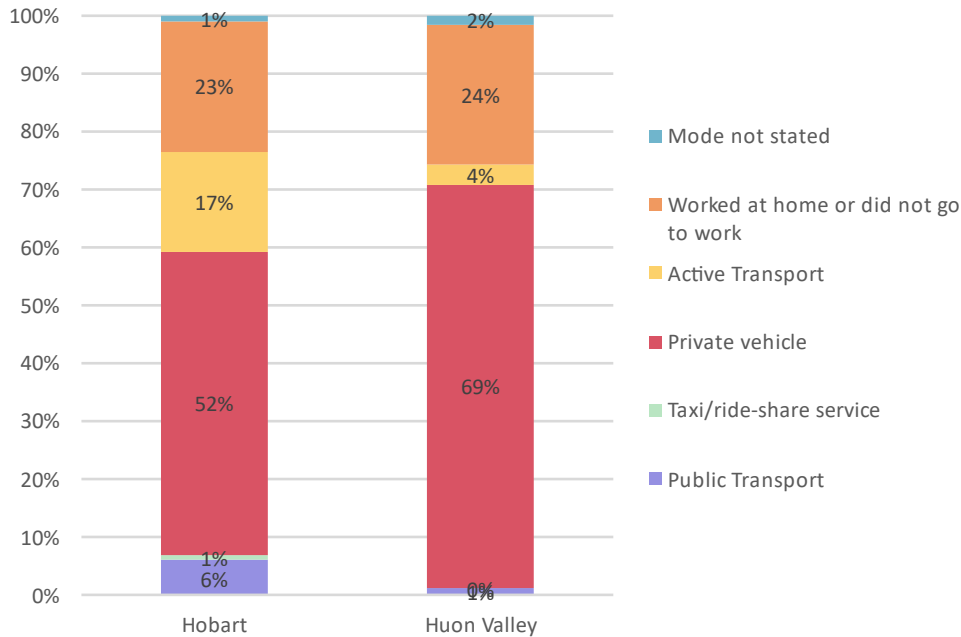
- An overview of the current state of transport infrastructure
- Opportunities to improve accessibility and ease of movement that could be supported by the LUDS
- The key statistics and nature of transport and access in the Huon Valley
- A strategic approach to improving transport and access
- Specific directions and implementation considerations.

2.1 Background

The dominant mode of transport on the Huon Valley remains the car. As a regional area with small towns and villages, low population density and substantial distances between centres, it is logical to see a high reliance on car usage. However, as the population grows and urban areas become more densely populated, there are opportunities for other modes of transport to expand. Public transport is essential for people without a driver's licence or a car. Active transport can be a good mode of travel that also generates significant health benefits and supports active and healthy lifestyles.

Active transport is the use of physical activity as a method of transport, such as walking, running or cycling. The use of active transport as a means to travel to work is low in the Huon (Figure 3). Only 3.6% of residents use active transport to get to work compared to 17.3% of Hobart's residents. This reflects both where employment is located, but also the lack of adequate infrastructure and safe routes to encourage active transport. Car dependence is high, with 70.2% of the Huon's residents using a car to get to work compared to 52.7% of Hobart's residents. The limited bus routes and a lack of safe options – such as pathways and cycleways – to access public transport in the Huon are likely contributing factors, paired with the convenience of car travel. Additionally, while up to 63% of commuters in Huon Valley are single commuters, no commuters in Huon Valley report using taxi or rideshare services to get to work, suggesting there is an opportunity for shared services to Hobart including public transportation and rideshares.

FIGURE 3: METHOD OF TRAVEL TO WORK 2021



Source: ABS Census 2021

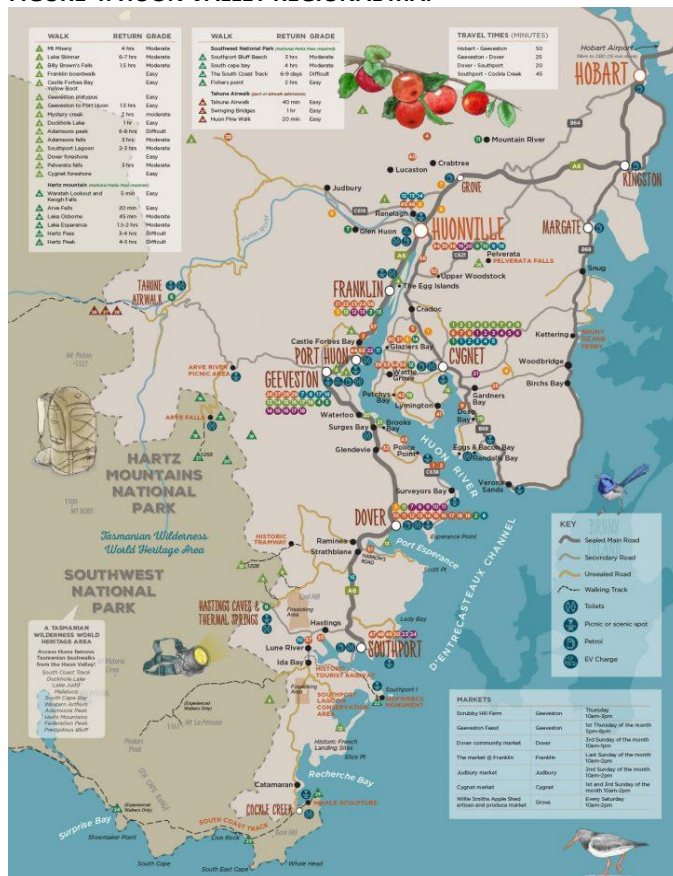
The major roads (mostly state highways) link towns and villages on either side of the Huon River to one another and to Hobart, where much of the employment of Huon Valley’s residents is based. Arterial roads service the communities of each town. There are very few roads in the western part of the municipal area, which is mainly national park land. These roads are often state owned and managed.

Cycling routes and other active travel

In recent years, Council has invested in walkways and tracks in towns. There are very limited linkages of active travel routes between nodes, and there is an opportunity to improve the active travel network. Walking tracks, national parks and scenic spots are shown in Figure 4 below.

One strategic priority identified by Council and supported by the community is the Huonville to Franklin shared pathway, which would enable more active transport as well as greater community access to the Huon River, which is arguably the Huon’s most iconic natural asset. Enabling this shared pathway would require appropriate funding.

FIGURE 4: HUON VALLEY REGIONAL MAP



Source: Huon Valley Council (<https://www.huonvalleytas.com/visit-huon-valley-southern-tasmania/>)

Public transport

Transport and public transport infrastructure were identified by residents as the equal third biggest issue facing the Huon Valley.

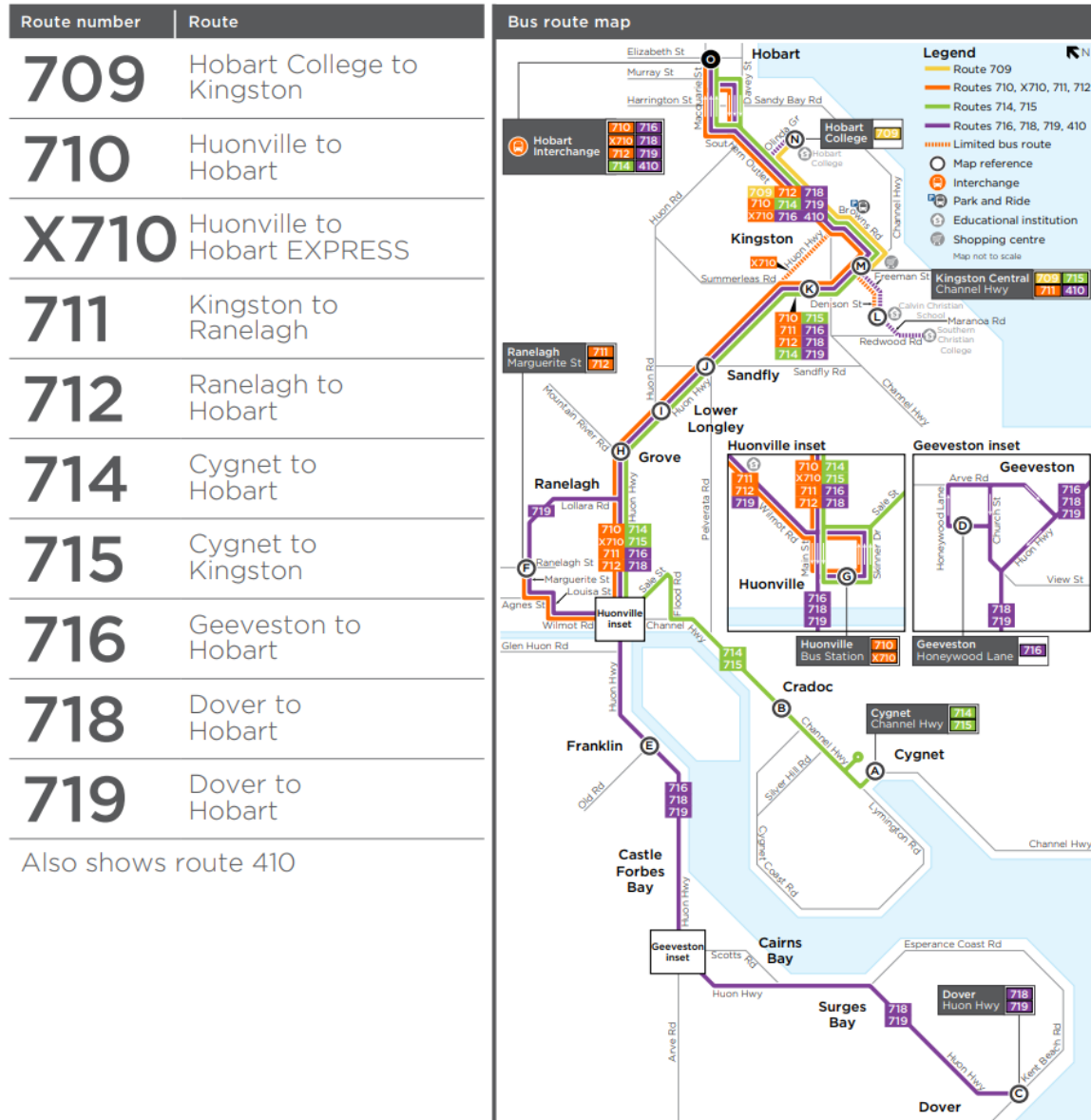
Figure 5 shows the 10 bus routes currently connecting the Huon Valley and Hobart. These include services between Huonville and Hobart, as well as services connecting towns such as Cygnet, Geeveston and Dover to Hobart via Huonville. Within the Huon, transport to areas other than Huonville is difficult and infrequent.

A one-way full fare from Hobart to Huonville is \$8.80, and to Dover, \$16.00 as of 2023, according to Tasmanian Government Transport Services. These costs may be unaffordable to some local residents, and while they may be eligible for concession rates, fares may still be unaffordable.

On weekdays, bus services from Huonville to Hobart operate from 6am to 5:45pm, departing every 20-40 minutes in the morning and every 40-60 minutes in the afternoon. The latest return trip from Hobart to Cygnet departs Hobart at 6:40pm.

On weekends, bus services from Huonville to Hobart only operate from 8am to 5pm, departing every 2 hours throughout the day, but with the latest return trip from Hobart to Geeveston departing Hobart at 4:30pm and from Hobart to Huonville/Cygnnet departing Hobart at 5:45pm.¹ Overall, the public transport network is limited and can be unaffordable.

FIGURE 5: BUS ROUTES, HUON VALLEY TO HOBART



Source: Tassielink

¹ https://www.transport.tas.gov.au/public_transport/bus_timetables/south/huon_valley_to_hobart

The *Huonville Ranelagh Master Plan (2019)* advocates for a holistic integrated transport plan to be developed. Among the issues with the transport system, it found that public transport to Kingston and Hobart needs to be improved. Currently, for those without a car or licence, public bus is the only option for travel to the commercial and administrative centre of Tasmania. As Figure 5 shows, the route from Huonville/Ranelagh to Hobart takes a diversion through Kingston. Improvements to the service would be welcomed by the community, especially those who cannot or choose not to rely on a personal vehicle.

Road network analysis

The Movement and Place Framework², adapted from the NSW Government, describes 21 street types for six urban contexts. The LUDS considers this framework and applies it in the context of the Huon Valley. At a high level, the framework offers an approach to planning that focuses on place – an area of any scale, from the entire municipal area of Huon Valley to a town, to a street. It recognises that a place is made up of the activity that takes place, the meaning assigned to it by those who go there and its physical form. The Huon River is itself a place and lends its environmental significance to the whole of the Huon Valley, as well as all the smaller places that can be found within. Roads that interact with the Huon River may score highly in terms of place.

The other aspect of the framework is movement – that is how different places are connected. Movement occurs *through* towns and places, *between* them, and *within* them. Movement highlights the distinction between roads and streets. Roads tend to serve users of movement networks who need to move through a place, such as transport between towns for the movement of goods. Streets tend to provide access to and from places and service movement within places.

The Huon Highway is an example of all three functions of a movement network. It provides:

- *through* movement along the eastern part of the Huon Valley from Southport to Kingston
- *between* place movement as the highway is adjoined by arterial roads linking travellers to towns and communities within the Huon
- *within* place movement as it bisects Huonville.

This is true, too, for other towns and villages in the Huon Valley.

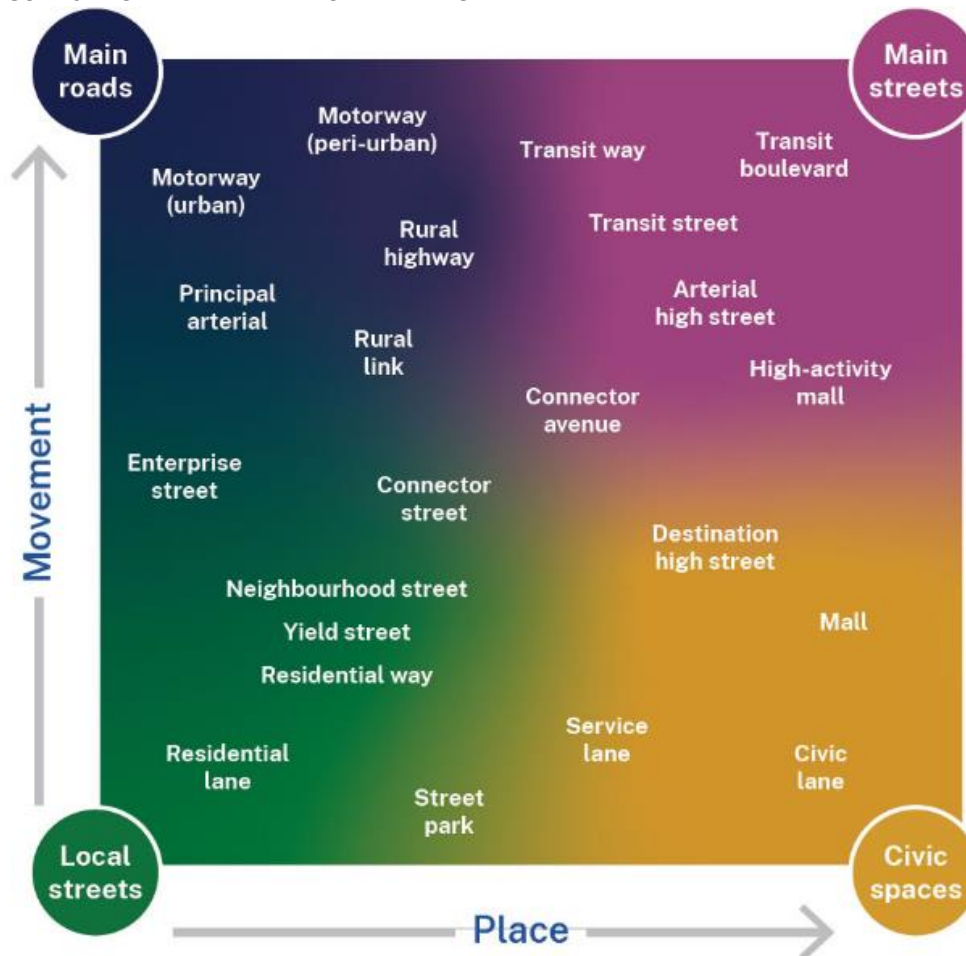
Movement networks have a diverse range of transport connections and types of transport. It is for this reason that movement networks that link places not only consider access to, between and within them, but also how people move. A single road, such as the Huon Highway, may be a strategic freight route between Hobart and the Huon Valley, but it can also play a critical access role for someone using it for an active transport method such as walking or cycling, especially along the parts of it where residents live. This would require speed limits to be reduced to ensure the safety of active transport users along the highway, which must be balanced with the road's strategic importance as a freight route. The

² <https://www.movementandplace.nsw.gov.au/design-principles/design-road-and-streets-guide/road-and-street-types>

Movement and Place Framework sets out a methodology to consider a broad perspective of the meaning and function of places, and how they should be linked by considering the varied functions that transport networks serve. This ensures that the human experience is at the forefront of planning.

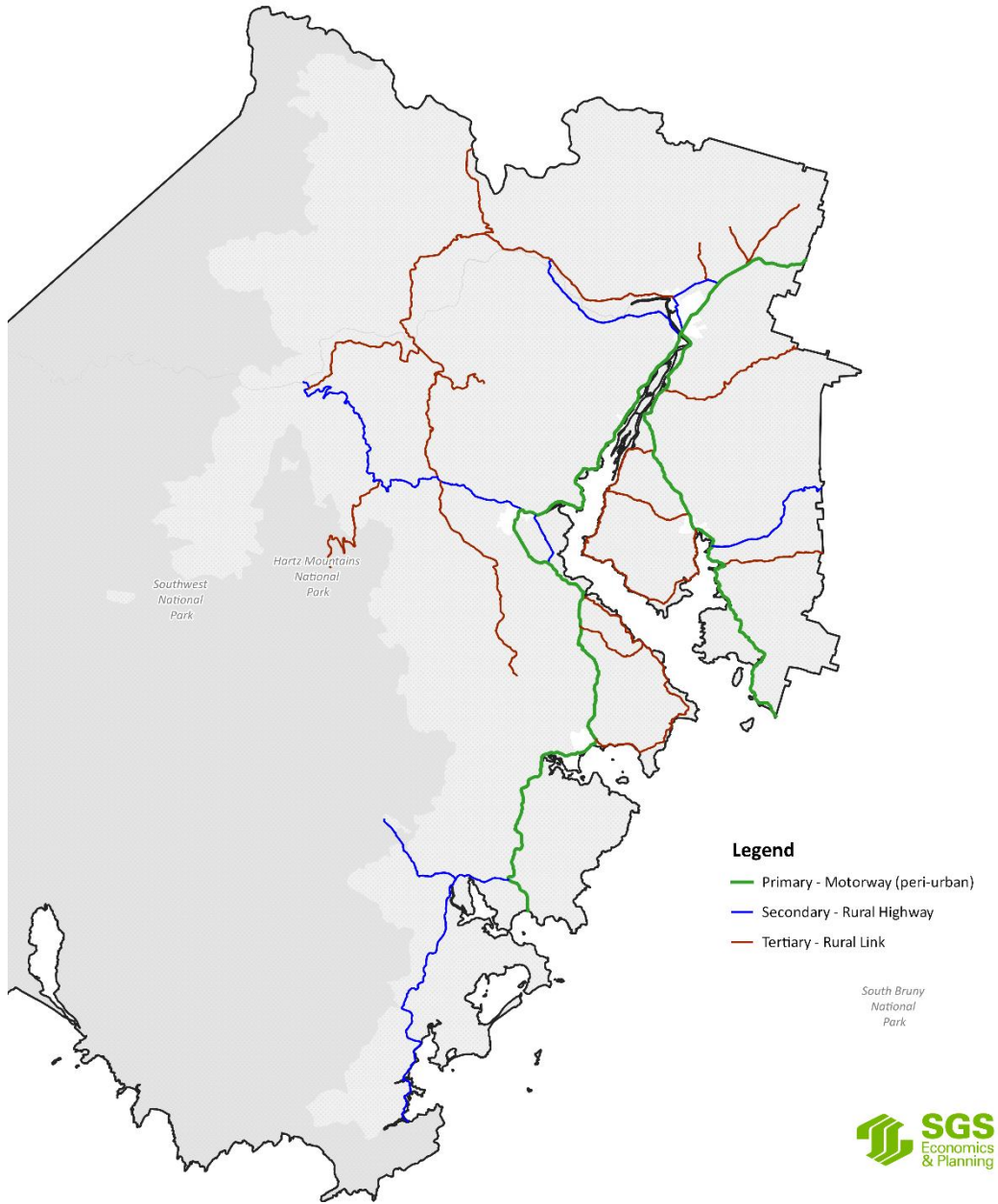
The previous LUDS (2007) discouraged the proliferation of ‘ribbon development’, the building of houses typically along transport routes radiating out from a settlement. This principle remains a key consideration for the Huon Valley, for, among other reasons, the separation of high traffic flow generating land uses from key active transport access points.

FIGURE 6: MOVEMENT AND PLACE FRAMEWORK MATRIX



Source: Movement and Place, NSW Government

FIGURE 7: HUON VALLEY ROAD NETWORK



Source: SGS Economics & Planning

TABLE 3: HUON VALLEY ROAD TYPES

| Road type | Huon Valley examples |
|---------------------------------|---------------------------------------------------------------------------------------------------------------|
| Primary – Motorway (peri-urban) | Huon Highway, Channel Highway |
| Secondary – Rural highway | South Cape Road, Lune River Road, Arve Road, Hartz Road, Esperance Coast Road, Wattle Grove Road, Wilmot Road |
| Tertiary – Rural link | Peak Rivulet Road, Esperance River Road, Police Point Road, Fosters Rivulet Road, Southwood Road |

Source: SGS Economics & Planning

The road types presented above (Figure 7 and Table 3) serve predominantly movement purposes, generally traversing large stretches of the Huon Valley, connecting places within the municipal area to one another. They also predominantly serve usage by motorised vehicles. In the Huon Valley, roads are primarily serving movement, and place is secondary, particularly Main Street in Huonville. On the opposite end of the spectrum, Heron Street is a residential street in Huonville that has a church (Redeemer Christian Church), dog park, swimming pool and recreation ground all along it, providing a sense of place, while only running for less than a kilometre.

The State Government is developing the Huon Link Road, which will alter the flow through and around Huonville. It creates opportunities to improve the sense of place in the central area of Huonville, while improving transport movement around the town. The bypass also unlocks opportunities for the development of strategically located land on the eastern side of the town, close to the bypass.

2.2 Summary: issues and opportunities

The Huon Valley is supported by a network of main roads that play a crucial role in facilitating freight, logistics, community access and tourism. These uses are major enablers of productivity and wellbeing, and improving the region’s transport network, as well as creating an integrated transport strategy, would help facilitate an uplift in the Huon Valley community’s overall wellbeing. The region’s dependence on cars, especially for inter-town travel, is significant. The Huon Highway is the route connecting the Huon Valley to the rest of the state, and following it takes commuters through Huonville, making the township the gateway to the rest of the municipal area. There is a lack of signage in the town³, and as the gateway to the rest of the Huon, it is imperative that visitors feel welcome, and have an understanding of the area and how to get around, including opportunities for exploration.

Additionally, limited bus services connect various towns such as Dover, Geeveston, Franklin, Huonville and Cygnet. While the towns boast several walking paths, the challenge lies in the lack of seamless connectivity and integration, particularly for pedestrians and cyclists. Population centres are connected via highways and are complemented by arterial roads catering to the needs of each individual modes. Active transport as a mode of travel is limited in the Huon Valley, partially due to distances but also due to the design of the network. Looking at movement and place, roads are predominantly used and

³ Huonville Ranelagh Master Plan (2019)

designed for through traffic and only have limited consideration for place making and, with that, active travel. One option to explore would be to understand minimum thresholds for additional public transport, such as regular small-scale buses between population centres. In addition, future walking and cycling options should be encouraged as an alternative to driving.

The Huonville Ranelagh Master Plan has a visionary approach to transport, and themes and actions it recommends can be applied across the Huon Valley. There are options to explore helping single commuters going to Hobart through enhanced public transport or rideshares. There is a strategic need to accommodate greater uptake of public and active transport, and to put a greater importance on place in addition to movement. Emphasising the safety of pedestrians in town centres, for example along Main Road in Huonville, would encourage the use of these areas for walking and create commercial opportunities. There may be other opportunities beyond the Huon Link Road for other flows of traffic, these should be explored further.

The Huon Link Road provides a strategic opportunity for place making in Huonville and further development of land close to the Huon Link Road.

Currently, Huonville and Ranelagh are separated by the Mountain River, and only connected by Wilmot Road and Glen Road with bridges over the river. The existing capacity of the bridges may be tested as the two townships grow and demand for travel between them rises.

2.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

The *Southern Tasmania Regional Land Use Strategy* includes 'land use and transport integration' (LUTI) policies relevant to transport in the Huon Valley as follows:

- LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.*
- LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.*
- LUTI 1.2 Allow higher density residential and mixed-use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.*
- LUTI 1.3 Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres*
- LUTI 1.4 Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.*

- LUTI 1.5 Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.*
- LUTI 1.6 Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.*
- LUTI 1.7 Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.*
- LUTI 1.8 Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 to minimise further land use conflict*
- LUTI 1.9 Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.*
- ...LUTI 1.11 Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.*
- LUTI 1.12 Include requirements in planning schemes for end-of-trip facilities in employment generating developments that support active transport modes.*

In the Draft Tasmanian Planning Policies, there are a range of key objectives across the Planning Policy of **Physical Infrastructure**. These include roads, passenger transport modes, and ports and strategic transport networks. The objectives are stated below:

Roads: *To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.*

Passenger Transport Modes: *To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.*

Ports and Strategic Transport Networks: *To recognise and protect Tasmania's strategic freight system, including key freight networks, rail, airports, ports, intermodal hubs and industrial estates.*

2.4 Strategic directions

Maintain and protect the safety and efficiency of the transport system. As the townships grow and become more densely populated, parts of the transport network may not be able to handle increased demand loads. Mapping the transport network of the municipal area will provide an understanding of where demand justifies upgrades, which can be an incremental process as funding opportunities arise. Recognise that 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 provision of transport infrastructure is a substantial investment with a lifecycle between 50 and 100 years. With limited funding available for new infrastructure and services, it is vital that the arterial roads are protected from direct access from a high traffic-generating land-use activity outside the

major towns that could have a detrimental impact on the safety and efficiency of movement. The Huon Highway is integral to the transport network of the Huon Valley, connecting Huonville to other areas of the municipal area as well as the rest of the state. However, it also bisects Huonville and has many residents living along it, meaning it provides critical access for many who would use active transport. A balance must be struck between retaining the function of the highway as an arterial route for vehicular transport, and the use of this corridor to provide appropriately for alternative transport users.

TABLE 4: TRANSPORT AND ACCESS STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.1 | Support improvements to public transport services and other measure which reduce the community's reliance on individual passenger car trips. | Engage with other levels of government regarding improvement to the level of public transport service for the Huon Valley. This should be through an integrated transport strategy, as advocated for in the Huonville Ranelagh Masterplan. |
| | | Support alternate and emerging opportunities for reduction in reliance on individual car ownership and driving, including carpooling and dedicated traffic lanes for transit, car shares, park and ride and the like. |
| 2.2 | Consider impacts on the road traffic network in all parts of planning. | Include a road asset schedule with a road hierarchy to maintain the safety and efficiency of key road transport and emergency exit corridors. |
| | | Ensure that use and development does not jeopardise future important transport corridors through application of appropriate zones, and appropriate speed restrictions to encourage active transport. |
| | | Restrict direct access of high vehicle generating land use activities onto highspeed arterial roads consistent with the requirements of the Road & Railway Assets Code of the planning scheme. |
| | | Encourage the concentration of light industrial and commercial activities in or close to existing towns that are accessible to the local community. |
| | | Promote the concept of developer contributions at a state level and require developer contributions towards necessary road and footpath arising from new development, if a developer contributions mechanism is introduced in Tasmania. |
| 2.3 | Ensure new subdivisions are designed to maximise connections and promote | New subdivisions and developments should be along existing or planned corridors, and/or |

| # | Strategic direction | Implementation consideration |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | sustainable and active transport through opportunities for public transport, walking and cycling connections. | provide for active transport connections to the existing network (as part of a POS contribution) or cash in lieu contribution. |
| 2.4 | Investigate the development of additional transit centres and bus stops as part of future public transport routes. | The Parking & Sustainable Transport Code of the planning scheme recognises that in central business areas, car parking may limit development opportunities and therefore public transport should be encouraged in areas with high intensity land use. Park and ride options that allow people to easily commute to activity centres may allow this to be implemented. |
| 2.5 | Investigate the development of parking plans or parking precinct plans to towns where a parking strategy may identify preferable alternatives. | Parking strategies for townships may provide opportunities under the Parking & Sustainable Transport Code of the planning scheme for tailored parking arrangements suitable for individual towns. |
| 2.6 | Use and development is to provide adequate parking on, or in the vicinity of the site and for all vehicles to enter and leave the site in a forward motion. | Provision consistent with the requirements of the Parking & Sustainable Transport Code of the planning scheme, meaning that bicycle parking should be treated the same as car parking for commercial developments. |
| 2.7 | Encourage provision of bicycle parking and facilities and electric vehicle charging stations, as well as appropriate bike lanes and routes to encourage active transport. | Provision consistent with the requirements of the Parking & Sustainable Transport Code of the planning scheme. |
| 2.8 | Implement measures to improve pedestrian amenity and encourage greater levels of sustainable transport (cycling and electric vehicle infrastructure) use within and between towns and villages, including Huonville and Cygnet. | Investigate increasing placemaking (such as providing footpaths and separate bike lanes along roads) on roads including Main Street, Huonville and Mary Street in Cygnet. Including opportunities coming from the implementation of Huon Link Road and possible future new road connections in Cygnet. Investigate a potential perimeter road in Cygnet, to ease traffic congestion on Mary Street. Development of SAPs or other local planning provisions to support these directions, where considered necessary. |

Source: SGS Economics & Planning

3. Service infrastructure

This chapter of the LUDS explores the existing infrastructure provision across the Huon Valley, particularly water and sewerage services. It also examines the connection between infrastructure provision and future growth across towns and villages.

This chapter of the report is structured as follows:

- An overview of the general state of infrastructure provision
- Opportunities to improve infrastructure provision for future development locations
- Summary of key points
- An overall strategic approach to maintaining existing and providing new infrastructure
- Specific directions and implementation considerations.

3.1 Background

It is critical that strategic land-use planning and infrastructure planning are kept in step to ensure development and investment in water and wastewater infrastructure can happen in a strategic and efficient manner. The Land Use and Development Strategy has considered existing provision of water and wastewater services (as well as power and general waste) and outlines the considerations for engaging relevant agencies when planning for new development.

Water and sewerage

Connection to reticulated water and sewerage is mainly limited to the major towns and villages and their surrounds, while minor hamlets and other areas are often serviced by onsite wastewater treatment systems and tank or ground water.

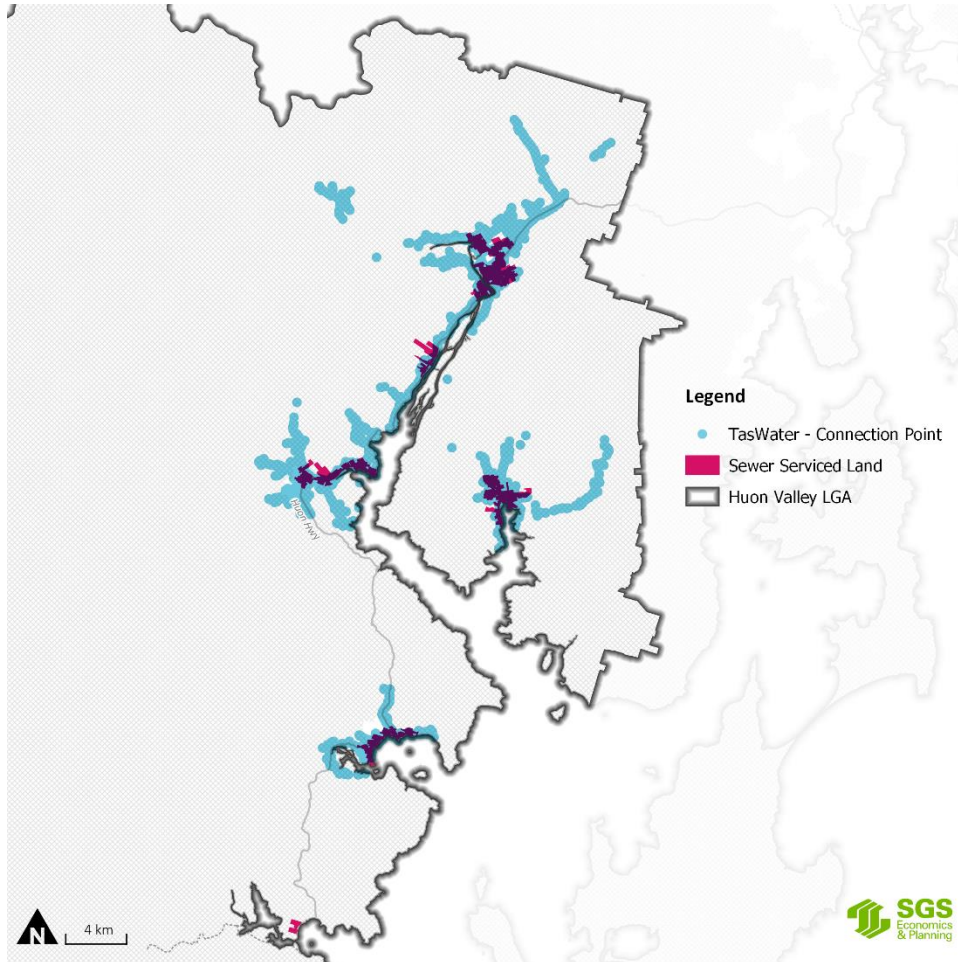
TasWater provides water and sewer services to the major centres in the Huon Valley including Dover, Geeveston, Huonville and Cygnet. Figure 8 below shows the distribution of reticulated water connections that cover existing towns and corridors. Sewerage connection is even more restricted to individual towns.

Initial engagement efforts have highlighted instances of service capacity nearing its limits, implying potential upgrades down the line. Notably, future urban growth in areas currently lacking capacity will require future upgrades. To ensure effective infrastructure planning, a clear roadmap is essential for TasWater, and other agencies concerned.

There are also ongoing water management issues that were determined as part of the community engagement process, such as in the Mountain River catchment, as well as in the Rocky Creek

Catchment. Other considerations included stormwater, NBN and phone connection, along with various expectations of kerbside collection.

FIGURE 8: HUON VALLEY SERVICED LAND



Source: theLIST map, SGS Economics & Planning

Electricity

The energy system in Tasmania is broken up into a number of components with different operators across the system:

- Generation – Hydro Tasmania
- Transmission and distribution – TasNetworks
- Retail – Aurora

While not as limited as water and sewer infrastructure, providing for additional power capacity will be an important consideration when adding commercial and residential land in the future.

TasNetworks owns and operates an extensive network of electricity transmission and distribution assets across the municipal area. Power supply to the Huon Valley is via two incoming transmission lines. Terminal substations are located at⁴:

- Knights Road, Huonville (two transmission lines, from Kingston and Electrona)
- Huon Highway, Kermandie (one transmission line, from Knights Road, Huonville).

Residential power supply is largely via a network of underground cables, overhead powerlines and wooden poles. Underground powerlines are located on both sides of the street at the southern end of Main Street, Huonville.

With climate change, natural disasters and extreme weather will occur more frequently and will be more severe. As an example, a major river flooding occurred in July 2016. Previous snow melt, soil saturation and heavy rainfall set the stage for a rapid rise in waterways throughout the Huon River catchment. The Huon River rose rapidly, inundating a large area of Huonville in the early morning hours of 15 July. Flood waters covered the main road to the town centre traffic circle and caused significant disruption to road traffic and power supplies. This damage spread to assets that generate and deliver electricity, such as power stations, fuel and ancillary supply chains, and transmission and distribution network infrastructure.

The risk of damage to the power system and of power outages will increase as a result of more frequent and severe storm events. To manage the risk to the community, access to electricity can be made more secure through the use of rerouting, backup generation or supply, uptake of renewables including batteries or other means. While power is important for future planning, there are not the same issues in provision for the Huon Valley when compared to other forms of service infrastructure. As such, it has only been considered in this section.

It is important to establish the terms for future residential development zones and establish a strategic hierarchy for prioritising necessary service expansions. The following table (Table 5) summarises basic service provisions provided by zone.

TABLE 5: TYPE OF INFRASTRUCTURE PROVISION BY ZONE

| Service | General Residential (& Inner Residential or Urban Mixed Use if used) | Low Density Residential & Village | Rural Living | Other Nonurban including Rural, Agriculture, Landscape Conservation & Environmental Management | Commercial & Industrial zones |
|-----------------------|----------------------------------------------------------------------|-----------------------------------|------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------|
| Sewerage / Wastewater | Connected (or planned to be) to reticulated | Reticulated sewerage may not be | Reticulated sewerage generally not | Reticulated sewerage generally not | Availability of services depend on the |

⁴ Huon Valley Council (2023). Huon Valley Municipal Emergency Management Plan. Issue 9, March 2023.

| Service | General Residential (& Inner Residential or Urban Mixed Use if used) | Low Density Residential & Village | Rural Living | Other Nonurban including Rural, Agriculture, Landscape Conservation & Environmental Management | Commercial & Industrial zones |
|--------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| | sewerage system | available, and lots may rely on onsite waste disposal systems in some areas | available, lots likely to require onsite waste disposal systems | available, require onsite waste disposal systems | town or village that sites are located in |
| Water | Connected (or planned to be) to reticulated water supply service | Reticulated water supply system may not be available, and lots may rely on onsite capture and re-use, or other ground water supplies, in some areas | Reticulated water supply system will not be available in some areas, and lots will rely on onsite capture and re-use, or other ground water supplies, in some areas | Reticulated water supply system will not be available in some areas, and lots will rely on onsite capture and re-use, or other ground water supplies, in some areas | |
| Stormwater | Connected (or planned to be) to reticulated stormwater system | Reticulated stormwater system may not be available, and lots may rely on onsite management to required standards | Reticulated stormwater system generally not available, and lots likely to require onsite management to required standards | Reticulated stormwater system generally not available, and lots require on onsite management to required standards | |
| Kerbside collection of rubbish & recycling | Generally, within collection areas | Generally, within collection areas | Generally, not available except for specific collection routes | Generally, not available except for specific collection routes | |

Source: SGS Economics & Planning

3.2 Summary: issues and opportunities

Key strategic issues that are likely to impact on integration of strategic land-use planning and infrastructure planning of water and wastewater services include:

- **Shellfish Quality Assurance Program⁵** – This program is a delivery of upgrades to sewerage pumps across Tasmania. The program has a strategic focus on the prevention of sewerage system overflows into shellfish growing areas. A number of sites within the Huon Valley are covered under this program, and investment in wastewater infrastructure to prevent overflows is scheduled.
- **Headworks charges** – Charges are levied by TasWater to cover the cost of providing water and sewerage infrastructure to service new development. The requirement to pay development charges applies to new development applications for planning permits lodged at Council from 1 July 2023 onwards.

In terms of impact on strategic land-use planning, there are two key subcategories for consideration:

- **Water treatment plants** – the capacity and performance of the water treatment plant to provide water
- **Distribution zones** – the network of pumps, reservoirs and pipes that transfers treated water from the water treatment plant to customers.

The essential elements of the system are:

- **Collection** – the network of pipes and smaller pump stations that collect wastewater from customer properties and transfer it to major pump stations
- **Conveyance** – the main pump stations that transfer wastewater to a sewage treatment plant.
- **Sewage treatment plants** – sewage is treated to appropriate standard for disposal to a waterway or re-use onto land.

Later in this strategy document, several opportunity areas will be explored to understand potential future rezonings. Relevant agencies should be engaged early and continually to ensure that infrastructure is delivered in step with housing and development. There may also be opportunities for costs to be shared by developers.

3.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

⁵https://www.premier.tas.gov.au/site_resources_2015/additional_releases/shellfish_lease_water_quality_project_to_protect_jobs_and_benefit_the_environment

In the Draft Tasmanian Planning Policies, there are a range of key objectives across the Planning Policy of **Physical Infrastructure**. These include the provision of services and energy infrastructure:

- **Provision of Services:** *To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.*
- **Energy Infrastructure:** *To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy, and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.*

3.4 Strategic directions

Sewerage and water

Prioritise developments that maximise the efficient use of existing infrastructure in towns with existing or planned capacity.

Future development requiring an extension of existing reticulated sewerage schemes will be dependent upon the capacity of the treatment plant, the financial capacity of the scheme itself and the environmental benefits accruing from such an extension.

All new development will require an adequate supply of water that does not have a detrimental impact on the quality or supply of town drinking water. Encourage development that embraces sustainable water re-use.

Future development should be consolidated in existing towns and avoid ribbon development. This will minimise the need to build new infrastructure in Greenfield locations.

Stormwater management

Contamination of stormwater is to be avoided to manage the quality of receiving waters, including through the use of innovative and alternative infrastructure for stormwater management and treatment.

Develop a Council policy or adopted practice for consideration of stormwater as part of planning applications where not provided for in the planning scheme.

Plan for the retrofitting of existing urban areas with stormwater infrastructure as separate to sewerage.

Consider the impacts of climate change on stormwater infrastructure and required capacity. If required, develop a long-term asset management plan to drive upgrades and extensions where required. This can build upon the *Urban Drainage Act 2013* and *Stormwater System Management Plan (2019)*.

Waste management

Extend the kerbside refuse and recycling collection program and minimise the potential for conflict between refuse storage and sensitive land uses. Green waste and FOGO systems can be investigated to further reduce waste to landfill. Encourage ways to reduce overall production of waste.

TABLE 6: INFRASTRUCTURE STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning | | |
| 3.1 | Maximise efficiency in existing and future infrastructure provision by concentrating development within the primary towns and recognising that development outside the urban areas will not have access to services. | Council should have a proactive approach to future planning for residential development through engagement with TasWater and other agencies. |
| 3.2 | New development is to contribute to the cost of upgrading existing infrastructure in accordance with Council policy to ensure that the cost is not solely borne by the community. | |
| 3.3 | Existing unserviced developments should not be allowed to be more intensively occupied until such time that it can be shown that such development will not further add to existing and emerging environmental problems or create a demand for unfunded public infrastructure. | |
| 3.4 | New development in unserviced land areas should be required to demonstrate that it can meet all of its own infrastructure requirements and that it can occur without loss of environmental quality, in particular, water quality, vegetation cover, exposure to hazard risks and landform degradation. | |
| Sewerage and water | | |
| 3.5 | Future residential and commercial development will be either at existing towns or elsewhere where infrastructure is adequate. Infill development will be prioritised. | Through application of planning scheme development standards. Within serviced areas through meeting requirements of TasWater as the service authority. |
| 3.6 | Development of urban residential and/or commercial developments must be provided with: <ul style="list-style-type: none"> – reticulated water – reticulated sewerage or an adequate package treatment system. | |
| 3.7 | Protect water supplies from activities with the potential to create nutrient and/or sediment loads. | Industrial or otherwise potentially polluting developments should have a buffer or attenuation distance between themselves and waterways. |
| 3.8 | Where development outside established reticulated areas cannot be avoided (such as in future urban areas), a sustainable water supply must be provided. | |

| # | Strategic direction | Implementation consideration |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.9 | Encourage innovative and sustainable forms of water use (including its re-use) for residential development where it does not impact upon amenity. | Water tanks should be encouraged in areas where reticulated water is connected, to encourage reuse and reduce stormwater. |
| Stormwater management | | |
| 3.10 | Land in the towns not currently zoned residential, will not be zoned residential if it cannot be serviced by Council infrastructure (existing or planned). | Council policy or adopted practice for consideration of stormwater under the Urban Drainage Act as part of planning application where not provided for in the planning scheme. |
| 3.11 | New urban residential and commercial development must be provided with: <ul style="list-style-type: none"> – stormwater drainage with satisfactory capacity and environmental performance – sealed roads including kerb and gutter and access. | |
| 3.12 | Ensure new urban and industrial development incorporates water sensitive design, provides for protection of water quality and incorporates landscaping that facilitates water filtration and removal of pollutants. | |
| 3.13 | Opportunities for contamination of stormwater are to be minimised at the source, or treatment of contaminated stormwater is to be undertaken before discharge. | |
| 3.14 | Consider the impacts of climate change on stormwater infrastructure and required capacity. | |
| Waste management | | |
| 3.15 | Residential development is to be designed to be capable of being serviced by kerbside refuse collection vehicles. | Through appropriate planning scheme development standards. |
| 3.16 | Appropriate attenuation distances will be provided between waste transfer stations/disposal sites and use or development that would be sensitive to noise, odour and dust emissions. | Through appropriate planning scheme provisions through the Attenuation Code. |
| 3.17 | Expansion of kerbside collection, recycling and alternatives which reduce waste to landfill. | To be considered in line with Council annual budget review. |

Source: SGS Economics & Planning

4. Community infrastructure

This chapter of the LUDS assesses the provision of community infrastructure and services available to residents of the Huon Valley. It provides direction on mechanisms to ensure that residents across the municipal area are able to access community facilities.

This chapter is structured as follows:

- An overview of the general state of community infrastructure provision and needs
- Opportunities to improve connections to existing community infrastructure
- Summary of key points
- A strategic approach to providing community facilities
- Specific directions and implementation considerations.

4.1 Background

Scope of community infrastructure

Community infrastructure can be broadly defined as:

The spaces in which people socialise, recreate, create, and celebrate culture. It is the sum of ‘hard’ infrastructure (buildings) and ‘soft’ infrastructure (support services and programs).

Community infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities.

The scope of community infrastructure for consideration in the LUDS is in alignment with the ASR *Planning for Community Infrastructure in Growth Areas*, 2008.

TABLE 7: COMMUNITY INFRASTRUCTURE

| Community infrastructure | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Education facilities | Aged care services |
| <ul style="list-style-type: none">▪ Government primary and secondary schools▪ Non-government primary and secondary schools▪ TAFE | <ul style="list-style-type: none">▪ Residential aged care |

| Community infrastructure | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Early years facilities | Community spaces |
| Childcare (long day care) <ul style="list-style-type: none"> Playgroup Maternal and child health services Toy library | <ul style="list-style-type: none"> Meeting spaces Neighbourhood house Youth space and facilities Community centre Library Town and community halls |
| Emergency services, justice, hospitals | Community based health |
| <ul style="list-style-type: none"> Ambulance station Fire station Police station SES Courts | <ul style="list-style-type: none"> Community-based health care |
| Indoor recreation | Outdoor recreation |
| <ul style="list-style-type: none"> Indoor recreation/stadium Indoor aquatic/leisure/fitness centre | <ul style="list-style-type: none"> Netball facility Tennis facility Synthetic athletics track |

Source: ASR Planning for Community Infrastructure in Growth Areas, 2008

Detail about the calculation of community infrastructure demand and capacity is considered in Appendix B.

Huon Valley has an increasing number of older people but also attracts young families. There is demand for a wide range of community infrastructure and services.

Generally, the Huon Valley is well serviced with community infrastructure. In addition, most of the existing community infrastructure should be able to accommodate the demand resulting from the forecast population increase.

An assessment of community infrastructure provision for Huon Valley's projected population in 2041 revealed that there was adequate education infrastructure, and by 2041 there may be spare capacity of public primary and secondary schools. This should, however, be seen from the perspective of a regional

and dispersed community, where travel distances for students would become excessive if service levels were reduced.

Similarly, community health services are available in the Huon, but they may not always be accessible for some residents due to the dispersed development pattern and not all services being available in each town or village. Especially vulnerable people experience hurdles in accessing services. These hurdles also exist for accessing primary health and hospital care. There are community transport services available to address these hurdles, but these issues continue to exist.

There are expected shortfalls for early childhood services for playgroups and maternal and child health care services. Youth services and aged care are both projected to be undersupplied for as well. Utilisation of these facilities is more of an issue than any shortfalls in supply. This suggests that there should be more interrogation on the types of services needed by the community.

In terms of recreation and open space, the community of the Huon Valley follows broader national trends where there is an increase in self-organised sports and recreation (walking, running, cycling, mountain biking) and a stagnation of the uptake of organised sports such as football and soccer. This is with the exception of women and girls' participation in sports and recreation, which is increasing across the board.

Community engagement identified the following considerations and opportunities for community infrastructure:

- Improve transport connections, both public and active, between sub-areas to increase access to services.
- Community halls have been a backbone of the respective townships they serve; however, they have recently been dwindling in utilisation. Innovative uses of these community halls should be encouraged to allow them to continue serving the community, and also to preserve the physical infrastructure itself.
- There is a lack of provision of after-hours care. This care would allow flexibility for parents to work traditional hours, especially if they have to commute from Hobart.
- Integrate additional playgroup services within existing infrastructure in Dover.
- Explore an outreach service to access areas that do not have maternal and child health services.
- Integrate youth services within existing community centres in Geeveston, Dover and Cygnet. In addition, review if there is an ongoing need for two youth services within Huonville.
- Ensure sufficient land is zoned to support aged care and retirement living in areas such as Huonville and Cygnet. Consider using Council-owned land in suitable locations.
- Investigate whether an additional facility is required across the municipal area.
- Integrate facility data within infrastructure planning to further understand where potential opportunities and redevelopments might be appropriate.

4.2 Summary: issues and opportunities

Due to its dispersed development pattern, (vulnerable) groups in the community may find it difficult to access services, even though overall levels of capacity may be sufficient.

There are, however, particular shortfalls or constraints the Huon Valley may be experiencing now and in the future.

Given the spatial geography of the Huon Valley and the distribution of infrastructure, it is recommended that strong transport connections, both public and active, are developed.

Further exploration for additional services and infrastructure include:

- Playgroups: there is potential to integrate additional playgroup services within existing infrastructure in Dover.
- Maternal Child Health Services: while a full additional service is not required, given there is only one service located within Huonville, to further support access it is recommended that an outreach service be provided using existing facilities – if they are suitable.
- Youth spaces: consider the integration of youth services within existing community centres. This could be an opportunity for Geeveston, Dover and/or Cygnet. Review the ongoing need for youth services within Huonville.
- Aged care and retirement facilities⁶: there is additional need for aged care and retirement facilities. Council should ensure that sufficient suitable land is available to support this type of infrastructure. Based on the location of existing infrastructure, priority locations could include Huonville and Cygnet.
- Sports and recreation: prepare for an ongoing increase in demand for infrastructure that accommodates active modes of travel such as walkways, pathways and trails.

4.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

The Southern Tasmania Regional Land Use Strategy includes policies relevant to the Huon Valley related to community infrastructure, which aim to:

- *Provide high quality social and community facilities to meet the needs of the community and facilitate healthy, happy and productive lives.*
- *Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.*

⁶ Limitation: this assessment did not consider the age of the assets, their condition, if they are meeting the service and community needs from a fit-for-purpose perspective, or if any redevelopments are required. Council should integrate facility data within infrastructure planning to further understand where potential opportunities and redevelopments might be appropriate.

- *Match location and delivery of social infrastructure with the needs of the community, that is well located and accessible in relation to residential development, public transport services, and activity centres.*
- *Co-locate and integrate community facilities and services to improve service delivery and form accessible hubs and focus points for community activity, as well as identifying and protecting sites for future social infrastructure.*

The Draft Tasmanian Planning Policies identify the following **objective** for social infrastructure:

To support the provision of adequate and accessible social infrastructure to promote the health, education, safety and wellbeing of the community.

This includes a set of relevant **strategies**:

- *Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.*
- *Facilitate the co-location of suitable and compatible social infrastructure.*
- *Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.*
- *Integrate public and active transport networks with major social infrastructure.*
- *Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.*
- *Facilitate the provision of services that support vulnerable or at-risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.*
- *Protect major health and emergency services facilities (including associated airspace) from land use conflict by limiting the encroachment or intensification of surrounding incompatible use and development.*
- *Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.*
- *Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas.*

4.4 Strategic directions

Community facilities

A wide range of community services are provided in the Huon Valley. A range of providers are active in the Huon to meet the needs of the community. Council sometimes is a provider of services, sometimes

as a provider of last resort. For Council it is important to be accommodating so that services can be offered in locations that are easily accessible by the community.

From a strategic land-use and development perspective, Council should continue to actively identify and plan for suitable locations for education, community and health facilities. Further analysis can be done in a community services and infrastructure plan.

Recreation and open space

Develop a comprehensive strategy that identifies a way forward for the improvement and upgrade of recreational and open space facilities within the municipal area. Prepare a capital works program to implement an Open Space & Recreation Strategy. The draft Local Provisions Schedule includes as a Local Area Objective provision for a recreational (regional) area for the Esplanade area.

Provide opportunities for the development of new facilities within existing areas along with greater utilisation of existing land through co-location of new facilities or associated or allied commercial activities.

TABLE 8: COMMUNITY INFRASTRUCTURE STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community facilities | | |
| 4.1 | Encourage the development high quality of community facilities and services in highly accessible locations and in areas of the highest need, including through flexibility on the planning scheme. | <p>Regional facilities should generally be located in Huonville unless the broader community would be provided with a greater benefit through alternative location</p> <p>Encourage the establishment of additional aged care facilities in appropriate areas close to existing physical and community services</p> <p>Ensure new development considers linkages between services and activities via alternative transport modes</p> <p>Require developers, where appropriate, to contribute to the provision of community services and infrastructure</p> <p>Encourage the development of community facilities near affordable housing and in locations with high accessibility to town centres and other services.</p> <p>Undertake a strategic review to identify gaps and shortfalls in services across the municipal area, including community halls, open spaces, paths, NSPs, central meeting places, education and childcare provision.</p> |

| # | Strategic direction | Implementation consideration |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recreation and open space | | |
| 4.2 | Protect and maintain recreational amenity by ensuring surrounding development does not jeopardise the primary recreational purpose of any area. | Protect existing recreational facilities which rely on lighting or involve noise generating activity from impact from sensitive uses through application of appropriate zones. |
| 4.3 | Identify suitable locations for the expansion of open space and recreational facilities. | <p>Maintain an Open Space & Recreation Strategy which identifies the need for additional public open space in existing areas and linkages required to provide connection between existing public open space.</p> <p>Ensure new subdivisions provide connectivity where needed and provide usable land for recreation. Alternatively, cash in lieu payments, in accordance with an Open Space & Recreation Strategy, to contribute towards the improvement of open spaces.</p> |
| 4.4 | Include consideration of streets and their road reservations as part of the provision of open space through enhancing the quality of the amenity they provide. | <p>Improve amenity for pedestrians through provision of high-quality footpaths and tracks.</p> <p>Increase tree canopy provision to increase environment protection and amenity of streets for users and residents.</p> <p>Include provision of cycling in the design and layout of streets.</p> |

Source: SGS Economics & Planning

5. Environmental values and natural hazards

This chapter of the LUDS considers the natural values of the Huon Valley, natural hazards and how they may affect the community and how climate change may exacerbate natural hazards. It provides directions on how to conserve the region's unique environment and how to protect the community from the impacts of climate change.

This chapter is structured as follows:

- An overview of the local environment and natural hazards
- Opportunities for preservation
- Needs for climate change adaptation
- Summary of key points
- An overall strategic approach to preserving and capitalising the natural landscape
- Specific directions and implementation considerations.

5.1 Background

Environmental values

The Huon Valley is endowed with significant and varied natural values. Environmental values encompass all the aspects of the natural environment that support ecosystems.

Huonville is situated along the Huon River, a natural asset that provides leisure opportunities, arable land and township character along its banks. Waterways and wetlands play a key role across the Huon Valley, contributing to biodiversity, ecological processes and enjoyment by the community.

Huon Valley residents rank the natural environment as the most important attribute for liveability in the Liveability Survey⁷.

Ecosystems can be altered by rapid and interacting changes in natural processes including climate change effects and anthropogenic threats to biodiversity. Worldwide, many areas are becoming warmer and drier, or experiencing more extreme rainfall events, as in Australia. Habitat loss, resource exploitation, invasive organisms, and the interactions between these drivers have led to recent

⁷ <https://www.huonvalley.tas.gov.au/living-in-the-huon-valley/>

catastrophic declines in species numbers and sizes across the globe. The Huon Valley is also exposed to the impacts of these changes.

Natural hazards and climate change

Due to its dispersed development pattern and proximity of a range of natural values, the community is exposed to a range of natural hazards, including those increasing due to climate change:

- Bushfires. The latest severe bushfires from 2018-19 led to vast areas of national park, conservation areas, tourist destinations and some houses being damaged by fires. In addition, the fires led to extensive evacuations that lasted weeks in some cases, interruptions in economic activity and service delivery, damaged crops and smoke impacts that affected health and wellbeing,
- Riverine floods, extreme rainfall and stormwater events. Every few years the Huon River overtops its riverbanks. The floods may be small, but also be more severe and involve roads being under water, shopping areas being flooded and shops having to close their doors, and open space and recreation areas being flooded and unavailable for use by the community. Extreme rainfall events regularly result in stormwater infrastructure not coping with the amount of water, roads overflowing, landslides and damage to bridges and other infrastructure.
- Coastal inundation and erosion. There are a number of vulnerable spots along the coastline that are subject to inundation and/or erosion due to extreme storm events. Vulnerable locations include (but are not limited to) Garden Island Creek and Dover. Also, extreme high tide events in combination with rainfall exacerbate riverine flooding events.
- The rapidly changing climate is also impacting on ecosystems and biodiversity. Nature can adapt to some change, but the rate of change is putting increasingly more species at risk. With this change also comes the proliferation of pests and diseases.

With climate change, the abovementioned hazards are expected to increase in frequency and severity. If left unmanaged, more community members, property, the local economy and the natural environment will be at risk.

While not a major problem at present, extreme heat may also become a risk, especially in streetscapes with limited canopy cover, impermeable surfaces and black roofs.

Agriculture and aquaculture are important sectors of industry in the Huon Valley, and they are also highly vulnerable to risks from climate change, which could threaten the industry's viability.

Council asset management and long-term planning are required to consider the impacts in terms of cost of infrastructure provisioning, upgrades and the ability to meet intended service levels. From a land-use and development perspective it is crucial to consider how existing assets are protected and upgraded, how risk to the community is avoided, and how new development avoids areas with high levels of risk.

More detail on natural hazards and climate change is contained in Appendix C.

5.2 Summary: issues and opportunities

The Huon Valley municipal area has a vast coastline, as well as a development pattern that places population centres along the Huon River. Additionally, the majority of its land area is covered by uninhabited national parks. The Valley is highly valued for its natural values. However, proximity to extensive conservation areas, rivers and coast also means the community is exposed to a range of natural hazards.

Extreme heat may also become a risk, especially for vulnerable community members. Public places of shelter and increasing canopy cover will help managing these risks.

There are several opportunities for addressing these issues. Firstly, there should be a commitment to protect existing natural assets and biodiversity corridors. Existing overlays should be carefully reviewed to understand future risks. Likewise, opportunities for land rehabilitation should be sought out where these natural assets have already been lost or damaged. Additionally, there is a need to avoid exposure of infrastructure and services, minimise impacts on existing towns and villages, and ensure new development steers away from risk. At a national level, it is anticipated that design standards for buildings will continue to improve to reduce risk exposure.

5.3 Strategic setting

This section discusses the relevant positions of the Southern Tasmanian Regional Land Use Strategy and Draft Tasmanian Planning Policies.

In the Draft Tasmanian Planning Policies, there are a range of key objectives across the Planning Policy of **Environmental Hazards**. These include bushfire, landslip, flooding, coastal hazards, and contaminated air and land:

- **Bushfire:** *To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.*
- **Landslip:** *To reduce the risk of harm to human life, property and infrastructure from the adverse impacts of landslip hazards.*
- **Flooding:** *To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.*
- **Coastal Hazards:** *To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning to reduce the harm to human life, property and infrastructure.*
- **Contaminated Air and Land:** *To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.*

The Draft Tasmanian Planning Policies also identify a range of key objectives across the Planning Policy of **Environmental Values**. These include biodiversity; waterways, wetlands and estuaries; geodiversity; landscape values; and coasts:

- **Biodiversity:** *To contribute to the protection and conservation of Tasmania's biodiversity.*
- **Waterways, wetlands and estuaries:** *To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.*
- **Geodiversity:** *To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions.*
- **Landscape values:** *To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.*
- **Coasts:** *To promote the protection, conservation and management of natural coastal values.*

5.4 Strategic directions

Bushfire hazard

Recognise the management of bushfire hazard as an important land-use consideration in order to protect lives, property and natural values of the Huon Valley as well as avoid unnecessary cost to the community.

Bushfire mitigation strategies should be considered as part of the planning process to ensure requirements are planned for early in the development process.

Flooding hazard

Ensure that flood risk is a key land-use consideration, and that use, and development is located and designed with due regard to hazard associated with flooding.

The statewide inland flood mapping project will provide the basis flood mapping to be included in the planning scheme.

Stormwater management is an important factor that can influence potential flooding. A Council policy or adopted practice should be developed to standardise assessment of stormwater, under the Urban Drainage Act where not covered by the planning scheme.

Storm surge and sea level rise hazard

Ensure that use and development is located and designed with due regard to hazards associated with sea level rise and storm surge.

Landslip and tunnel erosion hazard

Minimise loss of property and life and avoid economic impacts by ensuring use and development avoids or manages the risks associated with landslip or soil erosion hazard.

Poor air quality hazard

Ensure potential sources of particulate emissions appropriately manage and minimise particulate emissions.

An overall strategic direction is to avoid new development in locations where risk exposure cannot be adequately managed. In existing towns there is a need to consider canopy cover and access to publicly accessible shelter. There is also a need to work with emergency services to understand their needs and, where required, identify suitable locations for evacuation and shelter. Improved design standards should be considered to reduce the impacts of urban heat, provide shade, and improve community resiliency. Some of this could be implemented through an SAP guiding appropriate medium-density development and incorporating innovative and best practice design outcomes.

TABLE 9: ENVIRONMENTAL VALUES STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental protection | | |
| 5.1 | Development and use of land and resources is to be carried out so as to minimise impacts on the natural environment. | Natural values are identified and provided with appropriate protection through application the Planning Scheme Codes |
| 5.2 | Land designated as National Park, Conservation Reserve, Wilderness Reserve, Nature Reserve or State Reserve is not to be developed or used unless it can demonstrate that the use or development can be achieved in a manner that is consistent with the conservation of the area’s values and any approved management plan. | Work with State Government and land managers. |
| | | Ensure appropriate Planning Scheme provisions apply to land to enable appropriate consideration of natural values as part of the planning process. |
| 5.3 | Vegetation clearance is to be controlled and managed to prevent erosion, land instability, loss of water quality, and loss of visual and scenic amenity, as well as to prevent disruption of wildlife corridors and important habitat refuges. | Application of the Priority Vegetation overlay for the Natural Assets Code of the Planning Scheme to require assessment of vegetation clearance through the planning process. |
| | | Undertake community education related to issues around inappropriate land clearance and Planning Permit requirements. |

| # | Strategic direction | Implementation consideration |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.4 | Protect threatened and significant flora and fauna, including flora communities and fauna habitats. | Identify areas of significant natural vegetation values in Planning Scheme Code overlays to ensure impacts related to development are considered as part of the planning process. |
| 5.5 | Enshrine in policy the protection of wildlife corridors and habitat preservation to ensure that protection is not only afforded to the most threatened species. | Consider habitat fragmentation and measures to prevent loss of connectivity in assessment of vegetation removal and in open space and recreational planning. |
| 5.6 | The protected environmental values which have been identified for the municipal area's waterways, estuaries and wetlands are to be maintained in accordance with the State Policy on Water Quality Management (1997) | Environmental flows are to be maintained in the municipal area's major waterways. Protect waterways from sedimentation and other pollutants which affect water quality. Development and use in coastal areas are to be in accordance with design and siting codes designed to protect the environmental values of the coast. |
| Overall community resilience | | |
| 5.7 | Avoid development in locations where risks cannot adequately be managed. | Through implementation of mapped Codes within the Planning Scheme which indicate natural hazard risk areas and avoid expansion of developable zones into areas where inappropriate levels of risk are present. |
| 5.8 | Take a proactive approach to green infrastructure and canopy cover. | Include landscaping with green canopy cover in standard infrastructure design requirements for implementation through development approval processes. Include consideration of providing increased canopy cover during upgrade and maintenance of Council's land and infrastructure. |

| # | Strategic direction | Implementation consideration |
|-----|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 5.9 | Consider strategies to enhance the community's resilience to climate change impacts, with a focus on vulnerable community members. | Support the location of community networks and gathering places to help build community connections. |

Source: SGS Economics & Planning

TABLE 10: NATURAL HAZARDS STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bushfire hazard | | |
| 5.10 | Avoid expanding development where bushfire risk cannot be adequately managed or where mitigation measures such as hazard management will have a significant impact on natural and scenic values. | Through application of the appropriate planning scheme controls. |
| 5.11 | Encourage bushfire planning at an early stage in development planning, to ensure appropriate mitigation measures are provided. | Through review of the State Planning Provisions and encouragement at planning application stage. |
| 5.12 | Ensure community facilities and critical infrastructure are not located in areas of high risk, or where it is not possible to plan appropriate mitigation and emergency strategies. | Ensure risks are considered in community infrastructure planning. |
| Flooding hazard | | |
| 5.13 | Incorporate map-based identification of risk areas once State mapping is available. | Subject to statewide implementation, but consideration through local strategies. |
| 5.14 | Consider inherent flood risk of land in determining land-use zones by avoiding residential zones within 1:100 flood risk areas. | Through application of the appropriate planning scheme controls and referring to the most up-to-date flood mapping (including advocating for action from the State Government on detailed flood mapping). |
| 5.15 | Ensure that habitable buildings are not located within areas at risk of 1:100-year floods. | |

| # | Strategic direction | Implementation consideration |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.16 | Require that development within flood-prone areas has floor level designed in response to the flood risk. | |
| 5.17 | Ensure community facilities and critical infrastructure are not located in areas of high risk. | Ensure risks are considered in community infrastructure planning. |
| Storm surge and sea level rise | | |
| 5.18 | Control use and development within areas identified to be susceptible to sea level rise and storm surge. | Through application of the appropriate planning scheme controls. These controls should ensure that areas of land that have ecological value such as prime habitat for native fauna or coastal wetlands that inhibit erosion, should not be developed under any circumstances. |
| 5.19 | Buildings, structures and works in coastal areas are not to interfere with natural processes, lead to the need for remedial works or coastal protection measures, nor result in the removal of vegetation from potentially mobile landforms. | |
| 5.20 | Beaches, dunes, sand ridges, dune swales, coastal wetlands and estuary cliffs subject to mass movement are not to be used or developed in a manner that would interfere with the natural coastal processes of erosion deposition, littoral shift, and inshore current flows. | |
| 5.21 | Ensure community facilities and critical infrastructure are not located in areas of high risk. | Ensure risks are considered in community infrastructure planning. |
| Landslip and tunnel erosion hazard | | |
| 5.22 | Include consideration of landslip and tunnel erosion risk in determining the application of land-use zones. | Through the establishment of the LPS. Development of SAPs or other local planning provisions to support these Directions, where considered necessary. |
| 5.23 | Ensure appropriate assessments are made before the approval of any use and development in areas identified as being at risk of landslip or tunnel erosion. | Through application of applicable planning scheme provisions. |

| # | Strategic direction | Implementation consideration |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Poor air quality hazard | | |
| 5.24 | Use and development with potential for particulate emission will be required to meet the accepted standards under the Environmental Management Policy (Air Quality) 2004 or any approved substituted policy. | <p>Through consideration at planning application or through application of statutory requirements.</p> <p>Reduce emissions from residential wood-fuelled heating in towns and townships/villages, though encouraging passive heating through design and technology, use of electric heating or upgrade of older, higher-emitting woodfire.</p> |

Source: SGS Economics & Planning

6. Resource industries

This chapter of the LUDS examines the value provided by primary production in the Huon Valley, looking at agriculture, aquaculture and forestry. It provides strategic directions to protect these industries and ensure that they provide value and employment for the region.

This chapter is structured as follows:

- An overview of the primary industries that underpin the Huon Valley economy
- Opportunities to support and capture value from these industries
- Summary of key points
- An overall strategic approach to supporting these industries
- Specific directions and implementation considerations.

6.1 Background

The apple industry, the cherry industry, and other fresh produce farming made agriculture one of the most significant sectors in the region. Even today, 83% of Tasmanian apples are grown in the region⁸. However, aquaculture is by far the largest industry now, providing nearly \$400 million worth of economic activity for the region. Agriculture and aquaculture together employed 1,050 people at the 2021 Census, or 13.7% of all employment in the municipal area.

With 72 km² designated as significant agricultural land, the community benefits from this thriving sector, which ensures access to local fresh produce. The Rural Resource zone covers 1,375 km² and is potentially adaptable for alternative purposes, provided that does not hinder adjacent agricultural activities. A map of these zones is shown in Figure 9 below.

The region's commitment to agriculture is evident with the Agriculture Forestry and Fishing sector having been the region's largest employer for most of its history. As of 2021, 14.2% of all employed people in Huon Valley worked in the Agriculture, Forestry and Fishing sector. The Huon Valley contributes 4.2% of Tasmania's agricultural value despite utilising only 1.0% of the state's agricultural land. This contribution is primarily driven by 110 highly productive businesses, concentrated in a compact yet influential area. Notably, the Huon Valley Council LGA stands as a prominent hub for cherry and apple production, generating over a third of the state's volume and value in these categories, and is poised to remain a significant force in Tasmania's perennial horticulture sector. It is important to acknowledge the understated role of small producers, whose value creation might be

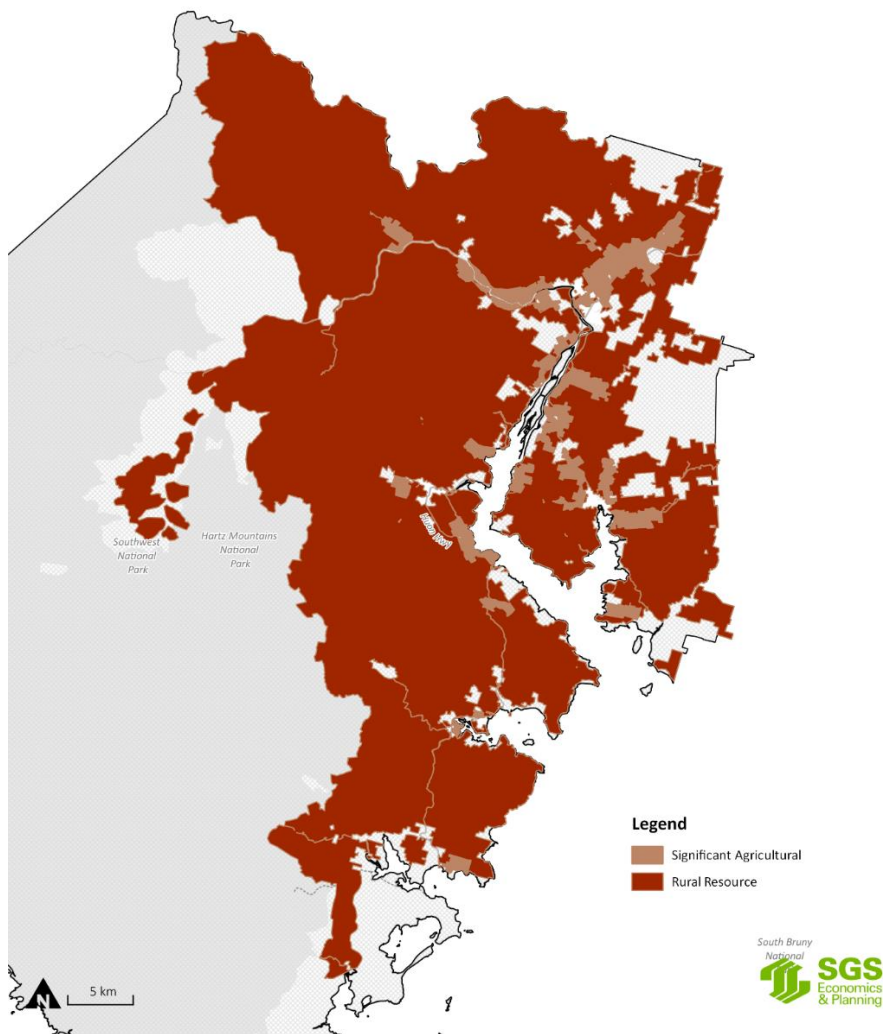
⁸ Huon Valley Agricultural Profile, RMCG (2023)

overlooked by conventional data. This oversight arises due to ABS data limitations that exclude businesses with a gross income below \$40,000⁸.

The Significant Agricultural zone refers to “land for higher productivity value agriculture dependent on soil as a growth medium”. In contrast, the Rural Resource zone includes land for agricultural use and development, and essentially captures all other agricultural land not deemed to have “higher productivity value”.

Housing may be approved on land zoned for Rural Resource if the site is not suitable for agriculture, so long as it does not restrict agricultural use of adjoining land. It should be noted that these zonings were recalibrated in 2017, to better capture the complexities of Tasmania’s agricultural land and provide more consistent planning requirements for agricultural land.

FIGURE 9: LAND ZONED AGRICULTURAL AND RURAL RESOURCE IN HUON VALLEY



Source: SGS Economics & Planning

Like much of the state, the area is experiencing an economic shift towards services and away from the traditional industries such as agriculture, forestry and fishing. These traditional industries employed 21.3% of the total workforce in 2001, and while still the largest employer, the proportion is only 13.7% as of the 2021 Census.

Employment in agriculture, forestry and fishing⁹ is forecast to grow slightly over a 15-year period but will account for 11% of all jobs across the Huon Valley in 2036.

TABLE 11: EMPLOYMENT IN AGRICULTURE, FORESTRY AND FISHING IN HUON VALLEY IN 2022 AND 2042

| Industry | 2022 | 2042 | Average annual growth rate % |
|-----------------------------------|--------------|--------------|------------------------------|
| Agriculture, Forestry and Fishing | 1,007 | 1,317 | 1.35% |
| Employment, Huon Valley | 6,883 | 9,673 | 1.72% |

Source: SGS Economics & Planning, 2023

The employment growth in the agricultural industry – the region’s largest – is not insignificant; however, it tracks below the general employment growth projections for all industries in the Huon. Nevertheless, the sector is likely going to see increased productivity through technological advancement by 2042.

While the Huon Valley produces over 80% of the total volume and value of apples (ABS, 2020-21), the outlook for apples is diminishing as the market evolves. The Valley has had a long history of apple growing, dating back to its history in the 1850s, although recently, several apple producers have diversified into cherry production (RMCG, 2023).

6.2 Summary: issues and opportunities

Agriculture, forestry and fishing as a sector has been a major source of income for the Huon Valley since European colonisation first began, but it has been overtaken by aquaculture in recent decades. The region has since become renowned for salmon production. These industries are prominent employers, making up 13.7% of jobs in the Huon Valley as at the 2021 Census, although this has dropped from 21.3% in 2001. So, while employment in these sectors has been growing, it has done so at a slower rate than total employment in the region. These industries are both historically and economically important to the region, and responsible planning to preserve them can firm up the region’s ongoing prosperity.

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<https://www.abs.gov.au/ausstats/abs@.nsf/Previousproducts/E10DAB4944B2F14DCA25711F00146D78?opendocument>

The region is known not only for its aquaculture but also agriculture, with 83%¹⁰ of Tasmanian apples grown in the region, among other fresh produce. As key drivers of the local economy, it is essential that these assets are maintained, for the sustainability of these industries, given that the human activity of farming can impact the environment that is home to these resources. There is continued demand for small-scale rural activities including cider making, distilleries and other artisanal uses that can be supported in rural parts of the area. The significance of supporting small-scale producers is further enforced by the Huon Valley Food Resilience Strategy¹¹. This may be an opportunity for better use of existing rural land to intensify permissible activities.

The protection and improvement of significant and productive agricultural land in the Huon Valley should be encouraged, with buffers around the land occurring when the land is abutting industrial or residential uses. Where possible, the needs of residential development in rural areas should first be considered in Rural Resource land.

6.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

In the Draft Tasmanian Planning Policies, there are a range of key objectives across the Planning Policy of **Sustainable Economic Development**. These include agriculture, timber production, and extractive industry:

Agriculture: *To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.*

Timber production: *To contribute to the protection of Tasmania's timber resources.*

Extractive industry: *To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.*

6.4 Strategic directions

Agriculture

Recognise that maintaining productive and viable agricultural areas is important for the Huon Valley and consistent with the State Protection of Agricultural Land Policy (PAL). The protection of agricultural

¹⁰ *fruitgrowerstas.com.au* Fruit Growers Tasmania Inc. Retrieved 5 December 2015.

¹¹ Huon Valley Food Resilience Strategy (June 2023)

land from fragmentation through subdivision and fettering through proximity to sensitive uses like residential development is key.

In recognition of the major contributors in the region’s agricultural industry, appropriate zoning to allow them to expand and manage their risks is critical. This generally means taking a conservative approach to the application of zoning for agricultural uses – that is – the Agriculture zone should be applied unless it can be demonstrated that an alternative zone is more appropriate, which aligns with State guidelines (Tasmanian Planning Commission, 2018).

The planning scheme will identify land allocated to Rural Living and Low-Density Residential zones, to limit subdivision in the proposed Rural and Agriculture zones.

Aquaculture

To the degree possible without damaging water quality, adversely affecting marine life and producing marine debris, maintain the productive capacity of aquaculture industries, while protecting fresh, estuarine and marine water quality values through supporting greater use of on land activities or facilities and improved infrastructure to support more aquaculture further offshore.

Forestry

Provide for the minimising of external impacts while still providing for ongoing sustainable forest industry on private land within the Huon Valley. Explore the possibilities of agroforestry as an opportunity for sustainable timber production.

Value-add processing

Provide for the location and development of rural processing or other value-adding activities that support primary industries located in the Huon. Primary production in rural areas within the municipal area adds value to key export sectors, provides flexibility for development close to raw materials and supports local employment opportunities.

TABLE 12: RESOURCE INDUSTRIES STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Agricultural development | | |
| 6.1 | Incompatible uses will be avoided in Rural and Agricultural zones to maintain or increase the productive capacity of agricultural land and allow farmers to undertake agricultural activities without being unreasonably constrained. | Through applicable provision of the planning scheme. |
| 6.2 | Minimise scope for conflict by developing defined boundaries around towns and villages. | Retain buffer areas where possible to provide separation between residential areas and agricultural production |

| # | Strategic direction | Implementation consideration |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.3 | Provide flexibility to incorporate new technologies and farm diversification. | Consider and identify potential impediments early so that statutory settings can be amended if required. |
| Forestry | | |
| 6.4 | Minimise impact on agricultural and residential areas. | Through application of appropriate zones over agricultural land and residential areas. |
| 6.5 | Minimise any negative visual impact. | Review application of the Scenic Protection Code overlay for areas identified as significant. |
| 6.6 | Maintain biodiversity of remnant native vegetation on land. This is particularly relevant to those areas containing communities of conservation significance, especially old growth forest. | Through application of the Priority Vegetation overlay of the Natural Assets Code. |
| 6.7 | Maintain water quality. | Through application of the waterways & coastal protection overlay of the Natural Assets Code. |
| Aquaculture | | |
| 6.8 | Integration of marine farm planning and land-based development should be promoted at a strategic level. | Advocate to and liaise with State Government. |
| 6.9 | Development associated with new or existing shore-based facilities should demonstrate a high level of environmental performance in respect of natural values, water quality, coastal processes and heritage. | Through applicable Codes to protect significant values and provide for consideration at planning approval stage. |
| Natural resource management | | |
| 6.10 | High priority must be given to the protection of the natural resource base of the municipal area | Application of appropriate zones which provide for the required use and activity for resource development and application of buffers where require to manage potentially conflicting activity. |
| 6.11 | Development and use of the resource base should focus on achieving environmentally sustainable outcomes to aid the long-term resilience and sustainability of industry | All resource-based use or development is to protect the quality and diversity of the resource base, prevent degradation of the resource and surrounding areas, maintain and improve water quality, protect significant agricultural land, retain significant stands of vegetation. |
| Value-adding processes | | |

| # | Strategic direction | Implementation consideration |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.12 | Provide flexibility for farm diversification, the forestry industry, and creative industry, including manufacturing, processing and sale of primary produce within the Rural zone. | Development of SAPs or other local planning provisions to support these Directions, where considered necessary after encouraging these uses on existing zoned land. |

Source: SGS Economics & Planning, 2023

7. Tourism development

This chapter of the LUDS explores the ways in which the Huon Valley can capitalise on its unique values and visual appeal to capture a wider tourist market. It covers the natural values and local character of its townships and villages and the strategies the Council can deploy to benefit both tourists and residents.

This chapter is structured as follows:

- An overview of tourism in the Huon Valley
- Summary of key points
- An overall strategic approach to supporting tourism
- Specific directions and implementation considerations.

7.1 Background

Tourism is an important industry for Tasmania and has been growing in recent years. The State Government has been investing in tourism infrastructure and promoting the state as a tourist destination.

The *Reimagining our Regions – Tasmania's Far South* report identifies some trends in tourism for the Huon Valley and the far south as a whole, with expected growth in these particular sectors:

- Agritourism and nature-based or adventure travel
- Caravan and camping, particularly amongst couples with no children
- Cultural tourism, including interest in attractions such as the initiative for the Huon Valley Artists & Makers Studio Trail, Transformer art installation, and opportunities for Aboriginal interpretation
- The development of signature experiences and 'hero' product experiences, such as the Hastings Caves State Reserve and the Tahune Airwalk.

According to Tourism Research Australia (2019), the Huon welcomed 406,000 domestic day trippers, 89,000 domestic overnight visitors and 6,000 international visitors annually. The discrepancy between domestic day trippers and overnight visitors reveals the need to entice tourists to stay longer, which would increase tourism expenditure. The expenditure from tourism was \$82 million per year, which could be further boosted by increasing the number of targeted accommodations for tourists who, on average, spend \$142 per night on commercial accommodation in Huon Valley. The growth in this sector aligns with the increasing share of short-term rentals among the private rental stock. This has implications for responsible land use in the Huon Valley, with the proliferation of short-term rentals impacting the affordability of housing in the region, while commercial accommodation developments may damage the neighbourhood character of the townships. As shown in Appendix D, demand for

tourism floorspace is forecast to grow, predominantly through the Accommodation and Food services industry, which is projected to require an additional 15,000 sqm of floorspace over the next 20 years.

7.2 Summary: issues and opportunities

Tourism in the Huon Valley both impacts and is affected by other industries. For one, the availability of sufficient affordable housing essential to ensuring key workers can support this industry. In addition, improved transport can act as a boost for tourism through supporting workers and visitors in travelling to the Huon Valley and getting around within the Valley, including using active transport.

Additionally, responsive policies supporting commercial development in the Huon Valley can help to encourage agritourism and other industries that capitalise on the natural assets of the Huon. Further work should be done to encourage considered assessments of demand for overnight accommodation. This will ensure that the needs of visitors and long-term residents are balanced.

7.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

The Draft Tasmanian Planning Policies identify the following **objective** for tourism:

To promote the sustainable development of the State's tourism industry.

This includes a set of relevant **strategies**:

- *Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:*
 - *visitor demand and forecast trends of visitation across the State;*
 - *existing supply of tourism product, services and infrastructure;*
 - *appropriateness of the scale and nature of the tourism use;*
 - *the impact on the environmental, landscape, intrinsic and local character values of the place;*
 - *the use and development being displaced;*
 - *alignment with and promotion of the Tasmanian brand;*
 - *alignment with regional destination plans supporting the visitor economy;*
 - *the contribution to the local, regional and State economy; and*
 - *integration with the local community.*

- *Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.*
- *Manage visitor accommodation so it does not significantly impact the supply of housing for the local community.*
- *Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.*
- *Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.*
- *Identify and promote the protection of attributes that attract and enhance tourism experience.*
- *Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.*
- *Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.*
- *Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.*

7.4 Strategic directions

The Huon Valley already has notable destinations, natural and cultural assets. The visitation to these places can be grown.

Encourage tourism development within the key centres of Huonville, Cygnet, Franklin, Geeveston and Dover to strengthen towns, locate business in proximity to employee resources, and increase the vibrancy of existing towns and streetscapes. These destinations have important cultural assets, including but not limited to the Cygnet Living History Museum, Dover Museum and Art Gallery and maybe the Franklin Wooden Boat Centre.

Protect and enhance the visual landscape as an asset of the Huon Valley and encourage development that builds on the brand image of Huon Valley as a place with high natural landscape amenity.

TABLE 13: TOURISM DEVELOPMENT STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-----|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.1 | Design and siting controls should be used to reduce the environmental and visual impact of new tourist facilities. | Tourism developments should not detract from the environmental, landscape or agricultural production values of the Huon Valley. Likewise, short term rentals should not unduly detract from housing both in and outside of serviced areas. |
| | | Ensure the provision of access and interpretation facilities for the variety of natural and |

| # | Strategic direction | Implementation consideration |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | environmental values of the Huon Valley are subject to appropriate design standards. |
| 7.2 | Strengthen the major townships by encouraging tourism development to locate within them. | Encourage development of new tourist accommodation within key locations where reticulated water and sewerage can be provided. |
| 7.3 | Provide a consistent and coordinated approach to roadside information. | Ensure signs are located so they do not cause visual clutter and detract from the natural beauty of important landscapes and undermine the scenic qualities of road corridors. |
| 7.4 | Only consider larger scale tourism development at appropriate locations outside major townships through a planning scheme amendment. | Ensure tourist attractions in rural or coastal areas or adjacent to waterways rely on that specific location for the actual attraction. |
| | | Outside towns and villages, allow small-scale overnight accommodation and agriculture-based boutique operations and industries based on arts and crafts, subject to individual site assessment. |
| | | Development outside of serviced areas must enhance and protect any adjacent rural uses, natural values and transport networks. |
| 7.5 | Signage and interpretation should add to value and wayfinding without creating visual clutter or using designs that do not reflect the character of the location for waterways, coastal areas, state forests, national parks and world heritage areas, nor detract from the natural beauty of important landscapes. | Through application of planning scheme controls or development of design guidelines for heritage or sensitive locations. |

Source: SGS Economics & Planning

8. Commercial and industrial employment

This chapter of the LUDS examines the economic structure of the Huon Valley beyond its traditional primary resource industries. It analyses how the local economy has shifted over the past decade, what may occur in the future, and provides strategic directions to strengthen the local economy.

The structure of this chapter is as follows:

- An overview of the current commercial and industrial economic landscape
- An employment floorspace demand and supply gap analysis
- Key statistics and issues in commercial and industrial sectors
- A strategic approach for the future of these industries
- Specific directions and implementation considerations.

8.1 Background

The community of the Huon Valley is projected to grow. This also involves the local economy. As the number of jobs increases, so will the demand for land for commercial, retail and industrial activities. Most of the commercial and retail activities are concentrated in and around Huonville. Industrial activities are more dispersed throughout the area, often close to resources. Rural processing activities tend to occur within the agricultural zones, and aquaculture uses land close to maritime operations or other strategic locations. Other industrial uses are mostly contained on industrial land around Huonville, Cygnet, Geeveston and Dover. In recent years there has been a substantial uptake of industrial land, and there is a very limited supply of serviced industrial land that is ready, available and suitable for immediate development.

Employment floorspace demand depends on the rate of employment growth and also on the breakdown of industries that the labour is added to. This means that floorspace demand will grow in the Huon Valley over the next 20 years. Capacity to accommodate this new labour depends on the existing vacant land that is zoned to accommodate either commercial or industrial uses, or land with existing uses that could be intensified.

Land-use demand and capacity modelling shows there is a need to allow for more commercial and industrial land. Over the next 20 years, it is anticipated that the Huon Valley will see an increase in employment of approximately 1,900 to 2,800 jobs, and an increase in demand for commercial land of up to 1.8 ha and industrial land of 0.9 and 1.5 ha. Increased population growth in the next 20 years may mean that there is a sufficient population to support a new supermarket in Huonville.

More detail on the projected levels of demand is contained in Appendix D.

The key challenge will be to identify locations that are suitable, minimise nuisance to sensitive uses and maximise the benefits to the community. One particular opportunity is undeveloped industrial land at Glen Road, Huonville. Other opportunities, like in Grove, exist outside of Huonville.

8.2 Summary: issues and opportunities

There are projected shortfalls in floorspace in both the commercial and industrial sectors.

Additional land for commercial and industrial activities needs to be strategically located close to transport and services. Huonville is the main commercial centre, and the majority of the commercial floorspace should be accommodated there. There is an opportunity to develop an industrial site at Glen Road, Huonville.

Activities associated with agricultural and aquaculture activities remain best accommodated close to resources, with zoning typically allowing for rural processing activities to be located onsite.

Support for industries will include a consideration of all other themes such as housing, service infrastructure and transport and access. For instance, new workers will need affordable housing close to employment, and those telecommuting will require high-speed internet access to their homes. New, visionary solutions are required to support emerging industries and highly skilled workers. This could include exploring opportunities with the renewables sector and better engaging existing industry.

Where appropriate, innovative reuse of old buildings as well as disused agricultural land and sheds can help addressing some of the demand for extra commercial and industrial floorspace.

8.3 Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

In the Draft Tasmanian Planning Policies, there are a range of key objectives across the Planning Policy of **Sustainable Economic Development**. These include renewable energy, industry, business and commercial, and innovation and research:

- **Renewable energy:** *To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.*
- **Industry:** *To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.*
- **Business and commercial:** *To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.*

- **Innovation and research:** *To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.*

8.4 Strategic directions

Consider the location and appropriateness of areas zoned for industry in proximity to towns, considering access to infrastructure including transport and internet connectivity. Minimise the distance between rural industry and its associated resource base.

Encourage and support small business in appropriate locations. Provide flexibility to cottage and home-based businesses. Recognise and encourage the need for adaptive re-use of existing buildings in the Huon Valley.

TABLE 14: COMMERCIAL AND INDUSTRIAL EMPLOYMENT STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.1 | Continue to accommodate rural processing activities close to activities or resources to optimise economic efficiency by minimising the distance between rural industry and its associated resource base. | The development of processing facilities meets designated environmental standards, protect visual and scenic amenity and that they are developed and constructed to high standards of siting and design. |
| | | Identify locations where additional light industrial, land transport and services are available but where impacts on residential areas, heritage, natural values or visual landscapes can be avoided or mitigated. |
| 8.2 | Plan for additional commercial and industrial land demand around Huonville and locations close to jobs and transport, and strategically approach underused industrial zoned land for future use and development, seeking to upgrade surrounding infrastructure if required. | In future studies, review appropriate zones that allow for flexibility between commercial, industrial, and agricultural uses. |
| | | Review feasibility for relocation of Council depot to activate industrial precinct in Glen Road. |
| 8.3 | Support establishment of cottage or home-based, small-scale operations not reliant on customers or more appropriately located within towns. | Recognise the flexibility provided in the Planning Scheme, in the range of use provided for in the Rural Zone. |
| | | Consider the reuse of redundant buildings for employment generating uses particularly where |

| # | Strategic direction | Implementation consideration |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | they add to the character of areas or involve heritage buildings. |
| 8.4 | Small-scale, non-residential activities that can occur without affecting the character or amenity of urban residential areas should be allowed within those areas. | Recognise the flexibility provided in the Planning Scheme, through exemption of Home Occupation and provision for defined Home-based business as part of residential use. |

Source: SGS Economics & Planning

9. Communities

This chapter of the LUDS examines the towns, villages and other smaller communities of the Huon Valley in hierarchical order from its major towns to minor villages and small hamlets. It investigates the unique history and character of places, and the issues they face, and proposes future directions for them.

The structure of this chapter is as follows:

- An overview of the community hierarchy
- An analysis of each town and village, as well as the smaller hamlets and other communities, including:
 - An overview of the history, character and attributes of individual communities
 - Specific directions and implementation considerations.

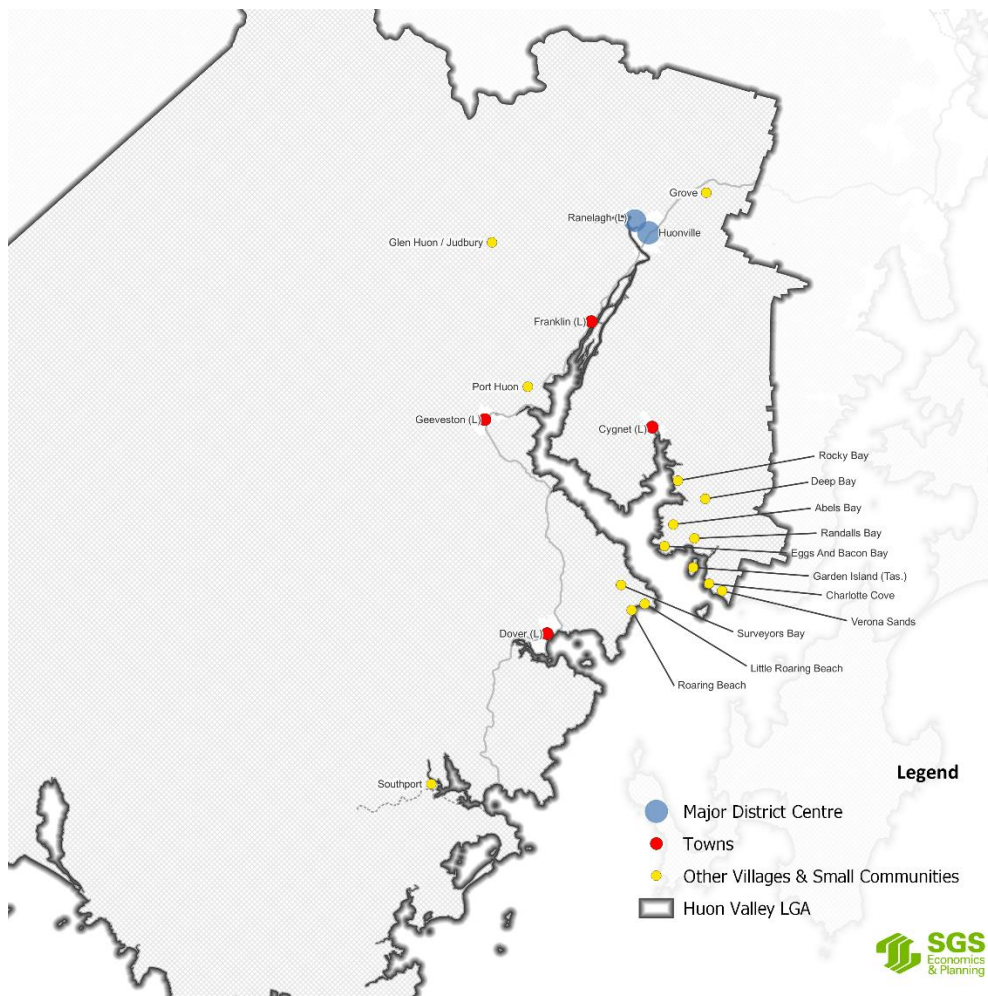
9.1 Communities in the Huon Valley

Individual communities across the Huon Valley have a variety of different needs and characters. They have been categorised into a hierarchy in line with the previous LUDS and the Southern Tasmanian Regional Land Use Strategy, as shown in Figure 10 below.

| Category | Area |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major district centre | Huonville/Ranelagh |
| Towns | Cygnnet Dover Franklin Geeveston/Port Huon |
| Other villages and small communities | Grove/Crabtree/Mountain River/Lucaston Glen Huon/Judbury/Lonnavale Peverata/Kaoota Woodstock/Upper Woodstock/Cradoc/Glaziers Bay/Lower Wattle Grove/Wattle Grove/Petcheys Bay/Lymington Nichols Rivulet/Gardners Bay Deep Bay/Ables Bay/Eggs & Bacon Bay/Randalls Bay/Garden Island Creek/Garden Island/Charlotte Cove/Verona Sands Castle Forbes Bay/Carnes Bay/Waterloo/Surges Bay/Glendevie Brooks Bay/Police Point/Surveyors Bay Raminea/Strathblane South Port/Hastings/Lune River/Ida Bay/South Port Lagoon/Recherche |

Source: SGS Economics & Planning, 2023

FIGURE 10: COMMUNITY HIERARCHY



Source: SGS Economics & Planning, 2023

The Draft Tasmanian Planning Policies identify the following relevant **objective**:

To plan for the sustainable use and development of settlements that have particular environmental characteristics or values.

This includes a set of relevant **strategies**:

- *Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.*

- *Establish urban or settlement growth boundaries around coastal settlement to ensure that growth in coastal areas is directed to existing settlements areas and prevents linear development along the coast.*
- *Facilitate the provision of social and physical infrastructure to support the seasonal fluctuations in populations experienced by coastal or other settlements that are characterised by holiday homes.*
- *Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.*
- *Avoid allocating additional land for the purpose of rural residential use and development, unless:*
 - *the amount of land to be allocated is minimal and does not constitute a significant increase in the immediate vicinity, or the existing pattern of development reflects rural residential type settlement;*
 - *the land is not within an urban growth boundary or settlement growth boundary;*
 - *the location of the land represents an incremental, strategic and natural progression of an existing rural residential settlement;*
 - *the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;*
 - *growth opportunities maximise the efficiency of existing services and physical infrastructure;*
 - *agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;*
 - *the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and*
 - *it contributes to providing for a mix of housing choices that attracts or retains a diverse population.*

Further information has been provided in the following sections. Of note, investigation areas for future residential development have been considered in these sections. For further information, see Section 10: Housing and growth.

9.2 Regional major district centre: Huonville / Ranelagh

Background

The visual amenity of Huonville is defined by the surrounding verdant landscape, farmlands and orchards, and the upper slopes of the south-western reaches of Wellington Range. The town is nestled in the valley, with the sheer scale of the mountain backdrops creating the most dramatic element to the landscape.

The previous LUDS (2007) identified that the visual amenity of the Huon River, hills and bushland surrounding the town should be afforded protection, and this remains a key strategic direction for the future.

Ranelagh is located on the western edge of the valley located between Mountain River, the Huon River and the ranges to the north-west, with the existing village nestled into the lower slopes of Wallers Hill.

Ranelagh is close to Huonville, and this means it relies on Huonville for most local services. It is separated from Huonville by rural and agricultural lands, and by Mountain River that runs to the east and south.

Public facilities include the Ranelagh Recreation Grounds and the Ranelagh War Memorial Hall, which provide residents with opportunities for recreation and community events as well as being the location of the annual Show and Taste of the Huon festival. Mosquito Point provides the community access to the Huon River.

Architecturally, Ranelagh has no distinct centre, but several cafés and shops. Houses vary from historic, to more contemporary on the fringes.

Investigation areas include some land currently zoned Rural Resource on the north-western edge, but there is also potential for two adjoining Low Density Residential areas to be considered for General Residential.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* identifies Huonville as a major regional centre. It provides the wider community with a range of goods and services to meet their daily and weekly needs, and a mix of retail and office-based employment through commercial, health and other government community services. As a regional major district centre, Huonville is the largest town in the municipal area, with a high-growth strategy provided for through a mix of infill and expansion.

The past decade has seen significant areas developed, being developed or with existing subdivision approvals. While there are still areas dedicated to future urban growth that would provide further infill opportunities, there is a need for further capacity to meet the forecast medium to longer term residential growth.

Consequently, there will also be the need to identify opportunities to provide for expansion of commercial and community services in locations that support the town centre and add to the vibrancy through high-quality urban design and enhancement of streetscape and pedestrian environments.

Strategic directions

Huonville / Ranelagh as the primary regional centre is positioned to accommodate the majority of growth anticipated. This growth pattern delivers benefits:

- Development close to jobs, services and transport improves the liveability of towns and economic efficiency.

- It optimises the efficient use of infrastructure and services, and the long-term sustainability of services and service levels.
- It reduces the pressure for residential development in sensitive areas, including areas with natural values, agricultural production, landscape conservation requirements, and heritage-related landscape values.
- It offers substantial land capacity for potential future development, which is further unlocked by the development of the Huon Link Road.
- It offers relatively good accessibility to Hobart and to other communities in the Huon Valley.

Growth through infill and development of the existing General Residential zoned area should be the priority; however, future residential growth should also be planned for as current zoned land supply is developed.

In Huonville, investigation areas for future residential growth include areas on the northern side of the town, where connection to existing areas is available, clear of areas subject to potential inundation from Mountain River and aligning with the planned route of the Huon Link Road. South of the river there is also potential for residential growth to consolidate the Southbridge area.

Opportunities for commercial growth include the existing Council depot site. This provides an opportunity for connection to open space and the Huon River park land to be reinforced once the Huon Link Road is constructed. Depending on the size of supermarket, increased population growth may mean that an entirely new supermarket could be supported.

In Ranelagh, General Residential or Low Density Residential zoned areas on the north-west side of the existing town could provide urban infill within existing cleared areas where service availability allows, and where bushfire and land slope and instability can be managed with reasonable mitigation provided through normal planning processes.

TABLE 15: COMMUNITIES (HUONVILLE/RANELAGH) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Huonville | | |
| 9.1.1 | Huonville is the primary regional centre and focus for the Huon Valley, including civic, community and commercial services. | Retain a wide range of potential opportunities for a range of residential, commercial and civic development uses and development that will support growth across the Huon Valley. |
| 9.1.2 | The visual amenity of the town through the Huon River, hills and bushland surrounding it should be protected from use and development incompatible with the protection of these values. | Expansion of the town should consider impacts on the landscape setting of the town and integration with the Huon River. Opportunities for growth of the civic and commercial area of the town should look for connections to open space areas and river park lands. This will help to provide placemaking opportunities through open space planning, beautification and an increase in economic activity. |

| # | Strategic direction | Implementation consideration |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.1.3 | The safety and efficiency of transport systems should be maintained and promoted. | Promote development within existing towns. Promote the potential for enhancement of public transport. Promote connectivity with the existing town to support alternative transport for local trips. Consider ways of diverting traffic off Main Street to enhance pedestrian safety. |
| 9.1.4 | Investigate the potential for commercial expansion within the town centre/ Hall and State Services area with potential for linkage to open space areas. | Relocation of the existing Council depot operations should be investigated to stimulate development in the industrial precinct and provide opportunities for commercial growth and development of other uses within Huonville. |
| 9.1.5 | Implement resilience planning for the existing commercial precinct that is at risk of flooding. | Subject to investigation of commercial growth opportunities behind Main Street including at the current Council depot site. This will include the potential reorientation of the existing commercial centre. |
| 9.1.6 | Investigate potential for additional use and development of Council recreational grounds and associated land for other community services and facilities or alternative use for underutilised land. | Investigate potential locations for expansion of local childcare facilities to address identified need. Consider these community facilities within an integrated network of open spaces and footpaths that encourage opportunity for active transport. |
| 9.1.7 | Promote capacity for infill growth in undeveloped or underdeveloped areas. | Ensure planning scheme settings provide for additional development within serviced infill areas. |
| 9.1.8 | Residential Investigation Area north of Huon Highway, between Walton Street and Orchard Avenue. | Matters to be investigated would include consideration of avoiding flood-prone land at the Walton Street end; required buffers to mitigate land-use conflict with Glen Road industrial precinct; and connectivity with existing road linkages. |
| 9.1.9 | Residential Investigation Area on north-east edge of town provides for integration of Huon Link Road as northern edge to urban area, along with additional growth area adjoining Sale Street/Knights Road areas. | Matters to be investigated would include interface with new Huon Link Road and separation buffers to agriculture and servicing. |
| 9.1.10 | Residential Investigation Area at Southbridge to the west of Huon Highway on existing rural land for connection and integration with existing General Residential zoned area. | Matters to be investigated would include servicing bushfire and low-risk landslide hazard on upper slopes. |
| 9.1.11 | Enhance areas adjacent to the Huon foreshore and Main Street to support pedestrian connectivity, walkability and | Consider the Local Area Objective from the LPS, which states that there should be a suitable mix of |

| # | Strategic direction | Implementation consideration |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | outdoor recreation in and around the town. | uses that are complementary and foster co-location of services. |
| Ranelagh | | |
| 9.1.12 | Retain rural/agricultural land separation along Mountain River between Huonville and Ranelagh to maintain the existing character of Ranelagh as a separate village and avoid areas subject to flooding. | Zoning as Agriculture supports the retention of separation between the towns. |
| 9.1.13 | Ranelagh Recreation Ground provides possible location for future community facilities through co-location, to achieve greater utilisation of the site. | Infrequency of large-scale events at the facility provides opportunity to investigate location of other community facilities on underutilised areas, in conjunction with retention of other users. This will be distinct from the use of the Green. |
| 9.1.14 | Residential Investigation Area on the north-west edge of the town between Reservoir Road and Agnes Street has potential for future General Residential or Low-Density Residential extension, where land is clear of treed vegetation and at a grade of approximately 1:5. | The investigation area and the adjoining existing Low Density Residential land to the north provide potential additional residential capacity in the town, away from the Mountain River areas that can be subject to flooding and where the grade is not excessive. Matters to be investigated would include servicing, bushfire and low-risk landslide hazard. |
| 9.1.15 | Densification potential for additional housing supply, subject to further detailed investigation of existing Low Density Residential area on the north-west edge of the town between Agnes Street and Ranelagh Street. | |

Source: SGS Economics & Planning, 2023

9.3 Towns: Cygnet

Background

Cygnet is located at the head of Port Cygnet, and the town centre is located along Mary Street west of Agnes Rivulet. It is known for its vibrant community, rich cultural heritage and natural scenery. The buildings in the town are a mix of traditional styles, including Victorian, Edwardian and Federation architecture. This eclectic mix of styles adds to the town's charm and character.

The existing main residential areas are in three separated areas located on the north of the town, the western slope, and to the south-east. There are relatively large Future Urban areas located to the south and also to the west of the town centre, with this area being split by Agnes Rivulet.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* identifies Cygnet as a township with a moderate growth strategy provided for through a mix of infill and expansion. Consolidation of the edges of the town to avoid future fragmentation of agricultural areas surrounding the town will be consistent with wider policy and regional strategy.

Strategic directions

Support plans for consolidation of the town to the east of Mary Street to provide a connected network for the centre of the town and allow flexibility of transport connections to resolve the current constraints and traffic management issues from a single through road.

Recognise, maintain and protect the local heritage values, streetscape and townscape elements of the town, which provide its character.

There is significant demand for new housing in the area, and growth has tracked above projections. The planned expansion of the town centre will also provide for better traffic management outcomes and increase safety and desirability for pedestrian connections in the town.

Existing General Residential zoned land includes underdeveloped areas that could provide infill opportunities, subject to landowner desirability. However, the projected growth will create a need for additional Urban Residential zoned land in both current future urban areas and additional investigation areas.

TABLE 16: COMMUNITIES (CYGNET) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.2.1 | Maintain a variety of uses to sustainably grow the town's resilience and capacity to serve the needs of its residents. | Investigate alternative housing models such as community development schemes for Council land in the George and Donohoe Streets area. |
| | | Expanded commercial area can accommodate mixed use to add vibrancy to the town centre. |
| | | Encourage improvements to the streetscape within Cygnet. |
| 9.2.2 | Recognise, maintain and protect the local heritage, streetscape and townscape of Cygnet. | Undertake an assessment of the local heritage significance of sites within Cygnet, as well as the streetscape and townscape features that provide its local character. |
| | | Develop design standards or other provisions to support amendment of the Local Provisions Schedule of the planning scheme Heritage Code or a Specific Area Plan. |
| | | Encourage a high standard of urban design and protect buildings of architectural or heritage significance. |

| # | Strategic direction | Implementation consideration |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.2.3 | Infill development should be prioritised and should have a focus on creating a connected centre that overcomes single through-road restrictions. | <p>Land that is subject to inundation from Agnes Creek is to only be used for recreation or remediation works.</p> <p>Development east of Mary Street should create a connected commercial precinct that supports improved traffic management and improves walkability and pedestrian safety in the town.</p> <p>Future development is to be located in locations that can be serviced and provide a high level of residential amenity within the capacity and coverage of existing and planned infrastructure.</p> |
| 9.2.4 | Investigation areas for future expansion of urban residential areas to be located where they can consolidate the edges of the existing town. | <p>Cygnets North Investigation Area at the north-eastern corner of the town provides potential connectivity between existing future urban zones northward to Guys Road, and to the recreation ground.</p> <p>Cygnets South Investigation Area at the south-eastern corner of the town provides an opportunity for extension, which would consolidate the southern gateway of the town. The recent area of subdivision through to existing residential lots fronting the highway matches the extent of future urban zoning on the south-east side of the highway.</p> |
| 9.2.5 | Opportunity for community facilities to be included at the Council's recreational ground. | Subject to review of future needs. |
| 9.2.6 | Protect, maintain and celebrate the heritage character of the town. | <p>New development will have regard to existing heritage values and existing built form.</p> <p>New development should be consistent with the main conclusions of the Cygnets Township Plan.</p> <p>New development will be required to complement the existing heritage values and promote enhancement of streetscapes.</p> <p>Encourage innovative re-use of existing buildings to stimulate economic development while retaining townscape character.</p> |
| 9.2.7 | The rural landscape setting of the town should be protected from development that would impact on the prominent hillsides and skylines, the parks and water. | <p>Through the application of appropriate planning controls.</p> <p>Maintain the commercial centre of the town around the existing commercial area.</p> |

| # | Strategic direction | Implementation consideration |
|---|---------------------|----------------------------------------------------------------------------------------------------------------|
| | | Support infill development consistent with the maintenance of residential amenity within existing urban areas. |

Source: SGS Economics & Planning, 2023

9.4 Towns: Franklin

Background

Franklin is known for its historic charm, natural scenery, vibrant arts community and maritime history. It is situated along the western bank of the Huon River, which is a central feature of the town's landscape character.

Franklin has a unique landscape character that reflects its history and location. The town has a lineal layout, lying between the river and hills which form the backdrop to the town. The buildings in the town are mainly of a traditional style, with a mix of Georgian, Victorian and Federation architecture. The town's main street is lined with historic buildings, adding to its charm and character. A report conducted by Graeme Corney in 2012 recommended that the Urban Growth boundary would be more appropriately placed around the 20 m contour line in order to preserve the western hillside. The Council has endorsed this approach. Other strategic documents, such as the Franklin Master Plan, are important foundational documents for considering the strategy of the area.

The investigation area is located on the west side of the highway, behind existing lots fronting the highway, and providing infill within the existing extent of development to contain the linear form of the township. The site is located within an existing cleared area and will not impact on the tree line of the surrounding hills. Key landscape values in this location are impacted by the built environment of the main street, as well as the picturesque Huon River and riverside activity.

Strategic setting

The Tasmanian Regional Land Use Strategy identifies Franklin as a township with a low-growth strategy provided through consolidation. Franklin has a heritage character which requires protection but is also well located to provide some degree of residential growth anticipated for the longer term.

Strategic directions

TABLE 17: COMMUNITIES (FRANKLIN) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 9.3.1 | Protect, maintain and celebrate the heritage character of the town. | New development will have regard to existing heritage values and existing built form. |

| # | Strategic direction | Implementation consideration |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>New development should be consistent with the main conclusions of the Franklin Township Plan.</p> <p>New development will be required to complement the existing heritage values and promote enhancement of streetscapes.</p> <p>Encourage innovative re-use of existing buildings to stimulate economic development while retaining townscape character.</p> |
| 9.3.2 | <p>Development adjacent to the foreshore and river should be only undertaken in a manner that protects and enhances the river environment and the inherent values of the foreshore reserve.</p> | <p>New development will have regard to the location, townscape qualities and connection to the river, and enhance the river environment and inherent values.</p> <p>Ensure foreshore development has regard to hazards, environmental values and public access.</p> <p>There are opportunities for environmental improvements within the town and on fringing lands, particularly in regard to weed removal, stormwater control, revegetation and foreshore works.</p> |
| 9.3.3 | <p>A wide range of commercial businesses and types of residential redevelopment should be provided throughout the town area to maximise opportunities for appropriate redevelopment. Industrial businesses should be provided on existing industrial land.</p> | <p>Provide flexibility for commercial and residential development within the town in the planning scheme. Likewise, provide flexibility for industrial reuse of existing industrial sites.</p> |
| 9.3.4 | <p>Infill development of existing zoned land will add vibrancy of additional residential population to the town and support commercial activities, however the historic village of Franklin is a significant visual asset to the Huon Valley community.</p> | <p>There are currently limited opportunities for further residential development within the town.</p> <p>Hillside development is to have regard to siting, clearing and design measures that will minimise the visual impact on the landscape setting.</p> <p>A small are of additional potential infill area has been identified where the siting is consistent with the previously undertaken heritage assessment.</p> |

Source: SGS Economics & Planning, 2023

9.5 Towns: Geeveston / Port Huon

Background

Geeveston is located inland of Port Huon, on the Kermadie River before it joins the Huon. The town is surrounded by grazing land and dense forests, which provide a beautiful backdrop for the buildings and streets.

The buildings in Geeveston are mainly of a traditional style, with a mix of Victorian and Federation architecture. The town's compact layout and traditional architecture also contribute to its unique character.

The investigation area is located west of one of the town's existing General Residential zoned areas and also adjacent to the small area of existing Future Urban zone.

Port Huon is a small township on the northern outskirts of Geeveston, and it is intrinsically connected to its larger neighbour. The character is less compact. Given its proximity to Geeveston, it is mostly well serviced by reticulated water and sewerage.

The port complex and the associated facilities are currently home to a variety of industrial uses, including aquaculture. Nevertheless, there is significant value to be preserved. (The Shipwrights Point recreation ground is one such community asset), including the port infrastructure and adjacent buildings. Shipwrights Point recreation ground is an important asset for the community.

There is an extensive industrial area on Whale Point Road that is privately owned. It has a number of old industrial buildings relating to the use of the port and maritime industries. Recent development by Huon Aquaculture, has resulted in the previous lack of connection to reticulated water and sewerage systems no longer restricting the precinct. A review of options for future uses of this land is recommended.

Strategic setting

Under the STRLUS, Geeveston is a township with a low-growth strategy provided through consolidation. Port Huon would fall under the Other small locality category with a very-low growth profile through consolidation. Any growth in Port Huon needs consideration of the capacity of water and sewage infrastructure.

Strategic directions

TABLE 18: COMMUNITIES (GEEVESTON/PORT HUON) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|------------------|------------------------------------------------------------------------------|-----------------------------------------------------------|
| Geeveston | | |
| 9.4.1 | The rural landscape setting of the town should be protected from development | Through the application of appropriate planning controls. |

| # | Strategic direction | Implementation consideration |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | that would impact on the prominent hillsides and skylines, the parks and river. | <p>Maintain the commercial centre of the town around the existing commercial area and Heritage Park.</p> <p>Support infill development consistent with the maintenance of residential amenity within existing urban areas; encourage re-use of existing buildings in a way that retains existing character.</p> |
| 9.4.2 | Residential development within Geeveston should focus on opportunities within serviced areas. | <p>Promote infill opportunities on existing zoned land.</p> <p>Investigation Area located on the south-east side of town provides for future urban infill between John Street, Duke Street and Fords Road, subject to master planning to consider servicing and connectivity.</p> <p>Any new area of zoning for residential development should be subject to development of a Specific Area Plan that provides for residential uses at appropriate densities and includes detailed development control to protect the character and heritage values of the town.</p> |
| 9.4.3 | Opportunities for greater tourism activity based on the promotion of the town's heritage to enhance Geeveston's role as part of the tourist experience in the Huon Valley. | <p>Provide for a variety of uses in the town subject to controls over streetscape and protection of residential amenity.</p> <p>Allow for uses that support and foster the forestry and tourism-related aspects of the town to attract visitors into the town.</p> |
| 9.4.4 | The Kermadie River (and the entire Huon Valley Catchment) should be protected from activities that pollute or negatively affect water quality. | <p>Through the application of appropriate planning controls.</p> <p>Management of onsite waste systems from areas not connected to reticulated sewer.</p> <p>Appropriate management of grazing of livestock close to the river to minimise inputs of contaminants.</p> |
| Port Huon | | |
| 9.4.5 | The leisure and tourist precinct which contains the hotel, motel, marina, sports centre and parking areas, as well as the village centre, are important tourist and visitor features for Port Huon and should be enhanced through landscaping and further appropriate development. | <p>Consolidate commercial and tourist use and development around the existing hotel, motel and sports centre.</p> <p>Consider the need for structure planning to guide future residential and other development, provide connectivity to and between facilities and consideration of topographical and drainage constraints.</p> |

| # | Strategic direction | Implementation consideration |
|-------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.4.6 | Ensure that any development of industrial areas at Whale Point minimises conflict with nearby residential and leisure uses. | Development should be designed with environmental protection measures and provide for vegetation buffers where possible to screen the area from views across the bay. |
| 9.4.7 | Ensure residential growth is within capacity of existing or planned services. | Limit growth to existing residential-zoned land. Consider public open space and linkages to existing recreational areas. |

Source: SGS Economics & Planning, 2023

9.6 Towns: Dover

Background

Dover is the southernmost major town in the Huon Valley, making it the southernmost town of at least its size in Australia. It lies at the southern end of the D'Entrecasteaux Channel at Port Esperance, which affords the town vivid waterfront visual amenity. In this vein, the town is viewed as a maritime and fishing centre and is the gateway to the 'far south' of the Huon Valley, a region it predominantly serves. The port is also commonly used by commercial and individual fishers between Hobart and Strahan.

Due to its water access, the town has historically had a strong connection to fishing, and wharves and fish-processing factories remain. This heritage can place Dover well to capitalise on the growing aquaculture industry.

Tourism is prominent in Dover, given its visual amenity and historical appeal. A significant amount of residential development within Dover is for holiday and tourist accommodation.

In consultations, the town's streetscape is viewed as in need of improvement as it has not had the same improvements as other towns in the Huon Valley.

Tourism accommodation makes up a substantial share of the town's residential development, which could be detrimental to housing affordability if short-term rental accommodation is more profitable to landlords than long-term rental tenants.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* identifies Dover as a township with a low-growth profile achieved through consolidation. The location of the town in the far south and its capacity for infill growth support this current strategic setting.

Strategic directions

TABLE 19: COMMUNITIES (DOVER) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.5.1 | Consolidate the town through encouragement of infill in both the existing commercial core and various residential areas. | <p>Provide infill based on the capacity and coverage of existing infrastructure through application of planning scheme provisions; encourage re-use of existing buildings in a way that retains existing character.</p> <p>Provide for a variety of uses in the existing commercial area.</p> <p>Manage the visual impact of development on prominent hillsides and coastal areas to ensure protection of the visual and coastal values.</p> |
| 9.5.2 | Dover should use the advantages of its natural setting and role within the 'far south'. | <p>New development along the main road is to have particular regard to streetscape through its form and promote streetscape improvements in the town.</p> <p>Opportunities for the innovative re-use of buildings should be provided to stimulate economic and tourism development in the town.</p> |
| 9.5.3 | Support the continuing operation of marine and industrial activities. | <p>Provide for improved facilities for fishing vessels as an all-weather and refuelling port.</p> <p>Provide land for industrial use and development with the provision of adequate infrastructure that will avoid or allow for management of any conflicts with residential use.</p> |

Source: SGS Economics & Planning, 2023

9.7 Other villages and small communities: Glen Huon/Judbury/Lonnavale

Background

Glen Huon is a small village community on the Huon River upstream of Huonville, about eight kilometres to its west. There is mainly agricultural land between the two townships. Judbury is about five kilometres further upstream and, unlike Glen Huon, lies to the north of the Huon River. Proximity to Huonville affords both towns access to services not available in either, with only a primary school, community hall and recreation ground in Glen Huon. Judbury is smaller than Glen Huon and has fewer services as well. Lonnavale is even smaller and has no services but does include a commercial operated camping ground, Rivers Edge.

There is a community centre at Judbury as well as a kayak launch site and river walk, providing public access point to the river.

These communities are not serviced by reticulated sewerage, although some reticulated water is provided in Judbury. The area is accessed by Glen Huon Road, which runs parallel to the Huon River, and is narrow and windy in places between the townships. It is used by resident vehicles as well as heavy vehicles transporting mainly wood products produced at the Southwood facility and has not been upgraded since 2005.

The land around the area is used for agriculture, particularly adjacent to the river. There are a number of existing rural residential subdivisions.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* indicates a very low-growth profile achieved through consolidation of Glen Huon and Judbury.

Strategic directions

TABLE 20: OTHER VILLAGES & SMALL COMMUNITIES (GLEN HUON / JUDBURY) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.6.1 | Retain the rural character of the community by limiting expansion, given the limited availability of access to services. | <p>Allow for infill development within existing areas subject to meeting the requirements for onsite waste disposal and bushfire mitigation.</p> <p>Encourage any new non-residential activity to locate in existing central areas of the community. This could include the exploration of enhanced open space and walkways along the river.</p> <p>Encourage re-use of existing buildings in a way that retains existing character.</p> |

Source: SGS Economics & Planning, 2023

9.8 Other villages and small communities: Southport

Background

It is likely that Southport was the first area developed by Europeans in the municipal area. It has been used as a port since 1829, mainly for timber and whalers, and today largely for fishing activity. Southport has a largely seasonal population, with many holiday homes and beach shacks lining its shoreline. This coastal development has eroded most native vegetation on Kingfish Beach, which has been associated with significant coastal erosion. This site is one of the most at risk areas for coastal erosion, storm surge and sea level rise in the Huon Valley.

Only a small portion of the dwellings in Southport are serviced by reticulated water and sewerage, largely relying on domestic water and septic tanks, many of which are inadequate. Poor stormwater management, in this particularly vulnerable area, exacerbates the issues caused by the incomplete

sewerage system. In order for any expansion to occur, there will be a need to provide effective sewerage treatment, and any efforts to do so could connect the freehold houses to a reticulated system.

Southport has a high-quality natural environment, with strong visual amenity, lending it to holidaymakers and contributing to its seasonal population.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* indicates a very low-growth profile achieved through consolidation for Southport.

Strategic directions

TABLE 21: OTHER VILLAGES & SMALL COMMUNITIES (SOUTHPORT) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 9.7.1 | Provide for consolidation of the existing developed area through encouragement of infill. | Consolidate the existing development pattern by allowing infill residential development within existing Low Density Residential areas. |
| | | Allow infill development of the remaining developed areas of Southport at a Rural Living density. |
| 9.7.2 | Protect the environmental qualities of the area. | Recognise that onsite waste disposal where inadequate will cause localised water pollution. |
| | | Prohibit alteration or extension of foreshore Crown shack sites subject to inundation and coastal erosion at Kingfish Beach. |
| | | Prohibit residential development on mobile landforms and discourage private pedestrian access to the foreshore. |
| | | Protect coastal areas of beach and dune by promoting and encouraging the use of existing communal or public accesses. |

Source: SGS Economics & Planning, 2023

9.9 Other villages and small communities: Grove/Crabtree/Mountain River/Lucaston

Background

This area provides for small community clusters surrounded by larger farms, orchards and farming infrastructure. It is located along the Huon Highway north of Huonville into the valleys of Mountain River, Crabtree and Lucaston. The area is viewed with the dramatic backdrop of the Wellington Range

and Sleeping Beauty. The central node on the Huon Highway includes a shop/service station, which provides the only commercial services in the area.

Grove hosts various private businesses and forms of accommodation. Being approximately half an hour drive from Hobart, Grove has greater access to services that cannot be provided within other areas. The local community would like to see more open space and public facilities.

The communities of Mountain River, Crabtree and Lucaston, have experienced considerable residential growth relative to their existing population. This is in part attributed to the scenic values of the area, which generates tourism (such as through the East-West trail and Sleeping Beauty) and higher land values than seen in the rest of the Huon Valley.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* suggests a very low-growth profile achieved through consolidation for Grove.

Its location in the north of the Valley with good access to Hobart, and also in proximity to Huonville, makes it an attractive location for residential development.

However, to accommodate additional growth in the area would involve balancing sensitive residential uses with significant agricultural activity, the existing rural character of the area, significant water catchment entitlements, and importantly, the lack of infrastructure. The costs for addressing the issues are currently prohibitive and as such growth and development will continue to be intended to be low.

Strategic directions

TABLE 22: OTHER VILLAGES & SMALL COMMUNITIES (GROVE/CRABTREE/MOUNTAIN RIVER/LUCASTON) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.8.1 | Encourage infill development in Grove and investigate potential growth in area close to the Grove Store for increased future residential capacity and potential servicing delivery. | <p>Allow for some infill development within existing development boundaries subject to adequate methods of effluent disposal and environmental protection measures.</p> <p>Investigation Area located adjoining existing Low Density Residential area would require further detailed investigation to consider servicing potential and issues as well as protection of local agriculture.</p> <p>Any new area of zoning for residential development should be subject to development of a Specific Area Plan that provides for residential uses at appropriate densities and includes detailed development control to protect the character and heritage values of the town.</p> |

| | | |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 9.8.2 | Reduce potential for land use conflicts and adverse impacts on significant natural values throughout Grove, Crabtree, Mountain River & Lucaston. | Achieved through application of appropriate planning scheme provisions. |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

Source: SGS Economics & Planning, 2023

9.10 Other villages and small communities: hamlets and other small communities

Background

Other small communities include:

- Pelverata/Kaoota
 - Pelverata and Kaoota occupy land adjacent to Huonville, to the east, a small portion of which is in the Kingborough Council LGA. The two communities have a combined population of about 500 people, with a generally dispersed urban pattern along Pelverata Road.
- Woodstock/Upper Woodstock/Cradoc/Glaziers Bay/Lower Wattle Grove/Wattle Grove
 - These small communities form the border with the Huon River, on the western border of Cygnet. The combined population of the communities is about 800, with the majority in Cradoc, which lies opposite Franklin across the Huon River. The residential areas are mostly along the banks of the Huon River, with inland areas predominantly being farmland.
- Petcheys Bay/Lymington
 - Petcheys Bay and Lymington sit southwest of Cygnet, along the banks of the Huon River to their south, and Copper Alley Bay to the east (of Lymington). The two towns are separated by mountains and are predominantly covered by agricultural land. They have a combined population of about 600.
- Nicholls Rivulet/Gardners Bay
 - Nicholls Rivulet and Gardners Bay are adjacent to Cygnet's east, and border Kingborough Council LGA. The two communities have a combined population of about 700. The area they occupy is a channel of predominantly farmland between two conservation areas, with small residential clusters and a primary school along Nicholls Rivulet Road.
- Deep Bay/Ables Bay/Eggs & Bacon Bay/Randells Bay/Garden Island Creek/Garden Island/Charlotte Cove/Verona Sands
 - These communities occupy land at the meeting of the D'Entrecasteaux Channel and the Huon River, to the southeast of Cygnet. Abels Bay and Deep Bay precede Port Cygnet, while part of Garden Island Creek is in the Kingborough Council LGA. The area has a combined population of about 1,000, mainly connected to one another by the Channel Highway, which also links them to Cygnet and Huonville.
- Castle Forbes Bay/Cairns Bay/Waterloo/Surges Bay/Glendevie/Brooks Bay/Police Point/Surveyors Bay

- These villages lie along the Huon River between Port Huon and Dover, forming, with the above communities, the entrance to the Huon River from the D’Entrecasteaux Channel. The area has a combined population of about 800. They form small coastal communities along Esperance Coast Road between the towns Geeveston and Dover.
- Raminea/Strathblane
 - These two villages are part of a continuation of residential development from Dover, forming small communities along the Esperance River. They are small urban areas surrounded by forest, with a combined population of less than 200. They are surrounded by thick forest.
- Southport/ Hastings/Lune River/Ida Bay/South Port Lagoon/Recherche

This cluster of villages form the southernmost inhabited areas in the state, all with minor populations, of generally less than 50, other than Southport which has a population of about 150. The combined population of the whole area is about 270. This population fluctuates seasonally with many of the residences being holiday homes. The area is characterised by thick forest, with these villages forming small urban pockets generally around the water features of the region and connected by Lune River Road which becomes South Cape Road. The needs of each hamlet vary, but there may be opportunities for improving services where justified.

Strategic setting

The *Southern Tasmanian Regional Land Use Strategy* indicates a very low-growth profile for the other small communities of the Huon Valley, achieved through consolidation.

Strategic directions

TABLE 23: OTHER VILLAGES & SMALL COMMUNITIES (HAMLETS AND OTHER SMALL COMMUNITIES) STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Verona Sands | | |
| 9.9.1 | Recognise the character of the small communities and protect its environmental qualities and setting. | Consolidate the existing development pattern and only allow infill use and development on existing lots subject to consideration of environmental risks, including bushfire, storm surge, flooding or erosion damage, effluent disposal. |
| 9.9.2 | Minimise erosion on the dune systems by controlling pedestrian traffic, vegetation clearance and siting of structures. | Prohibit residential development on mobile landforms and only allow private pedestrian access to the beach via a few specific access ways. |
| Garden Island, Randalls Bay, Eggs and Bacon Bay, Abels Bay, Charlotte Cove, Rocky Bay, Deep Bay | | |
| 9.9.3 | Recognise the character of each area and protect its environmental qualities and setting. | Consolidate the existing development pattern and only allow infill use and development on existing lots subject to consideration of environmental risks, |

| # | Strategic direction | Implementation consideration |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | including storm surge, flooding or erosion damage, effluent disposal. |
| 9.9.4 | Protect native vegetation and other environmental qualities that contribute to local amenity within the communities and help to mitigate impact of coastal processes. | <p>Consolidate the existing development pattern and only allow infill use and development on existing lots subject to consideration of environmental risks, including bushfire, storm surge, flooding or erosion damage, and effluent disposal.</p> <p>Prohibit residential development on mobile landforms and discourage private pedestrian access to the foreshore.</p> <p>Prohibit development in areas subject to coastal erosion and inundation.</p> <p>Protect the environmental and landscape values of Echo Sugarloaf and other prominent hills and foreshores by preventing land clearance.</p> <p>Any significant development of Garden Island is only to be approved after matters of wastewater disposal, visual impact, onshore parking and transport needs are adequately addressed.</p> |
| Surveyors Bay, Roaring Beach and Little Roaring Beach | | |
| 9.9.5 | Recognise the character of these areas and protect their environmental qualities and setting. | Consolidate the existing development patterns and only allow infill use and development on existing lots subject to consideration of environmental risks, including bushfire, storm surge, flooding or erosion damage, effluent disposal. |
| 9.9.6 | Encourage the protection of beach, dune, lagoon and bushland areas by protecting the area from inappropriate development and promoting and encouraging the use of existing communal or public access. | <p>Prohibit residential development on mobile landforms and discourage private pedestrian access to the foreshore.</p> <p>Prohibit residential development on low-lying land subject to inundation.</p> <p>Public access to the coast should be enhanced.</p> |

Source: SGS Economics & Planning, 2023

10. Housing and growth

This chapter of the LUDS considers future trends in housing and seeks to provide strategies that consider sustainable growth options.

The structure of this chapter is as follows:

- An overview of the population and dwelling projections for the Huon Valley
- The demand that will be for social and affordable housing
- The difference between demand and supply, distilled into a future housing gap analysis
- A strategic approach for sustainable housing growth
- Specific directions and implementation considerations
- A set of strategy maps outlining areas to investigate for future housing development for towns.

10.1 Background

The Huon Valley has and is expected to continue to experience strong population growth, and with that, demand for housing. In recent years, the availability of affordable housing has deteriorated, and more people than ever are living in housing stress.

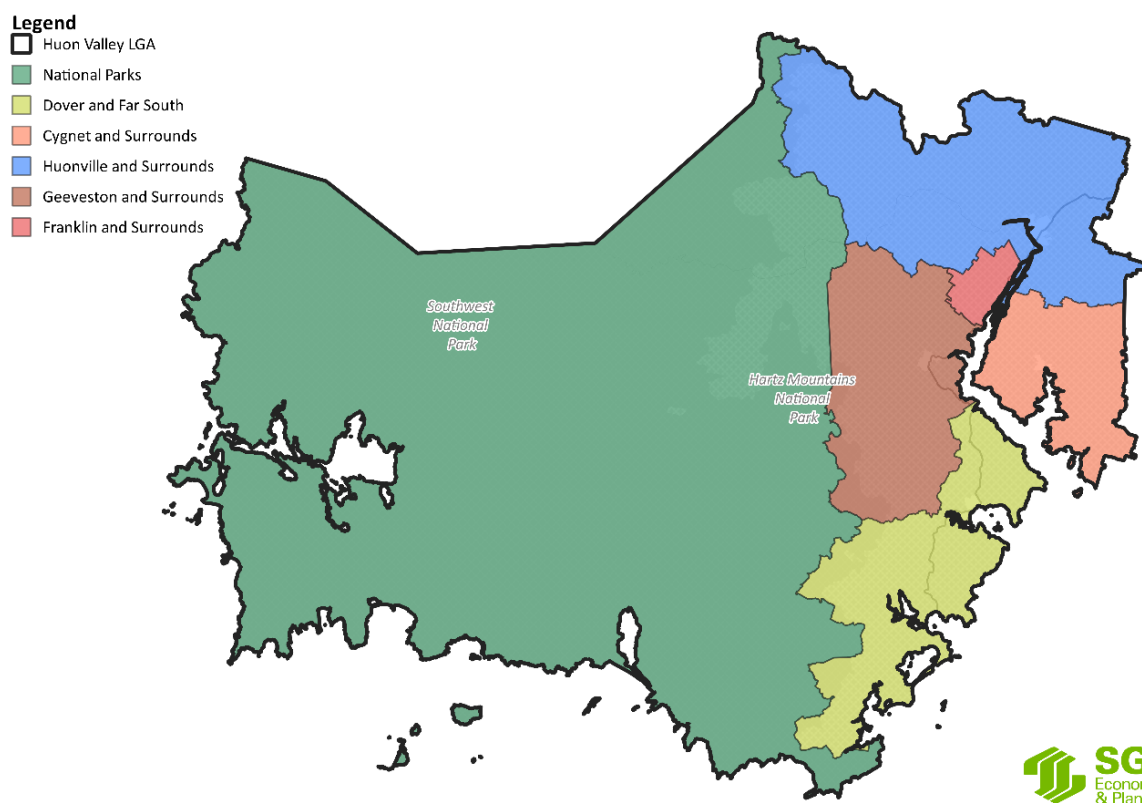
In 2021, the ABS estimated resident population for Huon Valley was 18,809. The estimated resident population is an adjustment to the numbers from the Census night, conducted by the ABS to account for those who missed the Census. Under the high-growth scenario, it is expected to grow to 23,479 by 2041, equating to an average annual growth rate of 1.12% over the 20 years considered. The population is ageing, and by 2042 people aged 65-74 years will be the biggest cohort. By 2041, it is projected that the proportion of people on very low incomes will rise to 3,126, a proportionally larger change than the population growth during the same time.

Up to 2,800 additional dwellings will be required by 2041. To accommodate this growth, there is a need for more residential land, and also, to use existing land more efficiently. Infill development is important to create communities with better access to amenities and services.

Huonville, and to some extent Cygnet, are the main population centres to accommodate future growth. Diverse and affordable housing will be needed close to jobs, services and transport. There is a need for more social and affordable housing, as well as housing solutions for older residents. This need is supported by the State which aims to deliver more social and affordable housing in Tasmania (10,000 by 2031).

Analysis of housing capacity on existing residential and future urban land shows the ability of the Huon Valley to accommodate the additional demand.

FIGURE 11: HUON VALLEY SUB-AREAS



Source: SGS Economics & Planning, 2023

The majority of additional housing capacity exists in the General Residential zone, suggesting that intensification of existing residential areas through infill development is clearly possible.

TABLE 24: HOUSING CAPACITY ACROSS THE HUON VALLEY, BY ZONE, 2021-2041

| | Environmental Living | General Residential | Low Density Residential | Rural Living | Rural Resource | Village Zone | Other (manual yield in General Residential) | Grand Total |
|-----------------------|----------------------|---------------------|-------------------------|--------------|----------------|--------------|---------------------------------------------|-------------|
| Cygnet & Surrounds | 4 | 226 | 70 | 18 | 14 | 62 | 84 | 478 |
| Dover & Far South | 2 | 118 | 244 | 33 | 33 | 126 | | 556 |
| Franklin & Surrounds | | | 23 | - | 11 | 169 | | 203 |
| Geeveston & Surrounds | | 242 | 78 | 16 | 24 | 150 | | 510 |
| Huonville & Surrounds | | 593 | 146 | 18 | 64 | 85 | 236 | 1,142 |

| | | | | | | | | |
|--------------------|----------|--------------|------------|-----------|------------|------------|------------|--------------|
| Grand Total | 6 | 1,179 | 561 | 85 | 146 | 592 | 320 | 2,889 |
|--------------------|----------|--------------|------------|-----------|------------|------------|------------|--------------|

Source: SGS Economics & Planning, 2022

The following table shows the difference between the demand for dwellings by 2042 and the capacity to accommodate them in each area, where negative numbers indicate a shortfall in capacity. The demand and capacity results show that there is a particular shortfall in Cygnet and Huonville when looking at the high-growth scenario (which is, in our view, the most likely). This means that future urban and potential future investigation areas for housing should be explored. More detail on this analysis is in Appendices C and D.

TABLE 25: CAPACITY/DEMAND BALANCE (DWELLING SHORTFALL VS SURPLUS) BY SUB-AREA

| | Maximum net yield | High-growth scenario | Medium-growth scenario | Low-growth scenario |
|--------------------------|--------------------------|-----------------------------|-------------------------------|----------------------------|
| Cygnet and Surrounds | 480 | -270 | -100 | 60 |
| Dover and Far South | 560 | 270 | 340 | 400 |
| Franklin and Surrounds | 200 | 20 | 60 | 100 |
| Geeveston and Surrounds | 510 | 310 | 360 | 400 |
| Huonville and Surrounds | 1,140 | -250 | 70 | 370 |
| Huon Valley total | 2,890 | 80 | 730 | 1,320 |

Source: SGS Economics & Planning, 2023

Summary of investigated areas

Areas for future development were investigated with a view to accommodate demand for housing and address the shortfall in land. Existing residential land should be developed as a priority, with additional land being rezoned over time.

The investigation areas were identified by ensuring they avoid exposure to natural hazards, are close to jobs, services and transport and are generally serviceable and suitable for development (considering slope, waterways, landslip, land use conflict).

The areas for future development (a total area of close to 200 ha) are expected to deliver a housing capacity of close to 1,500 dwellings. The table below shows a summary of investigation areas in this review, combined with all future urban areas. The merit of these investigation areas has been considered in the **Strategy maps** section.

TABLE 26: SUMMARY OF INVESTIGATED AREAS FOR ADDITIONAL FUTURE HOUSING DEVELOPMENT

| Investigation Area Name | Identified constraints? | Area (sqm) | Area (ha) | Net developable land | Net land area adjustment (ha) | Expected number of dwellings (15 dw/Ha) |
|--------------------------------|----------------------------|------------------|--------------|----------------------|-------------------------------|-----------------------------------------|
| Geeveston | None | 125,053 | 12.5 | 75% | 9 | 141 |
| Huonville West | Yes - agriculture | 113,785 | 11.4 | 33% | 4 | 56 |
| Huonville East | Yes - agriculture | 389,327 | 38.9 | 33% | 13 | 193 |
| Huonville South | Yes - topography | 214,087 | 21.4 | 33% | 7 | 106 |
| Franklin | Yes - topography | 15,984 | 1.6 | 33% | 1 | 8 |
| Cygnnet North | Yes - oval and agriculture | 93,482 | 9.3 | 33% | 3 | 46 |
| Cygnnet South | Yes - agriculture | 64,919 | 6.5 | 33% | 2 | 32 |
| Ranelagh | Yes- topography | 90,722 | 9.1 | 33% | 3 | 45 |
| All other future urban parcels | Assumed 50% net land | 864,241 | 86.4 | 50% | 43 | 648 |
| Total | - | 1,971,600 | 197.2 | - | 99 | 1,479 |

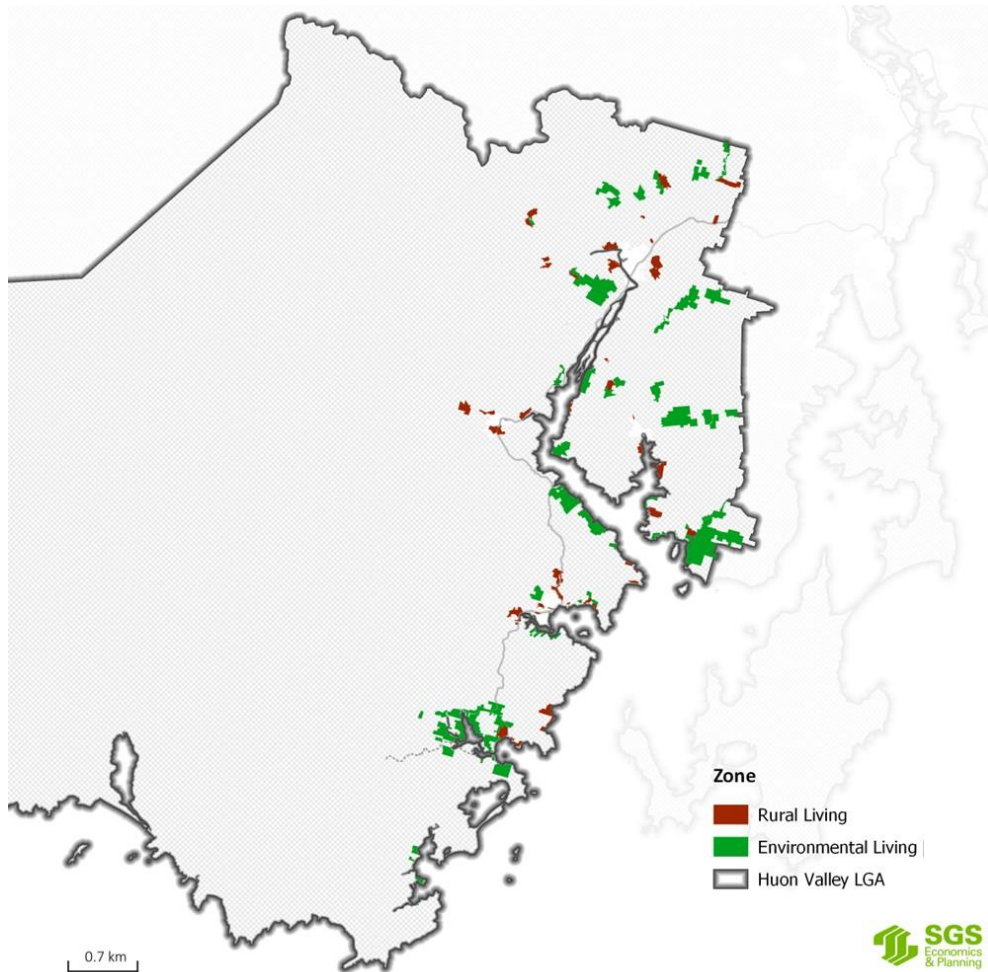
Source: SGS Economics & Planning

In terms of prioritisation, future urban parcels should be considered first before planning should take place in investigation areas. This will require consultation with a variety of stakeholders and actors including landowners and agencies. Forward planning will help to mitigate the issues associated with housing affordability pressures.

Rural Living

Clusters of Rural Living zone and Environmental Living zone are scattered across the Huon Valley. These offer lifestyle amenities to those seeking to live outside established towns and villages. These have been mapped in the figure below.

FIGURE 12: RURAL AND ENVIRONMENTAL LIVING ZONES



Source: SGS Economics & Planning, 2022

There are seven clusters of Rural Living zone that will be rezoned in the draft Local Planning Scheme. These are in:

- Franklin
- Grove
- Glaziers Bay
- Mountain River
- Southport/Hastings
- Judbury
- Dover

There are also six clusters of non-Rural Living zone land being rezoned to Rural Living zone in the draft Local Planning Scheme. These are in:

- Surges Bay
- Police Point / Brooks Bay
- Peverata
- Petchey's Bay / Wattle Grove
- Nicholls Rivulet
- Ida Bay

10.2 Summary: issues and opportunities

The Huon Valley has experienced higher than expected population growth, and growth is expected to remain strong. As a result, there is a need for more housing. This need can be met through infill development and making more land available in the identified investigation areas.

The two biggest towns – Huonville and Cygnet – are projected to have shortfalls in capacity to house their new residents over the next two decades under the high-growth scenario. Housing should be provided where there is available land, and good access to jobs, services and transport.

Higher density and infill development can be considered as solutions to local housing shortfalls, as long as they do not adversely affect neighbourhood character values and retain heritage value.

Housing affordability is under pressure, and there is a need to offer more affordable housing solutions. This encompasses more social and affordable housing, more medium density and infill development, better allowances for tiny houses, mixed use development and other innovative solutions, and more suitable housing for older people.

Opportunity areas should be explored, particularly in Huonville and Cygnet, where available land is likely insufficient to provide a sufficient pipeline of housing supply.

Strategic setting

This section discusses the relevant positions of the *Southern Tasmanian Regional Land Use Strategy* and Draft Tasmanian Planning Policies.

The Draft Tasmanian Planning Policies identify the following **objective** for growth:

- *To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.*

This includes a set of relevant **strategies**:

- *prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;*

- *prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;*
- *integrate with existing transport systems; and*
- *discourage the development of land that:*
 - *is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;*
 - *is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;*
 - *contains high environmental or landscape values;*
 - *is agricultural land, especially land within the more productive classes of agricultural capabilities; and*
 - *is used for extractive industries or identified as strategic resource areas and deposits.*

Growth is also encouraged in areas that are at the higher tiers of the community hierarchy.

Strategic directions

Housing needs and urban communities

- Focus short- to medium-term residential growth within areas of existing zoned and serviced towns, promoting infill and consolidation to maximise the utilisation and efficiency of existing infrastructure and community services.

Support opportunities for social and affordable housing, medium density and mixed-use development, tiny houses and other innovative residential solutions, as long as suitable and in line with the overall use and intent of the area.

Expansion of urban areas for provision of future areas for longer term supply of residential land should be explored in the investigation areas. Future growth is to be concentrated in Huonville and to some extent Cygnet.

- The smaller towns of Cygnet, Franklin, Geeveston and Dover should be able to accommodate a range of uses and forms of development, while retaining their character and amenity.
- Ensure that new residential development conforms to a high standard of environmental design to improve housing and streetscape resilience against the impacts of climate change.
- The minor coastal communities such as Southport, Verona Sands, Randalls Bay, Eggs and Bacon Bay, Garden Island Sands, Charlotte Cove, Abels Bay, Little Roaring Beach, Roaring Beach, Rocky Bay and Surveyors Bay have limited abilities to expand until issues of infrastructure provision and environmental management have been resolved. This will involve working with local residents to identify workable solutions.

Rural areas

A large proportion of rural lots are smaller than 10 ha (around 26%), and a significant proportion of dwellings are being approved outside existing towns and villages. This has implications for agricultural activities.

The protection of agricultural uses from fettering by any other non-agricultural use is to be given precedence over all other relevant planning matters.

Protection of natural values and avoidance of areas subject to significant natural hazards and risks are to be considered in the location of residential uses outside existing town and village boundaries.

While agricultural uses and landscape values take precedent, there is a need to identify areas for rural living opportunities that minimise detrimental impacts and are consistent with regional land-use strategies, including restricting the application of rural living zones to existing rural living communities.

New rural living opportunities must:

- Recognise existing rural living communities where the community is either substantial in size or adjoins a town or village and will not be required for town expansion or other purpose, or otherwise only provides only limited subdivision potential.
- Where it provides for the infill or consolidation of existing rural living communities, on land it shares common boundaries with but will not result in a significant increase of rural living land or conflict with other uses.
- Where it will not involve land identified as Significant Agricultural Land within the Southern Tasmania Regional Land Use Strategy.
- Where new roads would be possible require a structure plan to show how new development will be integrated with the established rural living area

Allow for increased densities within existing rural living areas to allow 1 dwelling per hectare where natural values and other conditions allow.

TABLE 27: HOUSING AND GROWTH STRATEGIC DIRECTIONS

| # | Strategic direction | Implementation consideration |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing needs | | |
| 10.1 | Prioritise short- to medium-term housing growth, specifically for owner-occupied and long-term rental dwellings, within the serviced towns on already zoned and serviced land. | Use General Residential, and only where necessary, Low Density Residential zoning. Encourage urban density at subdivision and at development stages, consistent with the provision of the General Residential Zone where not constrained by heritage or natural values and hazards. |

| # | Strategic direction | Implementation consideration |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Limit expansion of existing unserviced areas subject to environmental constraints and community considerations. |
| 10.2 | Plan for medium- to long-term expansion of supply of residential land focusing on Huonville, Cygnet and Geeveston, and to a lesser extent Franklin and Dover through identification of investigation areas. | Use Specific Purpose – Future Urban zone to identify future growth areas. |
| 10.3 | Promote opportunities for the provision of housing diversity within the identified serviced towns and villages, including social housing and retirement living opportunities. | Undertake a strategic assessment to identify future sites that would provide appropriate locations and availability of land for social housing and retirement living. Implement the Huon Valley Retirement Living Strategy. |
| 10.4 | Ensure that new development responds to existing development and successfully integrates into the existing development pattern. | Assessment of heritage and town character will be required to identify where additional heritage site areas or landscapes may require protection through application of the Heritage Code of a Specific Area Plan, such as currently provided for in Franklin. |
| Living in rural areas | | |
| 10.5 | In rural areas residential uses are secondary to protection of quality and significant agricultural land and activities and natural values and processes. | Through application of the planning scheme controls that relate to non-urban zones. |
| 10.6 | Identify existing areas in the Rural Living Zone that may provide opportunity for greater density. | Subject to further detailed investigation consistent with regional land use strategy policies and community consultation. |
| 10.7 | Identify existing rural living areas not already specifically zoned, for potential rezoning to reflect existing use and development. | Subject to further detailed investigation, including the provision of service infrastructure, and community consultation. |

Source: SGS Economics & Planning

Strategy maps

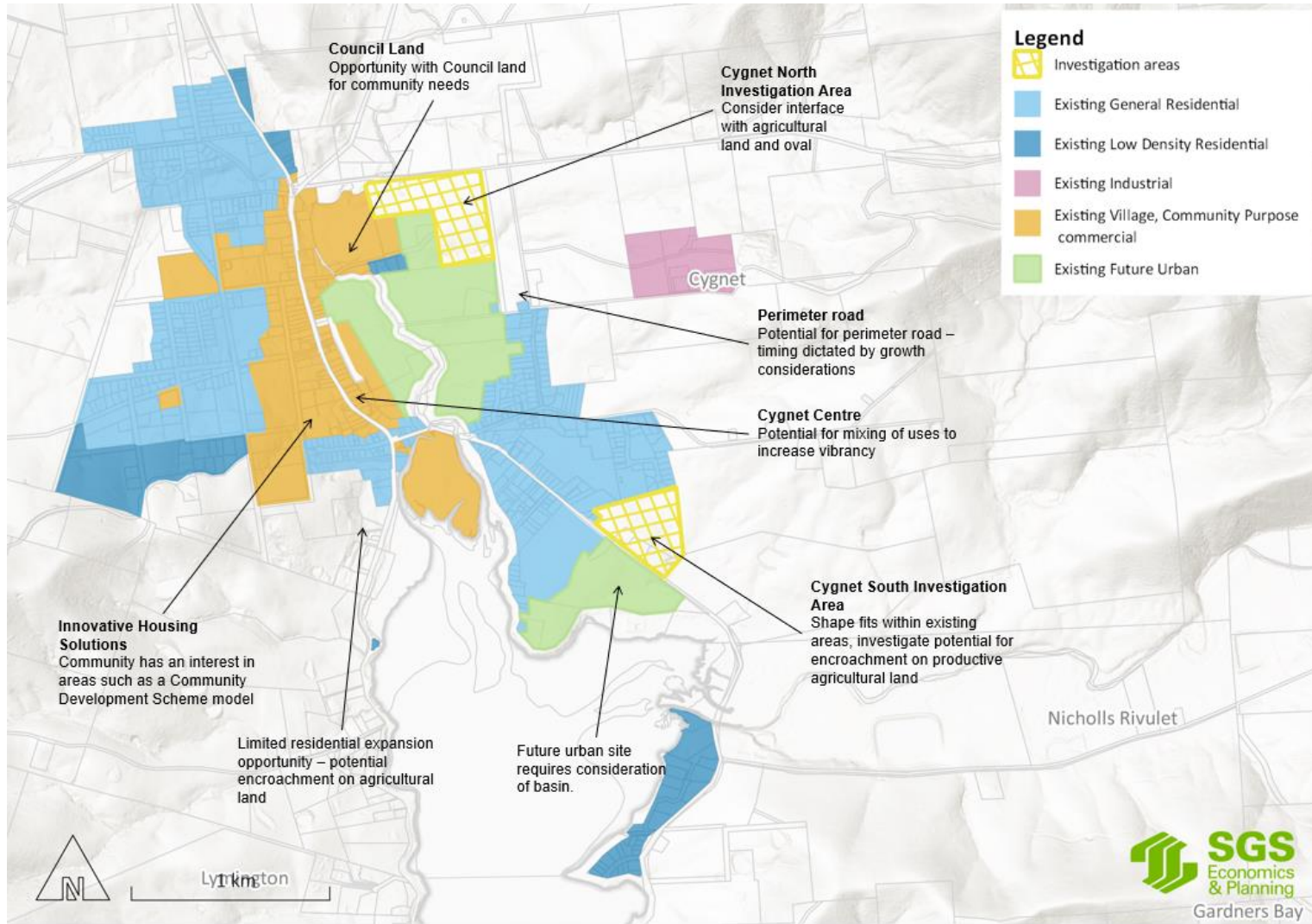
The maps provide a visual summary of opportunities and considerations for major communities. They span issues on housing, transport and infrastructure.

The following strategy maps have been produced:

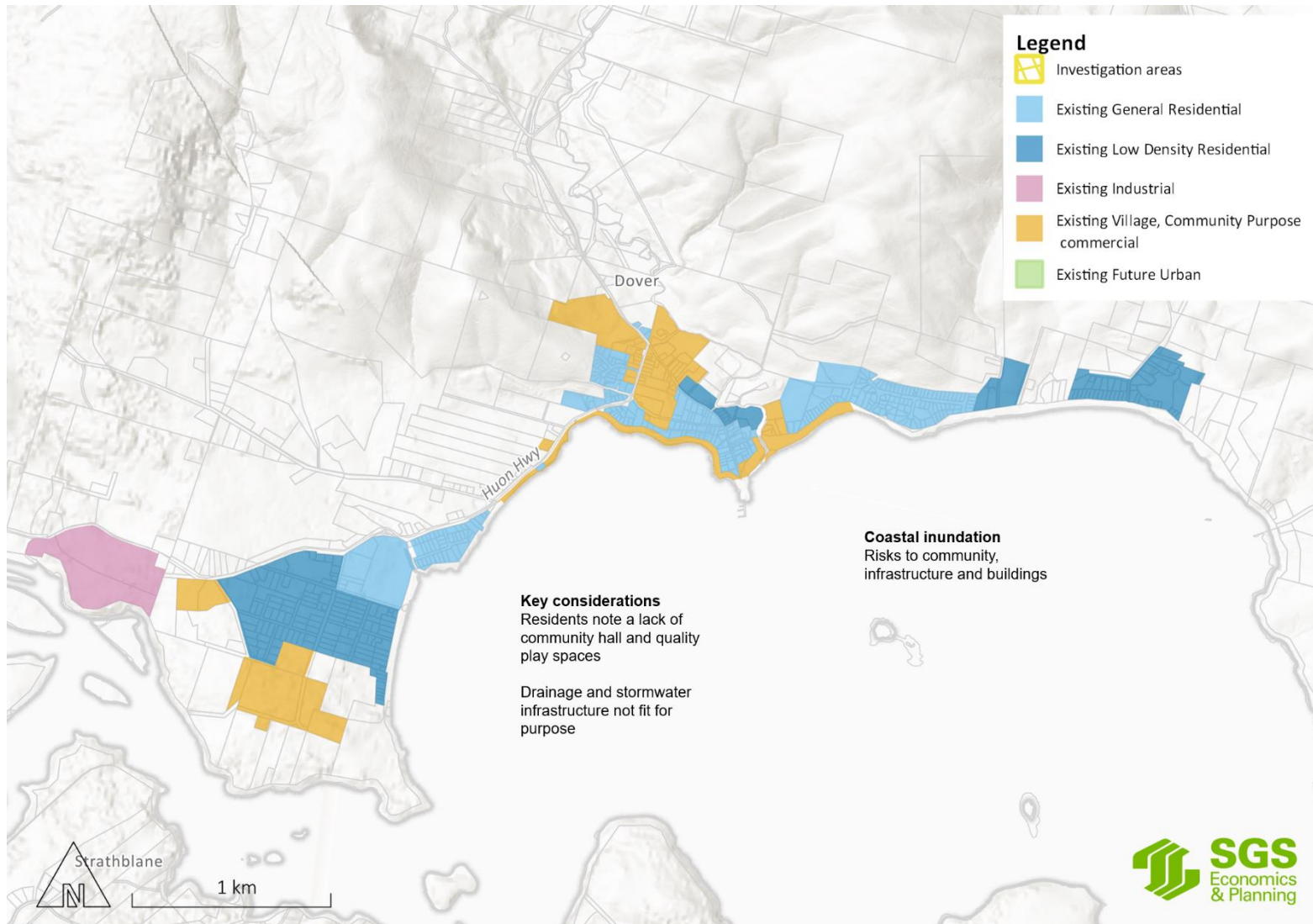
- Cygnet
- Dover
- Franklin
- Geeveston + Port Huon
 - While these are two separate towns with different identities and some different needs, they are interrelated due to their proximity and reliance on services. It is important to consider them together to address growth, development and servicing in an integrated manner.
- Huonville / Ranelagh
 - As above, and again due to their proximity, while being two separate towns, Ranelagh is reliant on many of the same services and infrastructure as Huonville. Residential expansion in either town will impact demand for these services and related infrastructure.

The maps are a spatial collection of the key points considered in the preceding chapters. Areas in pink are 'opportunity areas' considered for future housing development.

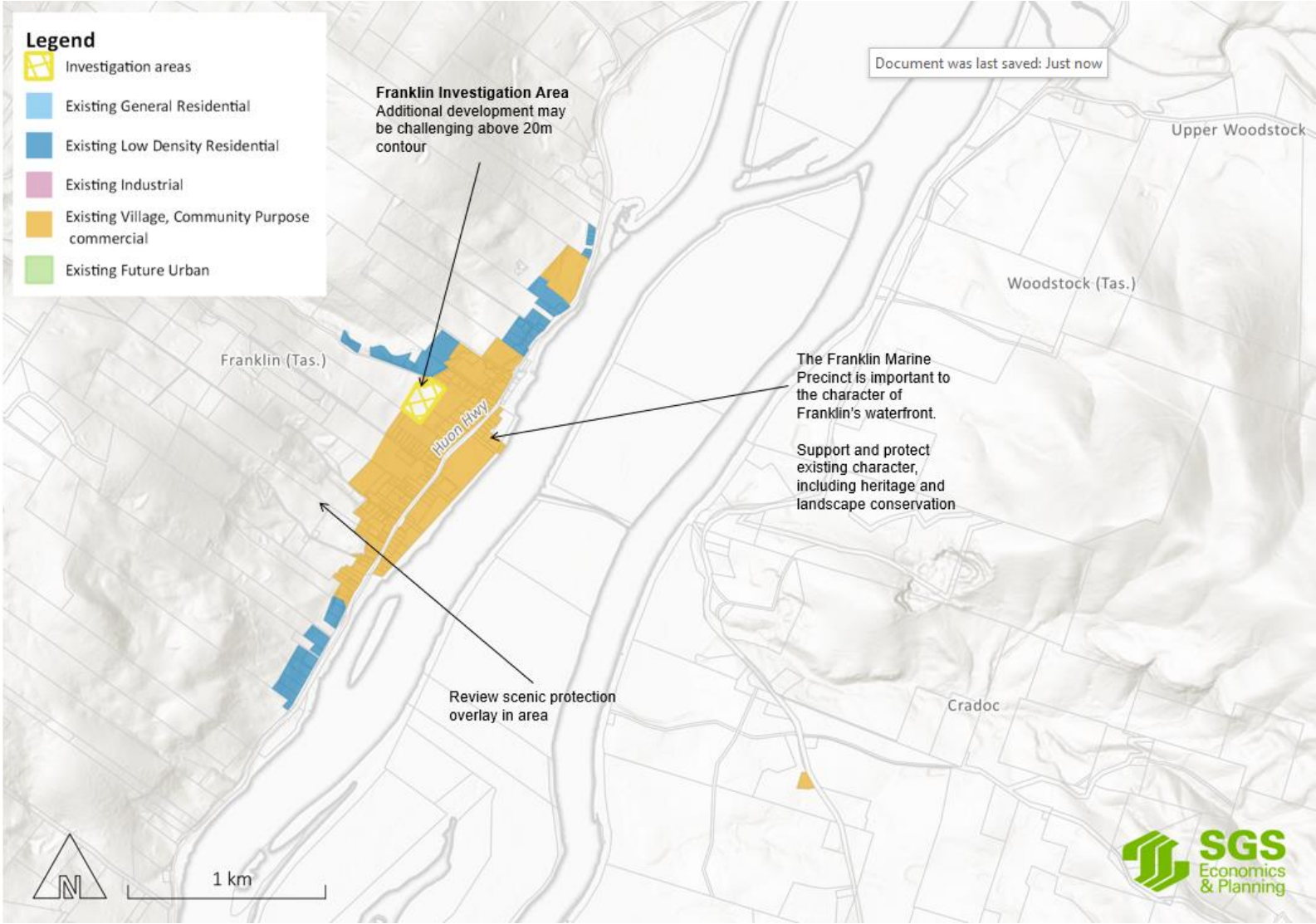
10.3 Cygnet



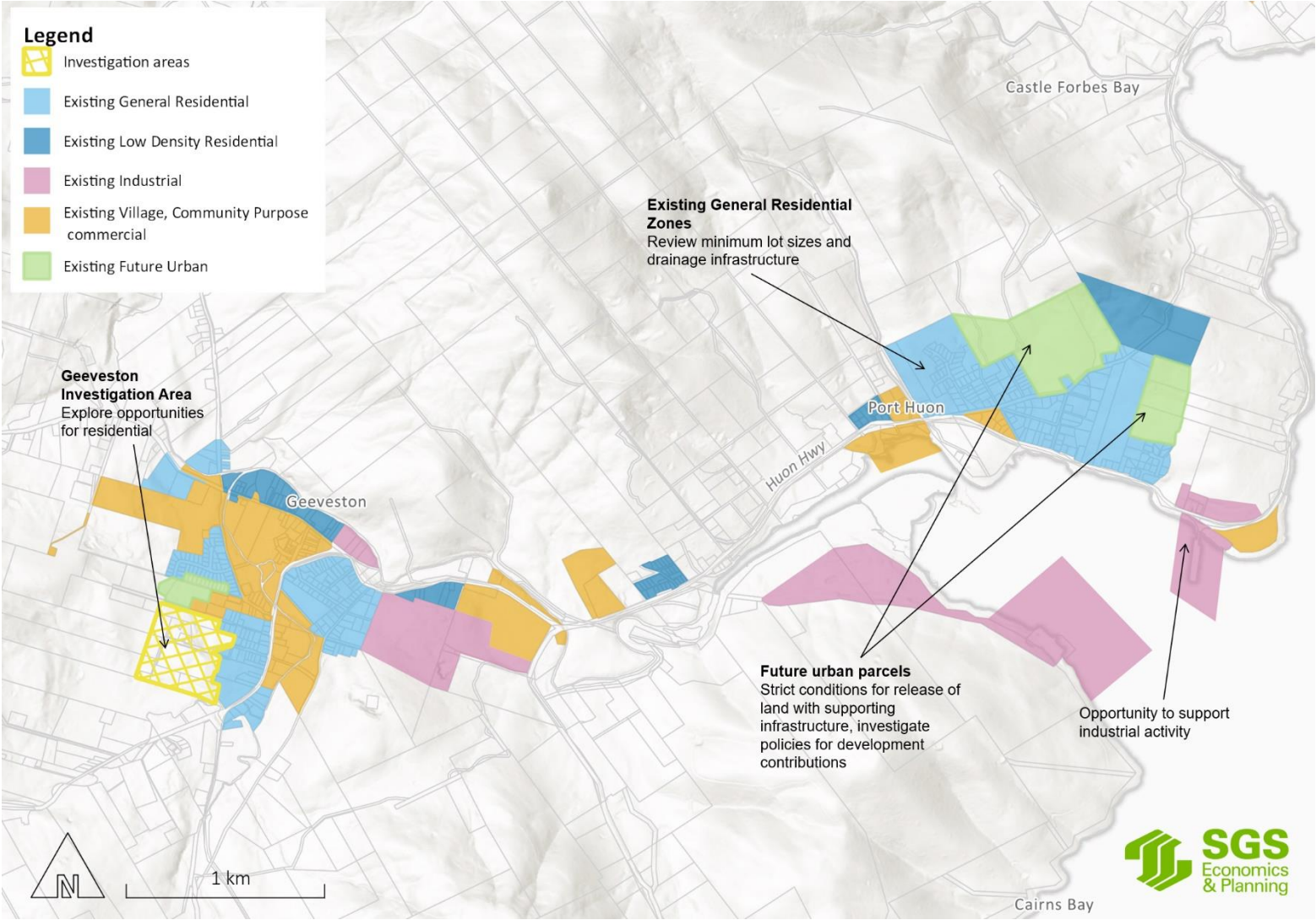
10.4 Dover



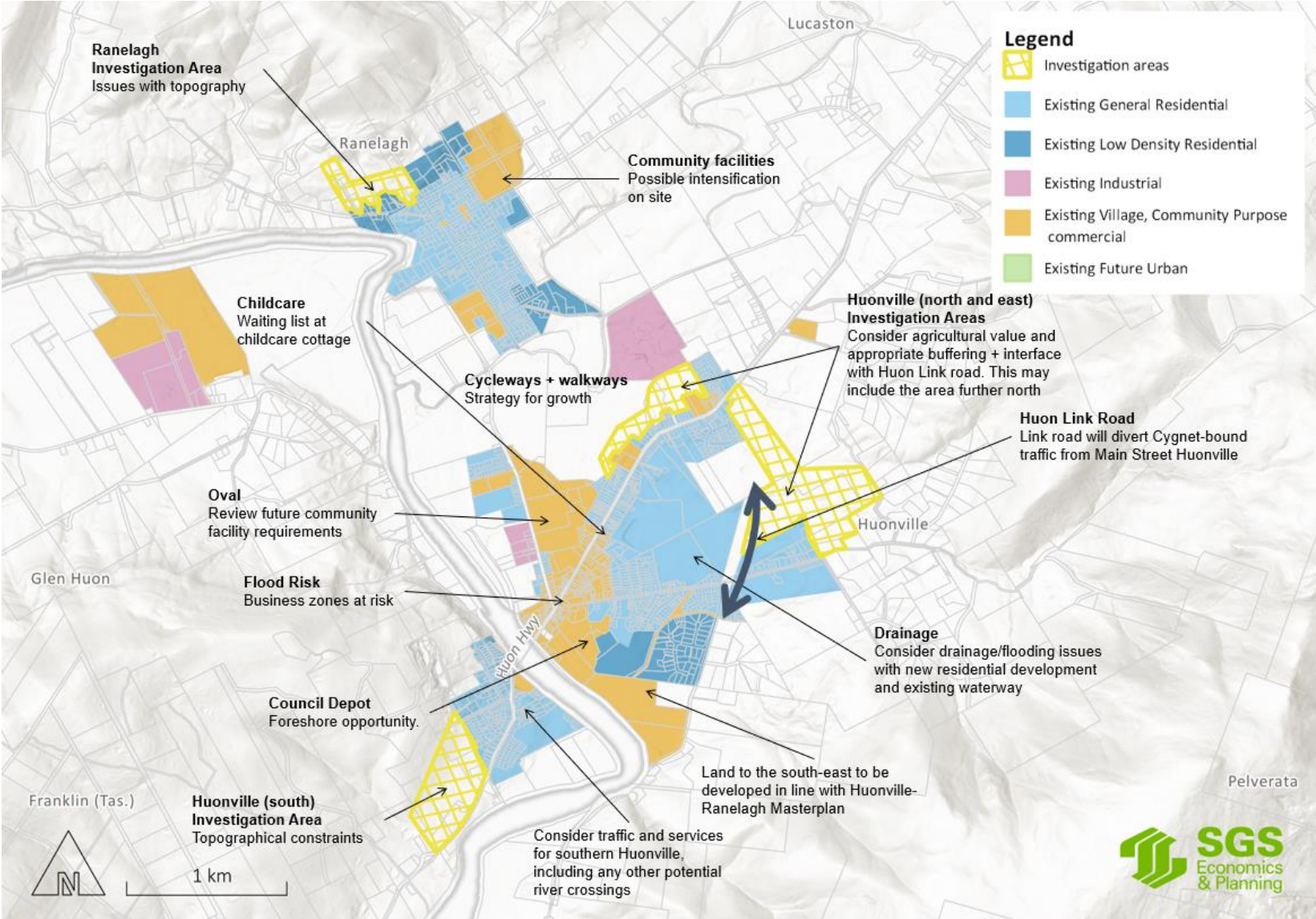
10.5 Franklin



10.6 Geeveston + Port Huon



10.7 Huonville / Ranelagh

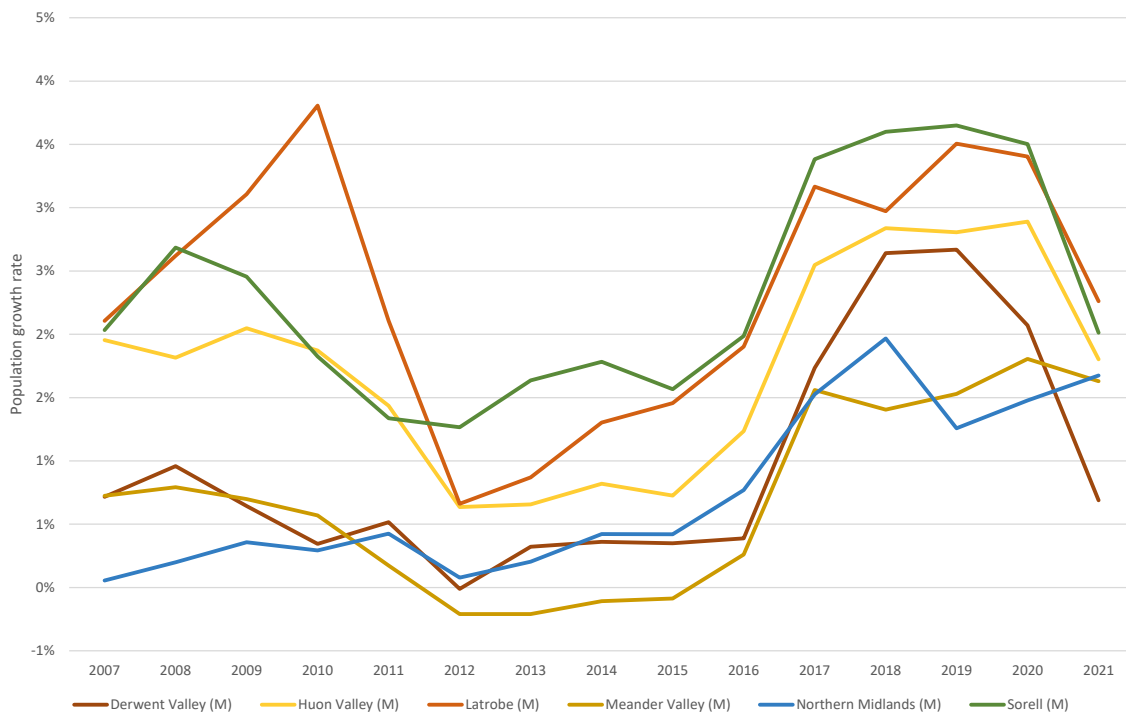


Appendix A: Huon Valley profile, trends and planning context

Demographic and household profile

The Department of Premier and Cabinet (DPAC) Tasmania defines the Huon Valley as a Rural Agricultural Very Large council, as a classification of how urbanised it is. The other councils shown in Figure 13 are also categorised as such, and have generally experienced similarly high population growth, especially in the last five years.

FIGURE 13: SIMILAR COUNCIL POPULATION GROWTH PATTERNS, 2007 - 2021



Source: ABS estimated resident populations

Households

There were just shy of 7,000 households in the Huon Valley as of the 2021 Census. Slightly over half of these were couples, a share that has decreased over the past 10 years. The main driver of this decrease has been the decline of couple family with children households, while couple family with no children households have remained steady over the same time period. This has aligned with an ageing of the Huon Valley population, which loses many young people to Hobart or the mainland. Tasmania (2021

numbers shown in Table 28) as a whole has fewer couple households proportionally, while lone person households make up a larger proportion of the community.

TABLE 28: HOUSEHOLD COMPOSITION OF HUON VALLEY, 2011 - 2021

| | Couple family with no children | Couple family with children | One parent family | Other family | Lone person households | Group households | Other households |
|----------|--------------------------------|-----------------------------|-------------------|--------------|------------------------|------------------|------------------|
| 2011 | 31.7% | 28.2% | 10.2% | 0.7% | 23.9% | 2.4% | 2.9% |
| 2016 | 31.3% | 25% | 9.1% | 0.7% | 25.3% | 2.5% | 6.3% |
| 2021 | 31.8% | 24.8% | 9.8% | 0.8% | 24.5% | 2.2% | 6.2% |
| Tasmania | 28.3% | 24% | 11.1% | 0.9% | 27.6% | 3.2% | 4.8% |

Source: ABS Census, 2011-21

The average household size is 2.4 people, the same as Tasmania.

The proportion of dwellings owned outright or with a mortgage has been increasing over time, from 78.5% in 2016, to 81.8% in 2021, while the number of people renting in the Huon Valley has decreased, and thus so has the proportion, from 18% to 15.6% over the same time period. The median weekly household income in Huon Valley in 2021 was \$1,227, which is lower than the Tasmanian median of \$1,358, and well below the national median of \$1,746.

Dwelling distribution

The Huon Valley has over 8,700 dwellings, with most development concentrated in the major towns of Huonville/Ranelagh, Cygnet, Dover and Geeveston/Port Huon. The most common dwelling type is detached dwellings, making up 95.8% of all houses, while medium and high-density dwellings have been very minor contributors to 's relatively homogenous housing profile. Despite the region's growing population, this proportion of separate houses has increased from 94% in 2006. More minor communities such as Glen Huon/Judbury, Grove and Southport also have a low-density housing profile, with similar dominance of detached houses that are sparsely populated throughout the townships. Other smaller rural communities are generally relatively close to a town on which they rely for services.

TABLE 29: HUON VALLEY'S HOUSING PROFILE, 2021

| Dwelling type | Separate house | Medium density | Caravans, cabin, houseboat | Other | Total |
|----------------------|----------------|----------------|----------------------------|-------|-------|
| Number of dwellings | 8,350 | 166 | 163 | 33 | 8,712 |
| % of total dwellings | 95.8% | 1.9% | 1.9% | 0.4% | 100% |

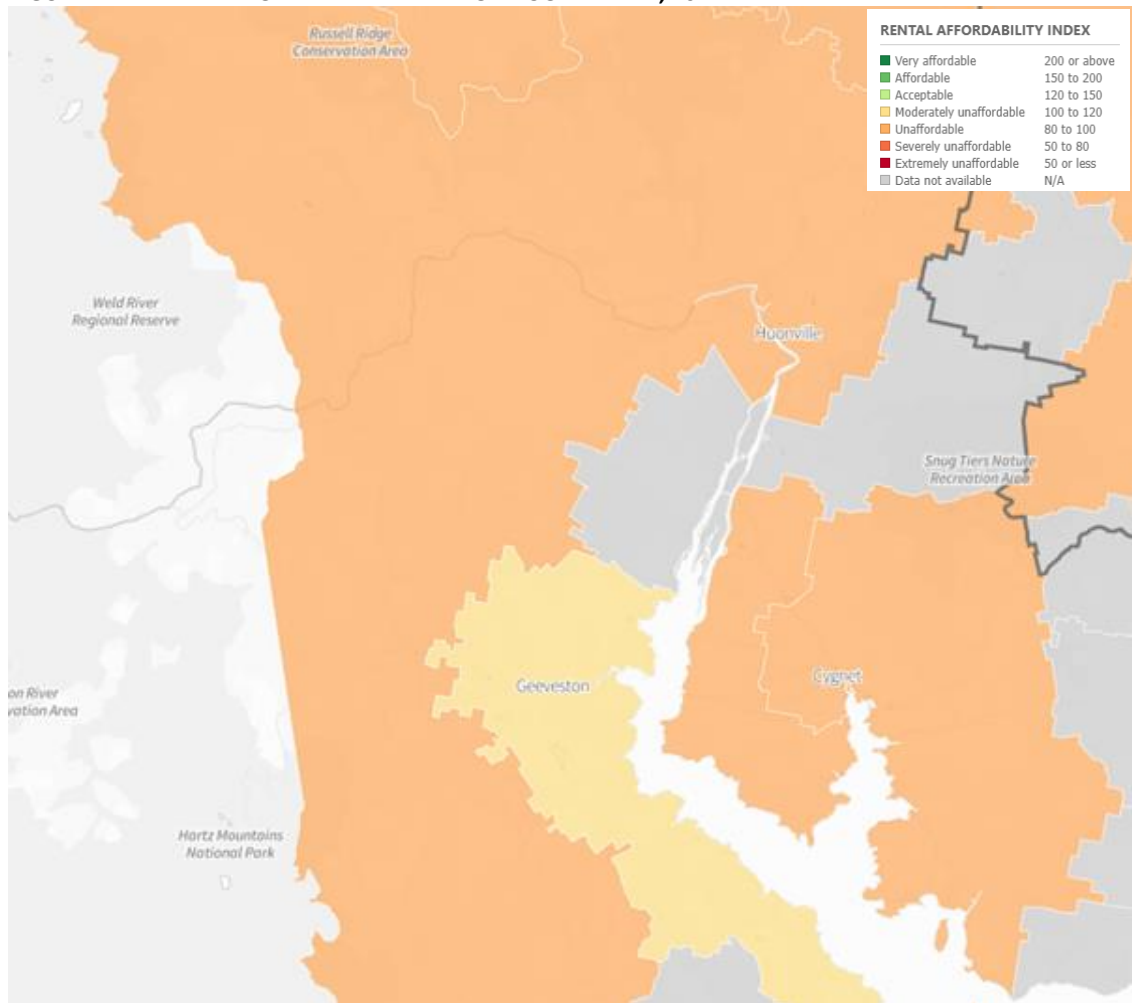
Source: ABS Census, 2021

There is a relatively low proportion of renters in the Huon Valley, 15.6% of households, compared to 26.4% statewide, and 30.6% across Australia. This aligns with the significance of homeowners in the municipal area, and yet despite this, there is a rental market failure in the Huon Valley. SGS' Rental

Affordability Index for 2022 places most of the Huon Valley in the Moderately Unaffordable to Unaffordable ranges, indicating that the average household would be required to spend about a third of their income on rent, above the threshold for rental stress.

A key driver of the decline in rental affordability is low vacancy rates, a feature of the Huon Valley rental market where most townships range from between 0.2% to 0.6%.¹² The Real Estate Institute of Australia (REIA) prescribes a healthy benchmark of 3% and identifies short-term rental accommodation as a significant factor in the decline in vacancy rates, and therefore affordability. Inside Airbnb estimates that there are 113 short-term rental dwellings in the Huon Valley out of a total of 435 dwellings that make up the entire private rental stock.

FIGURE 14: RENTAL AFFORDABILITY INDEX FOR HUON VALLEY, 2022



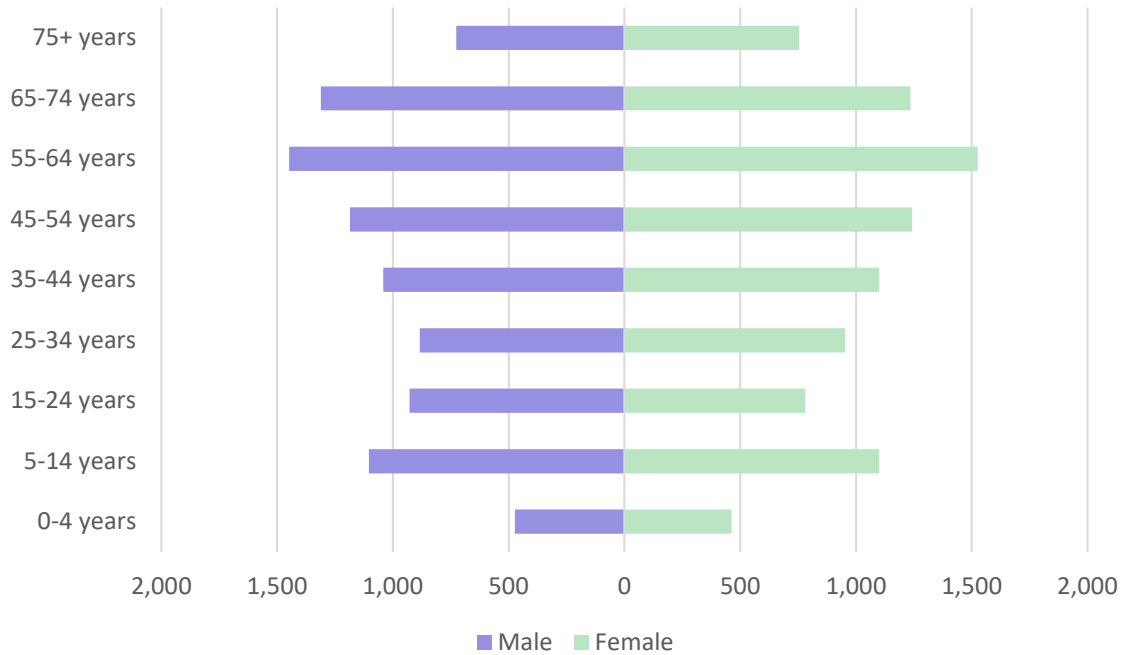
Source: SGS Rental Affordability

¹² Real Estate Investar (2022)

Age profile

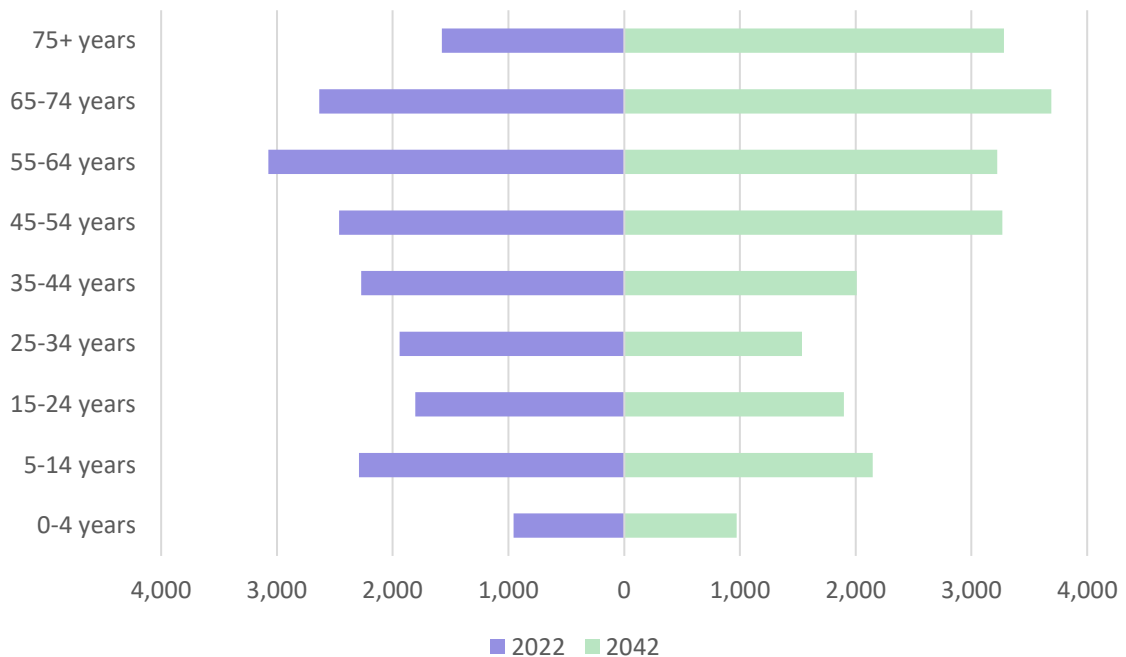
Huon Valley has experienced strong population growth over the last decade. As Figure 15 shows, the most prominent age bracket is currently the 55-64 group. However, Figure 16 shows that over the next 20 years, the 65-74 will become the most populous age bracket, as the population ages.

FIGURE 15: AGE BREAKDOWN OF HUON VALLEY, 2021



Source: ABS Census data, 2021

FIGURE 16: HUON VALLEY AGE BREAKDOWN, 2022 - 2042



Source: Department of Treasury and Finance Tasmania, 2022

Huon Valley's population has begun ageing rapidly, with its median age increasing from 42 in 2011 to 46 in 2021.¹³ For comparison, Tasmania's median age in 2021 was 42, and nationally the median age is 38. Figure 16 indicates that this trend will continue over the next two decades as well. The Huon Valley is an attractive municipal area for retirement age people, and the projected growth in population is shouldered by the 45 years and over demographics. In 2021, 22% of Huon Valley residents were of retirement age, while in 2042, this figure is projected to be 32%. This will affect the labour market in the Huon Valley, with proportionally fewer residents of working age, that is, pre-retirement in the future, while also needing to meet the demands of a growing sector of elder care, either in aged care facilities or medical demands.

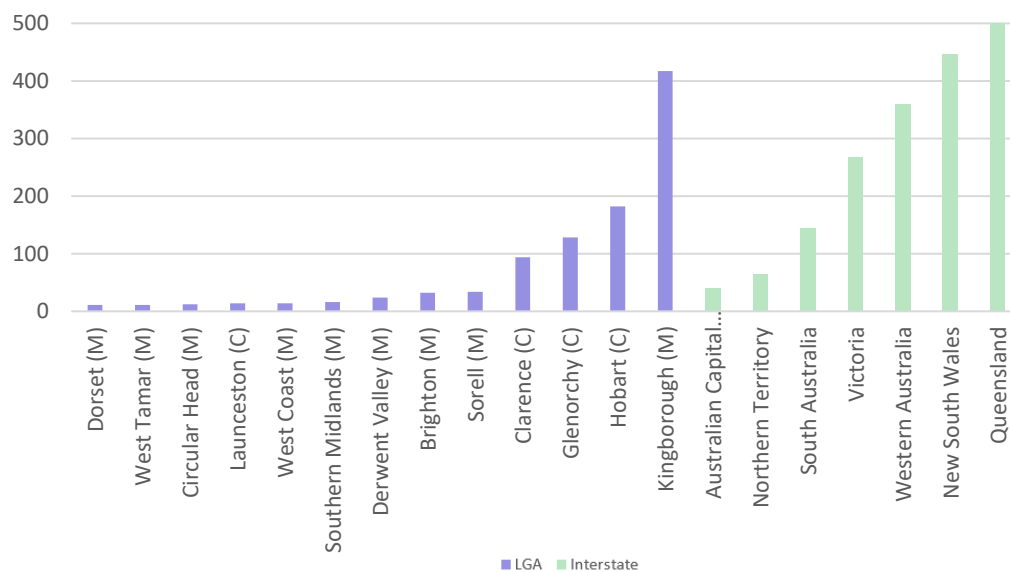
The continuation of this trend is not guaranteed, however, and as continues to grow, young families may be attracted to the region, while older residents may be enticed to move to Hobart for greater access to medical services. While this may have been observed as an emerging trend in recent years, it remains to be seen whether this extends beyond the changing migration patterns caused by the COVID-19 pandemic.

Migration

ABS data documenting a person's residence across censuses shows that over 3,000 people moved to the Huon Valley between 2016 and 2021. Of those, 1,110 moved from other LGAs within Tasmania, while a further 1,824 moved from other states in Australia. A further 275 people from overseas migrated to Huon Valley as well. Figure 17 shows that the largest number of people who have moved to the Huon Valley in the last five years originated from Queensland. Within Tasmania, subsumed the most residents from the Kingborough Council area. Given the Huon Valley's proximity to Hobart, it is unsurprising that the four other Greater Hobart councils had the largest numbers of emigration to the Huon Valley.

¹³ ABS Census

FIGURE 17: MIGRATION TO HUON VALLEY SINCE 2016 FROM WITHIN TASMANIA AND INTERSTATE



Source: ABS Census data, 2021

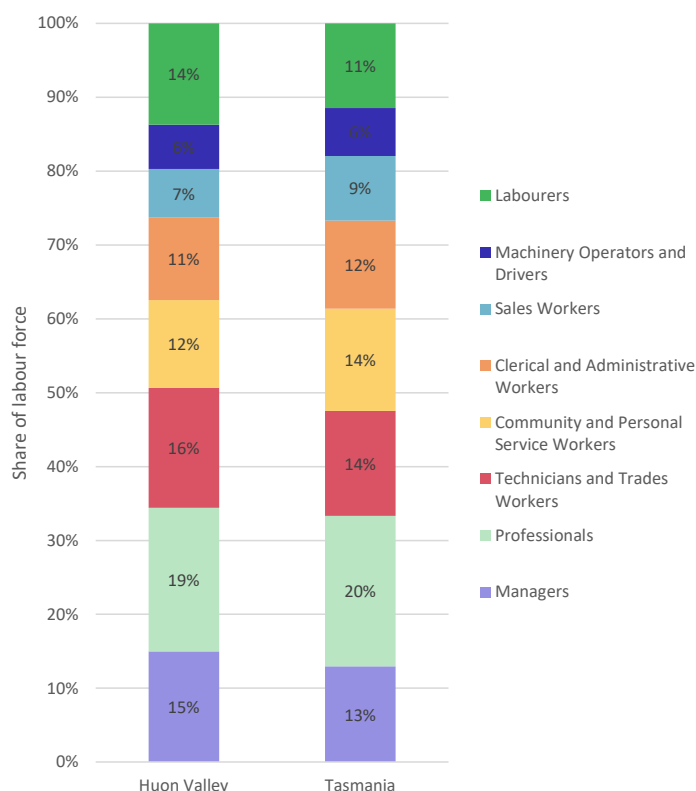
At the 2021 Census, 63.6% of Huon Valley residents registered that both their parents were born in Australia. This is compared to 66.6% for Tasmania, and 45.9% for the nation as a whole.

Work and education

According to the 2021 Census, the labour force participation rate in the Huon Valley is 53.5%, lower than the 58.2% for Tasmania and 61.1% for the nation. This correlates to a labour force of 8,090 people, 5.4% of whom are unemployed. Among the 7,655 persons aged 15 and over, 51% work full-time and 41% work part-time. The working hours for the remaining 8% are unstated. The prominence of retirees in the municipal area, as well as the increase in the median age of residents, are likely contributors to the lack of participation.

A key feature of Huon Valley’s employment profile is its proximity to Hobart, and many working residents commute to the capital for work while living in one of the LGA’s communities. In the Huon Valley, 19% of employed people are professionals, which is the largest share of the labour force, as shown in Figure 18. The numbers for are broadly similar to Tasmania as a whole.

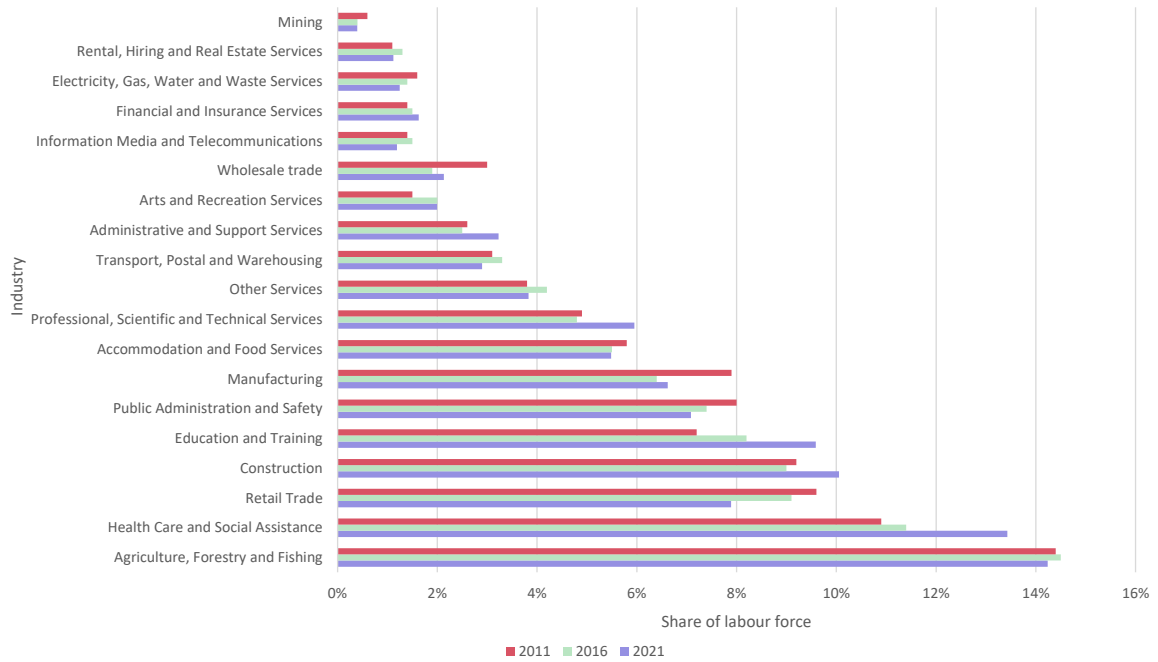
FIGURE 18: HUON VALLEY OCCUPATION PROFILE, 2021



Source: ABS Census, 2021

Like much of the state, and indeed the nation, the Huon Valley’s economy is somewhat shifting towards service provision. The share of the labour force employed in Agriculture, Forestry and Fishing and Manufacturing – two of the region’s largest traditional industries – has shrunk from 2011 to 2021, while Health Care & Social Assistance as well as Education & Training have both increased their shares of the labour force. Nevertheless, the region’s natural resources underpin its economic structure. Agriculture, Forestry and Fishing has been not only the region’s most productive industry, but also its largest employer, making up 14.2% of the labour force in 2021. Health Care and Social Assistance has grown its share of labour force from 10.9% in 2011 to 13.4% in 2021, reflecting the changing needs of the population. These two industries account for over a quarter of the labour force in the Huon Valley, while Construction has overtaken Retail Trade to become the third largest employing industry. The labour force grew significantly, from 6,380 employed persons in 2016 to 7,649 in 2021, a 19.9% expansion in the time that the population grew by 12.7%.

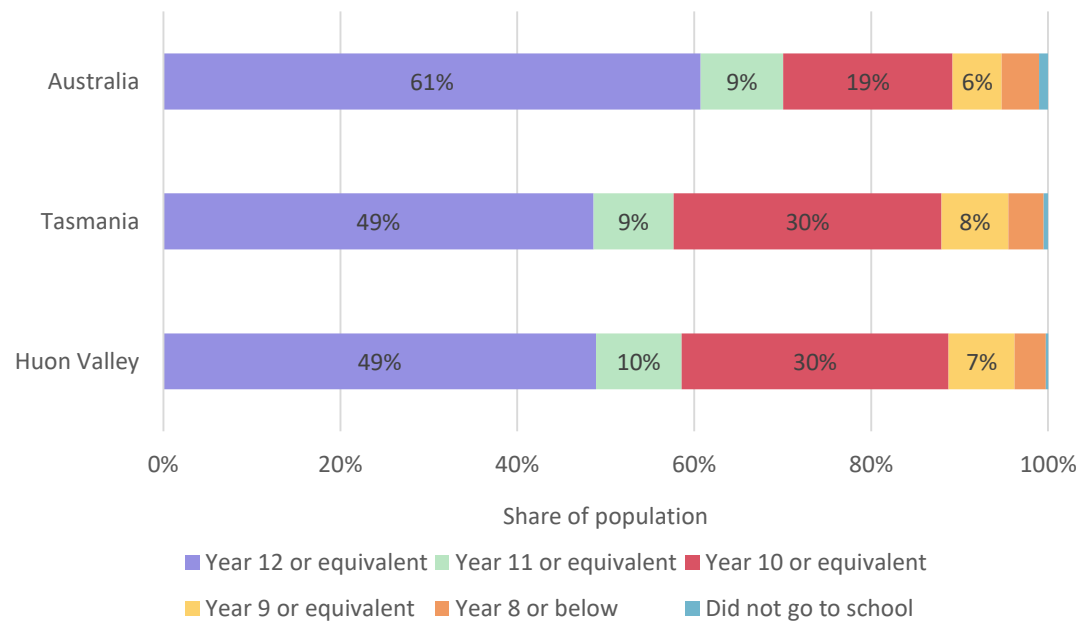
FIGURE 19: INDUSTRY SHARE OF LABOUR FORCE IN HUON VALLEY, 2011 - 2021



Source: ABS Census data, 2011-21

Tasmania tends to have lower educational attainment than mainland Australian states, with fewer than half of residents having completed year 12 or equivalent studies in 2021. Educational attainment in the Huon Valley is largely similar, where 12% fewer people have completed year 12 than the country as a whole. University degree attainment is also similar in Huon Valley (23%) to Tasmania (24.6%).

FIGURE 20: HIGHEST YEAR OF SCHOOL COMPLETED IN HUON VALLEY, TASMANIA AND AUSTRALIA, 2021

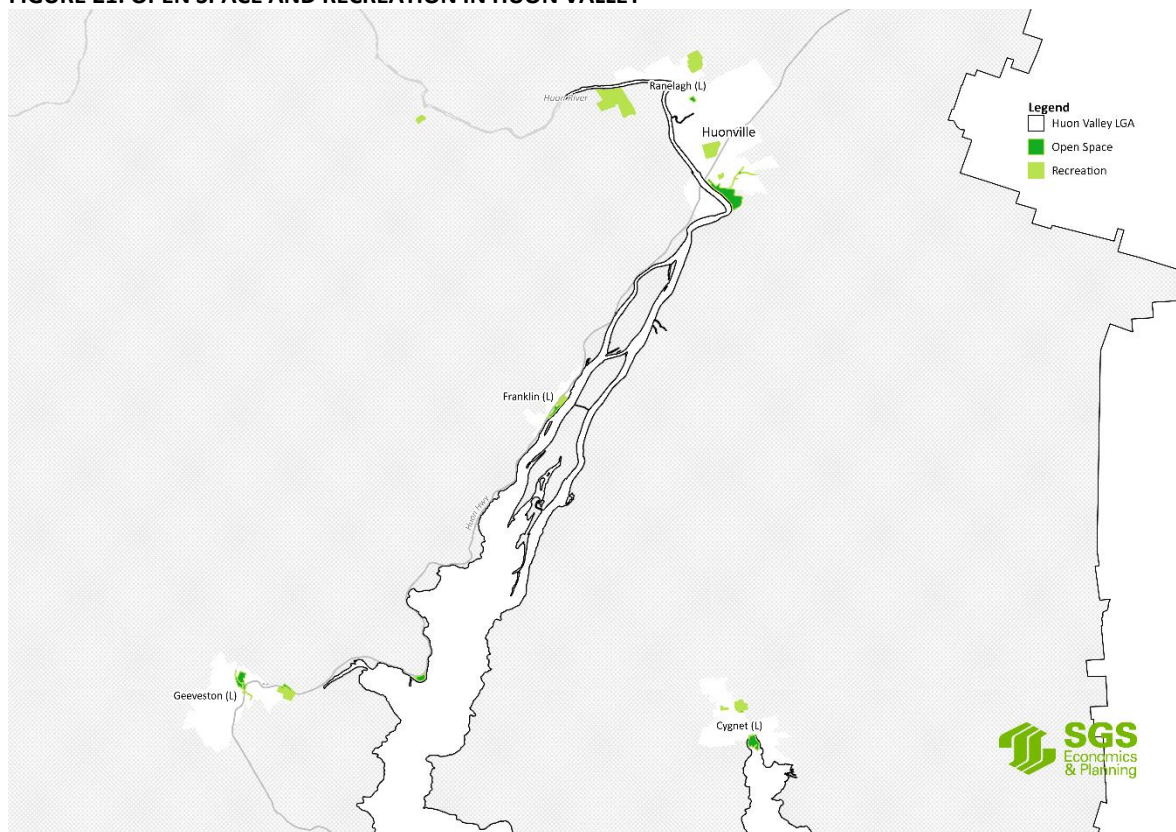


Source: ABS Census, 2021

Open space and recreation

A key asset to liveability is public open space. The industry benchmark for open space varies, but it is generally about 30 sqm per capita. While the Huon Valley has access to a large component of conservation land, access to public open space that is high quality and accessible is critical for maintaining wellbeing. The Huon Valley has vast areas of land in its western half zoned for Environmental Management, which cover the national parks in the municipal area. Its population centres like Huonville, Ranelagh and Cygnet are predominantly residential and agricultural and have a parcel of land zoned as open space (Figure 21, dark green). Other sections are zoned for recreation (light green) and community purpose. While is endowed with significant natural resources, particularly in the form of national parks, population growth will likely continue to cluster in established towns which will need to maintain accessible open space provision to the larger populations they support.

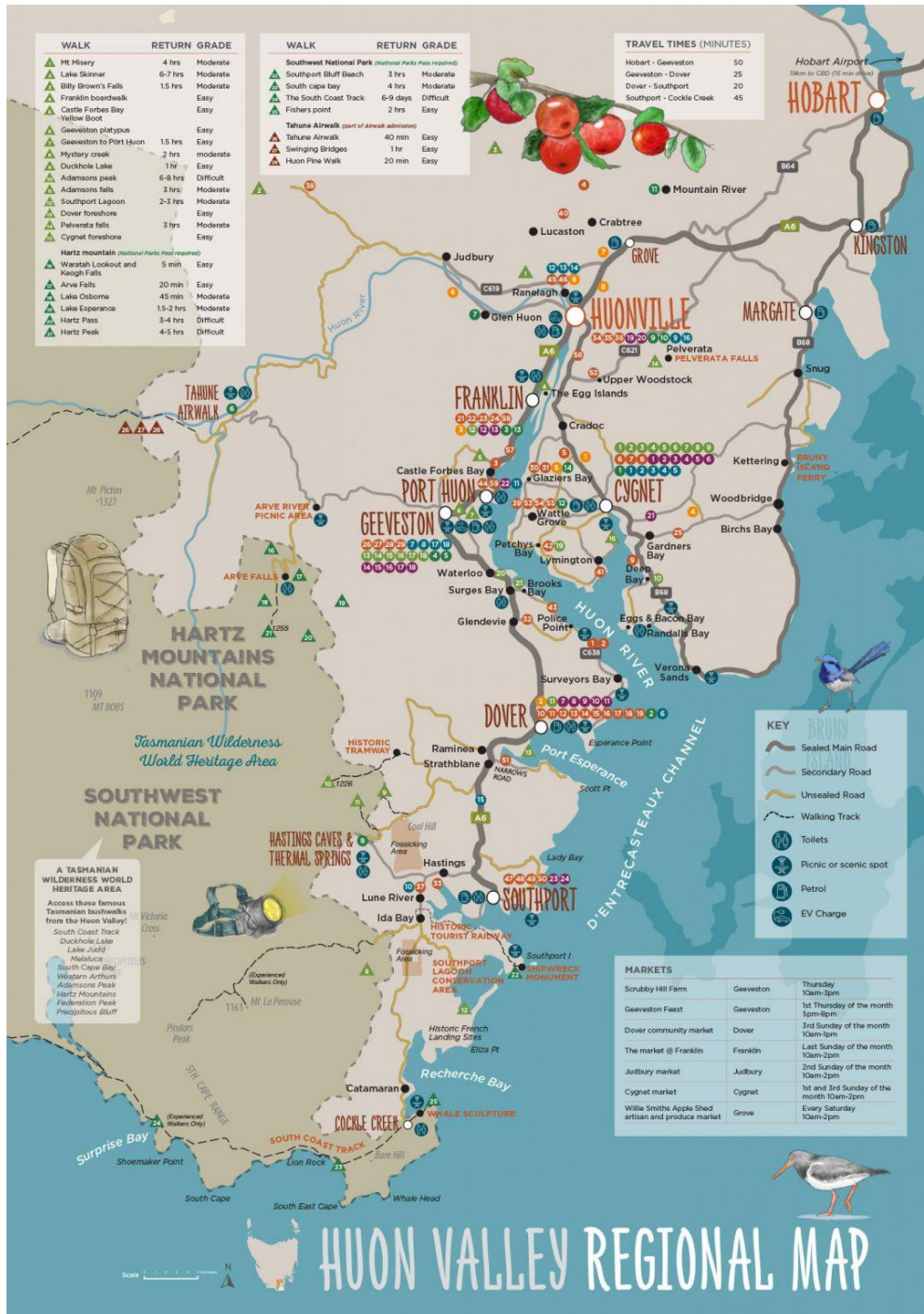
FIGURE 21: OPEN SPACE AND RECREATION IN HUON VALLEY



Source: Tasmanian Interim Planning scheme; theLIST

Walking tracks, national parks and scenic spots are shown in Figure 22 from the Council website.

FIGURE 22: HUON VALLEY ACTIVE TRANSPORT AND OPEN SPACE MAP



Source: Huon Valley Council

Summary of macrotrends

Population changes and distribution

Tasmania's population is forecast to reach 646,000 by 2022-33, primarily driven by net overseas migration.¹⁴ However, the growth at the aggregated state level does not necessarily reflect the true situation at the LGA level. More than half of the state's 29 LGAs are projected to experience a decline in population by 2042.

This uneven scale of population growth between and within regions will have implications for the implementation and prioritisation of major infrastructure, and the social and economic wellbeing of communities.

Population growth in the Huon Valley is projected to be strong and higher than the state's average rates. According to the Department of Treasury and Finance Tasmania, it is expected to reach between 20,564 and 23,654 in 2042 based on the high series projection. Like most LGAs in Tasmania, the growing population of the Huon Valley will be led by an increase in either internal or overseas migration, instead of natural increase or a balance of both. Furthermore, despite an overall growth in population, the Huon Valley is among three Tasmanian LGAs that are expected to experience hyper-ageing, whereby more than 20% of the population will be aged over 65 years. This indicates an imminent natural decline, meaning the area is unlikely to ever achieve long-term population growth from this point. The age pyramid outlines the potential impacts of this hyper-ageing; however, since the onset of the COVID-19 pandemic, there has been an influx of young families to the region. While these two trends can co-exist, it will be important for the future of the Huon Valley to understand whether the enticement of young families can continue beyond the impacts of COVID-19.

An ageing population

The population in the region is ageing quickly, with the majority of Huon Valley residents currently aged between 45 and 65 years. Huon Valley also recorded a higher median age (46 years) than the statewide figure (42 years).¹⁵ By 2037, Huon Valley's proportion of population aged over 65 years is expected to reach 32% under the high series population forecast scenario.¹⁶ This trend of an ageing population will contribute to a decline in the workforce participation rate. However, the *Huon Valley Economic Development Strategy 2015-2020* acknowledges the region has become more appealing as a destination not only for retirees, but also first home buyers and young families, due to its lifestyle attributes and proximity to urban centres such as Hobart and Kingston. Therefore, a growth in younger family demographics may be realised and could offset the loss in the labour force due to the ageing population.

A key infrastructure challenge for Huon Valley's ageing population is to ensure that there is sufficient accommodation that meets the diverse needs of each community. This includes smaller dwellings (units and apartments), aged care facilities and assisted living communities. Housing diversity helps to

¹⁴ Ibid.

¹⁵ ABS Census 2021

¹⁶ Council on the Ageing Tasmania (2018).

<https://www.cotatas.org.au/wp-content/uploads/sites/3/2019/02/FINAL-COTA-Embracing-the-Future-Report.pdf>

facilitate better allocation of housing, by providing people with more choice about downsizing homes within their communities.

Climate change

Climate change is one of humanity's greatest challenges. Globally, temperatures are rising, and extreme weather events are becoming more frequent and severe. Projections indicate that these trends will continue down the same path in the absence of action.¹⁷

Climate change will result in increased fire danger, increased number of extreme heat days, long-term drought, increased energy access variability, and increased incidence of flooding. The climate variability may also impact tourist destinations due to longer or shorter periods for both winter and summer recreation.¹⁸

The Huon Valley is located in the Tasmanian Wilderness World Heritage Area (TWWHA), which is recognised by the World Heritage Convention as a cultural and natural heritage site of outstanding universal value, the conservation of which is of global significance for present and future generations. The Huon Valley offers beautiful views of mountains such as Hartz Mount, Adamson's Peak, and towards Bathurst Harbour and Melaleuca. There is also Hartz Mountain National Park, including Federation Peak, Precipice Bluff, Hartz Lake, Hastings Cave State Reserve, a dolomite cave system, Cockle Creek, and the South Coast Track for bushwalking. Climate change will affect natural values in a variety of ways, including by changing mean weather conditions, extreme weather events, and the overall course and threat of change. Much of Australia, including eastern Tasmania, has flooded in the past two years – but western Tasmania has been experiencing record droughts that threaten the TWWHA¹⁹. The *Natural Values Climate Change Adaptation Strategy (2021-2031)* proposes the need to incorporate Aboriginal heritage values into climate change adaptation planning²⁰.

The climate modelling for Tasmania under the high emissions scenario shows an increase in daily temperature of 2.9°C in the 21st century, and the rate of change increases towards the end of the century. Changes in rainfall across the state are also expected. Rainfall is projected to increase 20% to 30% in summer and autumn rainfall along the east coast, while decreasing by 15% in winter and 18% in summer on the west coast.²¹ By the end of the century, warming will have no effect on average annual rainfall across the Huon Valley municipal area but will increase and decrease in some places and in some seasons. A major impact of global warming on climate is a tendency towards greater extremes, potentially more heatwaves and cooler weather, greater rainfall, and longer periods of drought. According to the Tasmanian Climate Futures projections, significant seasonal changes in regional and rainfall patterns will occur across the state. The western region of the Huon Valley will also see continued reductions in summer and autumn rainfall and increases in winter and spring rainfall.

¹⁷ CSIRO, State of the Climate 2020 report (2020). <https://www.csiro.au/en/Showcase/state-of-the-climate>.

¹⁸ CSIRO, Climate change information for Australia (2019). <https://www.csiro.au/en/Research/OandA/Areas/Oceans-and-climate/Climate-change-information>.

¹⁹ Zoe Kean. ABC Radio Hobart. 28 Jan 2023. Record dry spell threatening Tasmania's Wilderness World Heritage Area. <https://www.abc.net.au/news/2023-01-28/rare-endemic-plants-in-tasmania-under-threat-fire-flood/101886256>

²⁰ DPIPW (2021). Tasmanian Wilderness World Heritage Area Natural Values Climate Change Adaptation Strategy 2021-2031. Department of Primary Industries, Parks, Water and Environment, Hobart.

²¹ Tasmanian Institute of Agriculture. (2012). <https://nire.tas.gov.au/Documents/Overview-Climate-Impacts.pdf>

In the east, where the population centres are, there were no days with a high fire danger index (FDI) from when records began until 1979. Since then, there have been two days with a high fire danger index rating. While two days in nearly 45 years is not necessarily indicative of a trend, the broader context of climate change provides weight to these observations, which align with projections from climate futures for Tasmania that fire danger across the state will become more severe and more frequent²². While urbanised areas are generally protected from bushfire, expanding development in towns and villages may expose the outermost layer of dwellings to increasing bushfire risk. Flooding is an ongoing risk for the communities in the eastern portion of the municipal area, which mostly lie along the Huon River, or in Cygnet's case, at the mouth of Kangaroo Bay. One site investigated was the Huon Link Road at Huonville, on the aptly named Flood Road, which is categorised by Climatics as having severe risk of flooding. This is calculated by assessing the 1,500-year return period flood extent directly at the site and its surrounds, which is to say, the flood depth that the region could expect to see every 1,500 years. This flood mapping is conducted by JBA Risk Management, which calculates that the Huon Link Road and its surrounds are at risk of fluvial flooding reaching 1.6 metres every 20 years.

The climate modelling for Huon Valley shows that the municipal area is projected to experience a rise in average temperatures of 2.6 to 3.3°C over the entire 21st century under the high emissions scenario.

In the last decade, Tasmania has experienced two significant bushfire events, a record marine heatwave off the East Coast, prolonged dry periods in 2015-16 and 2019-20, and the worst statewide flooding seen in 40 years.²³ In the Huon Valley particularly, the January 2019 bushfires have led to significant infrastructure and resource loss impacting on Ta Ann and Southwood mills, as well as prolonged closure and rebuilding of Tahune Adventures.²⁴ There is evidence to suggest climate change has had far-reaching effects on the local environment, agriculture and natural resources.

Agriculture, including fisheries, is very vulnerable to the effects of climate change. While the arrival of warm water species could create new opportunities for commercial fishing, recreational fishing and tourism, new species may have negative impacts on native species and ecosystems, potentially leading to declining fish stocks and reduced fishing opportunities. Warming waters may also lead to changes in ocean currents and nutrient availability, which could have complex effects on fish populations and their food sources. Aquaculture is one of the Huon Valley's most prominent industries, and the impacts of climate change are likely to affect the productive capacity of the sector. Rising sea temperatures, and an increase in acidity of the oceans could decrease the maximum catch by between 5-12% by 2050²⁵. Nevertheless, as climate change impacts agricultural yields on land, ocean farming has the potential to capitalise on this reduced capacity. Aquaculture requires less fresh water, utilises less land and has a lower carbon footprint than land-based protein farming, and will be critical in the future as climate change threatens traditional food sources and agricultural productivity.

All levels of government, businesses, communities and individuals have important, complementary and differentiated roles in adapting to the impacts of climate change.

²² Climate Futures for Tasmania (2015), Future Fire Danger Technical Report,

²³ Department of State Growth. https://www.stategrowth.tas.gov.au/recfit/climate/climate_science

²⁴ Huon Valley Council. (2021). <https://www.rdatasmania.org.au/client-assets/documents/documents-and-reports/Presentation%20-%20Michelle%20Gledhill%20Huon%20Valley%20Council.pdf>

²⁵ Barange, M. et al. (2018) Impacts of climate change on fisheries and aquaculture: Synthesis of current knowledge, adaptation and mitigation options.

The Council's Natural Resource Management Strategy recognises that climate change has an impact on the wide ecosystems and the economic development of the Huon, particularly the agriculture and aquaculture industries. An increase in average temperature and temperature indices would put pressure on land use and create new land-management issues for areas with limited development due to temperature limitation.²⁶

Structural changes to the economy

Over the past three decades, the Tasmanian economy has changed significantly. Some industries have experienced strong growth due to the increase in population, improvements in technology and labour skills.²⁷

The agriculture, forestry and fishing, and healthcare and social assistance industries were the main contributors to growth in Gross State Product in 2021-22, at 1.6 percentage points and 0.6 of a percentage point respectively.²⁸ In the private sector, tourism is a critical part of Tasmania's economy, contributing directly \$1.11 billion or about 3.2% to Tasmania's Gross Product.²⁹ Manufacturing and construction sectors have also been growing in recent years, driven by the government's infrastructure investments.

The mining industry, while in decline in recent years, still plays a role in providing employment for the local residents. The government has been trying to attract mining companies to the state to increase economic activity.

The *Huon Valley Economic Development Strategy 2015-2020* aims to establish the Huon as a "dynamic place for business and investment, led by growth in the agriculture, aquaculture and tourism industries", in addition to having services and facilities to support these critical industries. While the Huon's economy is moving towards service provision, the region's natural resources continue to form an integral part of its economic structure.

Additionally, in response to the challenge of climate change, the Council has attempted to promote a circular economy to lower greenhouse gas emissions and encourage a sustainable use of resources.³⁰ An emerging industry in Tasmania is the production of low emissions biofuel made from waste, an industry that has been created by incentivising circular economies. The Huon already has businesses participating in circular economies, such as Huon Valley Timber, which uses waste wood to heat its wood kiln in an aim to reduce carbon emissions. The appropriate incentivisation of sustainable practices can lead to the emergence of new industries and businesses taking up programs.

²⁶ Department of Premier and Cabinet. Local climate profile Huon Valley Municipal area.

https://www.dpac.tas.gov.au/__data/assets/pdf_file/0017/24137/Huon_Valley.pdf

²⁷ Department of Treasury and Finance. (2013). Structural Change in the Tasmanian Economy.

<https://www.treasury.tas.gov.au/Documents/Structural-Change-in-the-Tasmanian-Economy-Info-Paper.pdf>

²⁸ Department of Treasury and Finance. (2022). State Accounts. <https://www.treasury.tas.gov.au/Documents/State-Accounts.pdf>

²⁹ Tourism Tasmania. (2022). Tourism Fast Facts. <https://www.tourismtasmania.com.au/industry/facts>

³⁰ Premiers Economic and Social Recovery Advisory Council. (2020). Circular Economy Huon.

https://www.pesrac.tas.gov.au/__data/assets/pdf_file/0003/283809/Circular_Economy_Huon.pdf

Trends in agriculture

Agriculture as a traditional industry upon which the Huon has grown and developed, continues to play a key role in providing opportunities for the community. Huon Valley's agriculture is known for its apple produce, with 83% of Tasmanian apples grown in the region, among other fresh produce. [66]

Due to the development of new markets and need for more efficient production, there has been a move towards larger orchards. This trend is consistent with restructure across most agricultural industries resulting in production concentrated amongst a smaller number of producers.³¹

Across the industry, agricultural enterprises have been constantly diversified, with traditional ones being replaced with non-traditional farming enterprises such as viticulture, cherries, hazelnuts and olives. These occur on a smaller scale where suitable soil types and microclimates exist and are often undertaken using organic farming practices.³²

Trends in tourism

Tourism is an important industry for Tasmania and has been growing in recent years. The State Government has been investing in tourism infrastructure and promoting the state as a tourist destination.

The *Reimagining our Regions – Tasmania's Far South* report identifies some trends in tourism for the Huon and the far south as a whole, with expected growth in these particular sectors:

- Agritourism and nature-based or adventure travel
- Caravan and camping, particularly amongst couples with no children
- Cultural tourism including interest in attractions such as the Huon Valley Artists & Makers Studio Trail; Transformer art installation and opportunities for Aboriginal interpretation
- The development of signature experiences and 'hero' product experiences.

Heritage

In addition to being an intrinsic part of people's sense of place, cultural heritage sites make a significant contribution to the local and national economy through their direct relationship with tourism. Importantly, heritage goes beyond the architecture or remains of a specific site and includes the importance of appreciating the whole landscape from a spiritual or non-physical perspective. There are many heritage assets that draw people to the Huon. These assets are associated with local industries, including the apple industry, forestry and fishing³³.

Built heritage

The built heritage of towns is responsible for their character, and it is critical that it is preserved as they grow to accommodate more people. The Australian Heritage Places Inventory lists 166 sites as

³¹ Productivity Commission. (2005). Trends in Australian Agriculture, and Australian Agricultural and Resource Economics Society (2011) Productivity and Farm Size in Australian Agriculture: Reinvestigating the returns to scale.

³² GHD. (2006). Huon Valley Land Use and Development Strategy. <https://www.huonvalley.tas.gov.au/wp-content/uploads/2014/10/The-Economy.pdf>

³³ Huon Valley Land Use and Development Strategy. <https://www.huonvalley.tas.gov.au/wp-content/uploads/2014/10/Heritage.pdf>

recognised for significance from a state and local perspective. The most prominently represented area is Franklin, which is known specifically for its heritage importance and where 43 of these sites are located. Twenty-one are in Huonville and Ranelagh, and the rest are otherwise dotted around the municipal area.

Aboriginal heritage

The traditional owners of the land of the Huon Valley are the Mouheneenner, Nuenonne, Melukerdee and Lyluequonny peoples. There are 73 recorded sites of cultural significance to traditional owners and likely a much larger number of unknown sites.

European heritage

Franklin and Cygnet were prosperous early in colonial history and are regarded as having a range of historically significant early buildings. These heritage values of the Huon Valley are based on the early land uses in the area, which included forestry, agriculture and maritime industrial development.

Natural heritage

The Huon is renowned for its pristine and unique landscapes, with the majority of the municipal area covered by national parkland. The preservation of this heritage is paramount, as it can easily be lost through inappropriate land use and development. The natural heritage includes extensive areas of lush forest, along with the region's coastal assets along its significant coastline. Some of the major icons of the Huon Valley include Adamson's Peak, Sleeping Beauty, Snowy Range, Hartz Mountains, Huon River, Lune Sugarloaf, Mount La Perouse, D'Entrecasteaux Channel and Bruny Island.

COVID-19 and implications

The pandemic has caused natural population increase (births minus deaths) in Australia to fall for the last two years, due to an increase in the estimated total number of COVID-19-related deaths and other causes not directly attributable to COVID-19. Although COVID-19 has not impacted death in Australia as much as in other places, the introduction of international travel restrictions and quarantine arrangements in response to COVID-19 led to the first net loss of migrants from Australia since the end of World War II.³⁴ Tasmania's population growth was affected by these changes. However, net overseas migration rebounded in 2021-22, to near pre-pandemic levels across the country, with the relaxation of border restrictions and less uncertainty around the pandemic. Rebuilding visitor demand and supporting the industry and its workforce will require understanding the changed market and consumer demand, restoring air and sea access to the island, providing support for businesses, and creating a strong visitor economy network.

Additionally, the labour market in Tasmania was impacted by the COVID-19 pandemic, although less severely than other parts of the country. By 2021, Tasmania had recovered to 3.05% above pre-pandemic levels, likely due to the disproportionately large public sector workforce and largest per capita state-level support package.³⁵ Post-COVID, it is expected that the rise of remote work will lead to increased migration to the regions. There will be economic restructuring, which may increase

³⁴ Ibid.

³⁵ Tasmanian Policy Exchange (2021) COVID-19 and the Future of Work in Tasmania. https://www.utas.edu.au/__data/assets/pdf_file/0011/1476524/UTAS-Future-of-Work-Summary-Slides-Final-PDF.pdf

inequality. Changing patterns of migration and an ageing population will affect labour supply, and there will be new forms of enterprise.

Local planning context

Key strategic documents

Regional Growth Fund³⁶: The document outlines criteria for projects that are eligible for the Regional Growth Fund. Regional Growth Fund was a \$272.2 million investment program to provide grants of \$10 million or more for major transformational projects that support long-term economic growth and create jobs in regions, including those undergoing structural adjustment. The program ran from the 2018-19 financial year until the end of the 2021-22 financial year, funding projects in areas such as transport and communications, tourism, manufacturing and primary industries.

Building Better Regions Fund³⁷: The Better Regions Fund (BBRF) was the former Government's regional grants program designed to deliver funding for regional infrastructure projects and community development activities. The Huon Valley has previously benefited from this fund when Huon Eldercare Limited was granted \$847,500 in Round 2 of the program to refurbish a landmark building in the Huon Valley into an Integrated Health Hub and could apply for more funding. The program has now been replaced with the Growing Regions Program with similar aims.

National Climate Resilience and Adaptation Strategy 2021-25³⁸: The National Climate Resilience and Adaptation Strategy outlines how the Australian Government can support communities, businesses, and all levels of government to better anticipate, manage and adapt to climate change. It recognises that adaptation is a shared responsibility that requires sustained and ongoing action, and operates across four domains (natural, built, social and economic) to drive adaptation. Local governments such as Huon Valley Council are identified to play an important role in ensuring that local circumstances are adequately considered in the overall adaptation response, and that local communities are directly involved in adaptation efforts, in coordination with the state and federal governments.

Tasmania's 30-Year Infrastructure Strategy³⁹: This document sets out a 30-year plan for all types of infrastructure of the state, considering some major global trends that will transform the lives of Tasmanians. The strategy highlights that the Huon is amongst the outer urban areas expected to have above state average growth in the next 30 years, impacting the capacity of existing infrastructure such as road networks. Planning ahead will require consideration of the increasing demand for social services, housing and recreation infrastructure.

The Southern Tasmania Regional Land Use Strategy (STRLUS) 2010-2035 (amended 2020)⁴⁰: This is a broad policy document intended to facilitate and manage change, growth and development within

³⁶ Department of Infrastructure, Regional Development and Cities (2018) <https://www.infrastructure.gov.au/sites/default/files/migrated/regional/programs/files/RGF-Program-Guidelines.pdf>

³⁷ Business Entry Point (2022) <https://business.gov.au/grants-and-programs/building-better-regions-fund-infrastructure-projects-stream-round-6>

³⁸ Department of Agriculture, Water and the Environment (2021) <https://www.agriculture.gov.au/sites/default/files/documents/national-climate-resilience-and-adaptation-strategy.pdf>

³⁹ Infrastructure Tasmania (2019) https://www.stategrowth.tas.gov.au/Transport_and_Infrastructure/infrastructure_tasmania/30-year_infrastructure_strategy

⁴⁰ Southern Tasmanian Councils Authority (2020) https://planningreform.tas.gov.au/__data/assets/pdf_file/0009/559791/Southern-Tasmania-Regional-Land-Use-Strategy-2010-2035-Effective-19-February-2020.PDF

Southern Tasmania between 2010 and 2035. The Huon Valley is recognised as part of Southern Tasmania, whose social and economic interactions significantly influence the remainder of the region, its towns and communities. Furthermore, Huonville is identified as a major growth area for Southern Tasmania and is proposed to be developed into a regional major district centre. More broadly, the Huon has many primary industries that are important for generating wealth for the Tasmanian economy, particularly in intensive crop and fruit growing industries, aquaculture including salmon fishing, and forestry. Therefore, this focus on protecting the environment and supporting a strong community is particularly important for the Huon Valley.

Natural Heritage Strategy (2013-2030)⁴¹: The strategy provides direction for nature conservation programs managed by the Department until 2030, as well as being a guide for the conservation of natural heritage in Tasmania more broadly. One of its goals is to encourage a sustainable use of ecosystem resources in light of the changing climate, which fits in with objectives outlined in Huon Valley Council's Strategic Plan and Community Plan.

Agricultural Land Mapping Project – DoJ, Planning Policy Unit⁴²: The primary aim of the project is to identify Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture zone within their municipal area. A map is produced illustrating areas of land potentially suitable for the Agriculture zone, providing guidance for areas most suited to rezoning. In the Huon Valley region, these areas are located in the eastern parts of the LGA, largely around the Huon River due to greater potential access to irrigation water.

Tasmania's Affordable Housing Strategy 2015-2025⁴³: This document is intended to provide a road map to achieve a decrease in the proportion of low-income Tasmanian households experiencing housing stress, and a decrease in the proportion of Tasmanians experiencing homelessness. It also highlights the role of local governments such as Huon Valley Council in regulating statutory planning, building and land use, thereby informing local governments' planning schemes.

DPAC Strategic Plan 2019-2022 Achievements Summary⁴⁴: This document is a summary of how the state has achieved its objectives of better leading the State Service and supporting the government to achieve the best possible outcomes for the Tasmanian community. There are three guiding principles: Have a healthy, diverse, responsive and accountable workforce; Deliver innovative and strategic policy and services; Maintain strong, collaborative relationships based on mutual trust and respect.

Tasmanian Visitor Engagement Strategy (2016)⁴⁵: The document sets out to address the visitor journey from a whole-of-state perspective, specifically how tourists discover Tasmania, where they go, what they ask, what they value, and how they make decisions. It provides principles and actions for the

⁴¹ Department of Primary Industries, Parks, Water and Environment (2013)
<https://nre.tas.gov.au/Documents/NaturalHeritageStrategy2013.pdf>

⁴² Department of Justice, Planning Policy Unit (2017)
https://planningreform.tas.gov.au/__data/assets/pdf_file/0004/390874/Agricultural_Land_Mapping_Project_-_Background_Report_-_May_2017.pdf

⁴³ Housing Tasmania (2015) https://shelertas.org.au/wp-content/uploads/2015/10/AHS_Strategy_2015-2025.pdf

⁴⁴ Department of Premier and Cabinet (2019)
https://www.dpac.tas.gov.au/__data/assets/pdf_file/0024/108555/DPAC_Strategic_Plan_20192022.PDF

⁴⁵ Department of State Growth (2016)
https://www.stategrowth.tas.gov.au/__data/assets/pdf_file/0004/157252/Tas_Visitor_Engagement_Strategy_Web_20161012.pdf

promotion of tourism in Tasmania, which will be useful in guiding the Huon Valley Council to attract visitors to the Huon Valley.

Tasmanian Renewable Energy Action Plan (2020)⁴⁶: The Tasmanian Renewable Energy Action Plan (TREAP) details the Tasmanian Government’s vision for a renewable energy future. Following in the steps of the Tasmanian Government, local governments can support the transition to a fully electric vehicle fleet, which may help stimulate demand for this technology, raise community awareness through exposure, and contribute to the second-hand market. More broadly, they also have an opportunity to work with the Tasmanian and Australian governments, businesses and major industry to drive emissions reduction strategies and work towards achieving some of these state goals.

Reimagining our Regions – Tasmania's Far South⁴⁷: This document is an initiative of the T21 2015-2020 Tasmanian Visitor Economy Strategy. It identifies improving dispersal of visitors to regional communities and the need for bold innovation and new product development, especially in regional areas, as a high priority for the success of Tasmania’s current and future visitor economy. It highlights several emerging points of difference for the region, including its geography as the southernmost municipal area in Australia, its crafts and craftspeople, and the sense of sustainability or ‘balance’ in local lifestyles and production.

Population Growth Strategy (2015)⁴⁸: The strategy lays out a vision to make Tasmania the best place in the country to live, work, invest and raise a family, given the Tasmanian Government’s target of growing the state’s population to 650,000 by 2050. Fifty actions are structured around three key pillars, namely job creation and workforce development, migration, and liveability. As a region with an increasing and ageing population, the Huon needs to embrace its demographic changes and transition its economy accordingly.

2022 Population Statement⁴⁹: This newly released document examines how the different components of population growth interact and informs how the population is expected to grow over the next decade – at the national, state, city and regional levels. For Tasmania, it is expected that population growth will be strong, primarily driven by overseas migration. This leads to the projection that the population goal of 650,000 people will be achieved sooner (by 2032-33), rather than 2050 as outlined in the Population Growth Strategy 2015. In addition, while the majority of the population will reside in the regions, the ageing rate is faster in regional areas than in the city. This raises an implication for a need of greater investment in healthcare, especially home care packages for the elderly in regional areas, including the Huon.

⁴⁶ Department of State Growth (2020)

https://recfit.tas.gov.au/__data/assets/pdf_file/0012/313041/Tasmanian_Renewable_Energy_Action_Plan_December_2020.pdf

⁴⁷ Tourism Tasmania (2020) https://www.tourismtasmania.com.au/siteassets/documents/reimagining-our-regions-far-south_april-2020.pdf

⁴⁸ Department of State Growth (2015)

https://www.stategrowth.tas.gov.au/__data/assets/pdf_file/0014/124304/Population_Growth_Strategy_Growing_Tas_Population_for_web.pdf

⁴⁹ Department of the Treasury (2023)

https://population.gov.au/sites/population.gov.au/files/2023-01/population_statement_2022.pdf

Local policy documents

Huonville Ranelagh Master and Structure Plans (2018)⁵⁰: These documents provide a framework for development and investment in the region and provide a foundation used to prepare the Local Planning Provisions to guide the growth of this region. Key directions identified include having a holistic approach to traffic management, improving connections with the Huon River and responses to the natural environment, building a spatial relationship between Ranelagh and Huonville, protecting existing values, achieving long-term sustainable growth, improving visual amenity, and encouraging visitors both locally and from tourists. Several constraints identified for Huonville and the LGA include integration with the Huon River, permeability and connectivity between townships, limited ownership in large parcels of land, traffic management, and physical constraints such as flooding.

Huon Valley Council Strategic Plan 2015-2025⁵¹: This strategic plan describes how Council aims to work with and within the community to deliver the governance and services that will achieve four strategic objectives: 'A Great Environment', 'A Prosperous, Resilient Economy', 'Capable and Productive People and Assets', and 'Community Wellbeing and Liveability'. It identifies the environment as a key motivator for people to live, invest in and visit the Huon Valley, as well as factors such as its diverse and capable population, rich natural resources, and mix of infrastructure.

Huon Valley 2020 Community Plan⁵²: The community plan identifies eight objectives that will make the Huon a great place for its community: caring for environment, building health and wellbeing, enhancing recreational opportunities, improving transport and communication, creating diverse educational opportunities for all, developing prosperity, expanding community consultation and involvement, and celebrating arts, heritage and culture. For every objective there is a call for a coordinated action from different stakeholders including Council, the Australian Government, communities, and local companies. Council also recognises that building trust between residents and Council is necessary for a community to function well and commits to expand communication and consultation with the community.

Huon Valley Economic Development Strategy 2015-2020⁵³: This strategy provided a five-year outlook for the delivery of economic programs and activities that aimed to achieve objectives and priorities for local businesses and the community overall. The strategy considered trends such as changes in the Huon Valley's diverse industry base (including aquaculture, agriculture, healthcare and social assistance, retail and tourism), rapid population growth, ageing population and low school retention rates.

⁵⁰ Urbis (2011) https://huonvalleycouncil-my.sharepoint.com/:b:/g/personal/hvc_huonvalley_tas_gov_au/EXXvFtQcwm9BtwpkYh1at7IBL22D051ZzMX-aYiv383r0w?e=H5P9FV

⁵¹ Huon Valley Council (2019) <https://www.huonvalley.tas.gov.au/wp-content/uploads/2015/03/HVC-Strategic-Plan-2015-2025-endorsed-20.07.2015.pdf>

⁵² Huon Valley Council (2015) https://www.huonvalley.tas.gov.au/wp-content/uploads/2015/08/Huon_Valley_2020_Community_Plan_July_200_-in-page-order.pdf

⁵³ Huon Valley Council (2015) <https://www.huonvalley.tas.gov.au/wp-content/uploads/2015/09/DRAFT-Huon-Valley-Economic-Development-Strategy-2015-2020.pdf>

Huon Valley Land Use and Development Strategy⁵⁴: The strategy was adopted in October 2007 as the basis for the preparation of a single integrated planning scheme for the whole municipal area. Given that a large majority of the land area is declared as national park, state or conservation resources or as State Forest, and only 14% is under private ownership, effective management of this land is essential to ensure the environmental, economic and social context is responded to.

Asset Management Strategy 2020⁵⁵: This strategy has been prepared to enable Huon Valley Council to enhance current practices for the management of Council-owned assets over the four-year period from 2020. The majority of Council’s infrastructure assets were found to be in very good condition; however, the strategy highlights the need to ensure Council’s civil assets are provided in an economically optimal way, with the appropriate level of service to residents, visitors and the environment to achieve long-term financial sustainability.

Huon Valley Council Climate Change Strategy 2021⁵⁶: The Huon Valley Council Climate Change Strategy sets out actions for climate change mitigation and adaptation. Part A of the document provides actions for Council to mitigate the emission of greenhouse gases in key areas, including energy efficiency, renewable energy, transport, refrigerant, data, organic waste, carbon sinks and education. Part B is currently a work in progress and will outline strategies focused on adapting to climate change. The strategy outlines some of the ways in which the Huon Valley region may be impacted by climate change, as well as past or ongoing efforts to counter the effects of climate change. Ongoing actions such as integrating sustainable urbanism principles when conducting strategic town planning and supporting initiatives to restore degraded land are particularly relevant.

Huon Valley Council Natural Resource Management Strategy (2016)⁵⁷: This strategy identifies the functions of Council in fulfilling statutory obligations, regional priorities, and community expectations in relation to management of the area’s natural resources. Key themes include the importance of conserving and enhancing natural resources; the effective management of weeds, pests and diseases; and protection of cultural values. Key activities that address these themes include weed management, improving land management practices, providing advice on development applications, council land management and working closely with care groups, industry, landholders, the general public and NRM agencies.

TABLE 30: SUMMARY OF LOCAL POLICY DOCUMENTS

| Local policy | Key implications |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Huonville Ranelagh Master and Structure Plans (2018) | Huon Valley, and Huonville in particular, has many opportunities for economic development. However, it faces constraints such as limited |

⁵⁴ GHD (2006) <https://www.huonvalley.tas.gov.au/wp-content/uploads/2014/10/Executive-Summary.pdf>

⁵⁵ Huon Valley Council (2020) https://huonvalleycouncil-my.sharepoint.com/:b:/g/personal/hvc_huonvalley_tas_gov_au/EY_GfYmNuBVFsoJhIHNBZEBm6urNV2gnQdbCqbd-PE6ZA?e=RbwXOB

⁵⁶ Huon Valley Council (2021) <https://www.huonvalley.tas.gov.au/services/climate-change/climate-change-strategy/>

⁵⁷ Huon Valley Council (2016) <https://www.huonvalley.tas.gov.au/wp-content/uploads/2021/09/17.058.16-NRM-Strategy-2016.pdf>

| Local policy | Key implications |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | ownership of large parcels of land and physical constraints such as flooding, amongst others. |
| Huon Valley Council Strategic Plan 2015-2025 | The environment remains a key advantage of the Huon Valley, as well as factors such as its diverse and capable population, rich natural resources, and mix of infrastructure. |
| Huon Valley 2020 Community Plan | Various stakeholders have a key role to play in the enhancement of residents' and the environment's wellbeing in the Huon Valley, and coordinated action from these parties is essential. |
| Huon Valley Economic Development Strategy 2015-2020 | The Huon Valley has a diverse industry base with employment access through a variety of sectors, but the ageing population and low school retention rates pose challenges to the region. |
| Huon Valley Land Use and Development Strategy | A reassessment of the social, economic, environmental and cultural context of the community is important to bring this strategy up to date. |
| Asset Management Strategy 2020 | Council's civil assets need to continue to be provided in an economically optimal way to service residents and the environment in a financially sustainable manner. |
| Huon Valley Council Climate Change Strategy 2021 | This strategy continues to guide Council's activity, for example integrating sustainable urbanism principles when conducting strategic town planning and supporting initiatives to restore degraded land are particularly relevant. |
| Huon Valley Council Natural Resource Management Strategy (2016) | This strategy outlines Council's role and key activities necessary to manage the area's natural resources, to provide environmental, economic and social benefits to communities. |

Appendix B: Community infrastructure – detailed assessment

Principles of infrastructure planning

Based on best practice infrastructure planning, the following principles have been applied to the planning and delivery of community infrastructure.

Integration and co-location

Standalone facilities for the exclusive use of specific community or socio-demographic groups do not offer the same cost-effectiveness or benefits as an integrated community hub or the co-location of infrastructure. Standalone infrastructure often leads to limited use and/or exclusive use to one community group, increased maintenance costs due to the increase in number of assets, inability to change with community needs, and limited opportunities for sharing ideas, resources and social interactions between community groups.

Integrated facilities are generally in the form of a community hub that includes services such as a community centre or neighbourhood house; a library; and spaces for arts, youth, seniors, early years, and meetings. Integration can also occur in recreation pavilions and school infrastructure such as integrated kindergartens.

Co-location involves a number of facilities located within the same area. These generally include community centres/hubs, schools, kindergartens, recreation facilities and open spaces.

Flexibility and adaptability

There is growing recognition of the need for flexible facilities that can respond to changes in community needs.⁵⁸ Community infrastructure must be designed and managed to be flexible and adaptable over the long term to ensure it can change with community needs and be used by a variety of groups for many different types of activities. Key ways in which this can be achieved is through having a range of shared spaces; developing rooms with moveable wall dividers; designing with universal design and disability access considerations; and having unprogrammed spaces (also referred to as ‘bumping spaces’ – for informal activities and socialising, both indoors and outdoors) to activate a space, encourage casual interactions and the forming of social connections across different user groups.

⁵⁸ Landcom, Community centre guidelines, NSW Government, 2008, viewed 2 March 2022, <https://www.landcom.com.au/assets/Publications/Statement-of-Corporate-Intent/95cff2c1fe/community-centre-guidelines.pdf>.

Shared facilities and partnerships

Management of spaces can be just as important as their design and fit-out in ensuring they can be enjoyed by different groups in the community. Facilities that are under lease/licence agreements for exclusive use by certain groups can be inappropriate to be shared, especially where a facility may be highly fit for purpose for those groups alone. For multipurpose spaces, however, if they are not shared, it typically means the facility is at risk of underutilisation. Many providers are now reviewing their agreements with committees of management and tenants to share access with more user groups.

While state and local government have historically been the providers of the majority of community infrastructure spaces, innovative partnerships between the private sectors now play an important role. Major residential developments may deliver community spaces that can be used by residents as well as the surrounding community, and some services—such as kindergarten—may occur at a privately owned and run facility, with programs subsidised by state government. In addition, private providers are delivering co-working spaces, and local governments are partnering with schools to deliver shared infrastructure outcomes.

Technology

Rapid technological changes mean it can be hard for many, particularly those experiencing socioeconomic disadvantage, to keep up with the latest advances. Community infrastructure is increasingly providing spaces (both indoor and outdoor) and tools to support effective online working and learning. The COVID-19 pandemic reinforced the importance of this infrastructure, with many relying on quality internet and conferencing equipment for their work, daily tasks, and socialising. Hybrid spaces are emerging that blend the online media and physical environments through technology. These spaces allow more flexibility to use a range of mediums and to connect both online and in person.

In addition to this, community centres are having an online presence, delivering services online to support community members who might not be able to access the community centre and/or are looking for alternative ways to engage.

Accessibility

Access to infrastructure is a critical principle in planning and delivery. As per the PSP Guidelines, access to community infrastructure within Precinct Structure Plans is assessed via the use of the 20-minute neighbourhood model. This model aims to develop new communities that support walkability to all, or at least most, daily needs.

The 20-minute neighbourhood model requires a certain degree of population density to support this level of accessibility and ensure there is enough population to make services viable. As such, it cannot always be achieved within growth areas or fully implemented in the Huon Valley. Practically speaking, a 400 or 800 metre catchment for local infrastructure, like a kindergarten, would often require multiple facilities to reach all or most households but would also result in facilities being underutilised.

Trade-offs are required to balance the efficient use of facilities and resources and the most accessible location of facilities for the greatest number of people. This is also supported through good connections to community infrastructure such as public transport, bike paths, footpaths and road connections.

Supply and demand of community infrastructure

The following section provides a summary of the supply and demand analysis across each of the infrastructure types.

Education supply and demand

Across the Huon Valley, based on current and forecast population, there is a good supply of education facilities. As noted in Table 31, based on the 2041 population forecast the Huon will have an oversupply of Tasmanian Government primary and secondary schools. However, there are only two Tasmanian Government secondary schools available (Dover and Huonville), and while that is sufficient for the population catchment, it can limit accessibility (Figure 23).

There is a forecast slight undersupply in non-government / independent primary schools by 2041. However, generally people will travel for these facilities, and given there is one within the Huon Valley and one in Margate, outside the municipal area, this is likely to be sufficient. If the independent schools deem Huon Valley to be a viable option, they will naturally locate within the municipal area.

Given the distribution of education facilities, it will be important that there are strong public and active transport connections between suburbs to support accessibility.

TABLE 31: EDUCATION INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 forecast population | Demand | Surplus (+) / Gap (-) |
|-----------------------------------------------|--------------------------------|-----------------|--------------------------|--------|-----------------------|
| Government Primary School | 1 school per 3,000 households | 6.0 | 9,035 | 3.01 | +2.99 |
| Government Secondary School | 1 school per 10,000 households | 2.0 | 9,035 | 0.90 | +1.10 |
| Catholic Primary School | 1 school per 6,400 households | 2.0 | 9,035 | 1.41 | +0.59 |
| Catholic Secondary School | 1 school per 24,800 residents | 1.0 | 23,479 | 0.95 | +0.05 |
| Non-Government / Independent Primary School | 1 school per 6,400 households | 1.0 | 9,035 | 1.41 | -0.41 |
| Non-Government / Independent Secondary School | 1 school per 24,800 households | 1.0 | 9,035 | 0.36 | +0.64 |
| TAFE | 1 school per 150,000 residents | 1.0 | 23,479 | 0.16 | +0.84 |

Source: SGS Economics and Planning

FIGURE 23: EDUCATION FACILITIES (K-12) IN HUON VALLEY

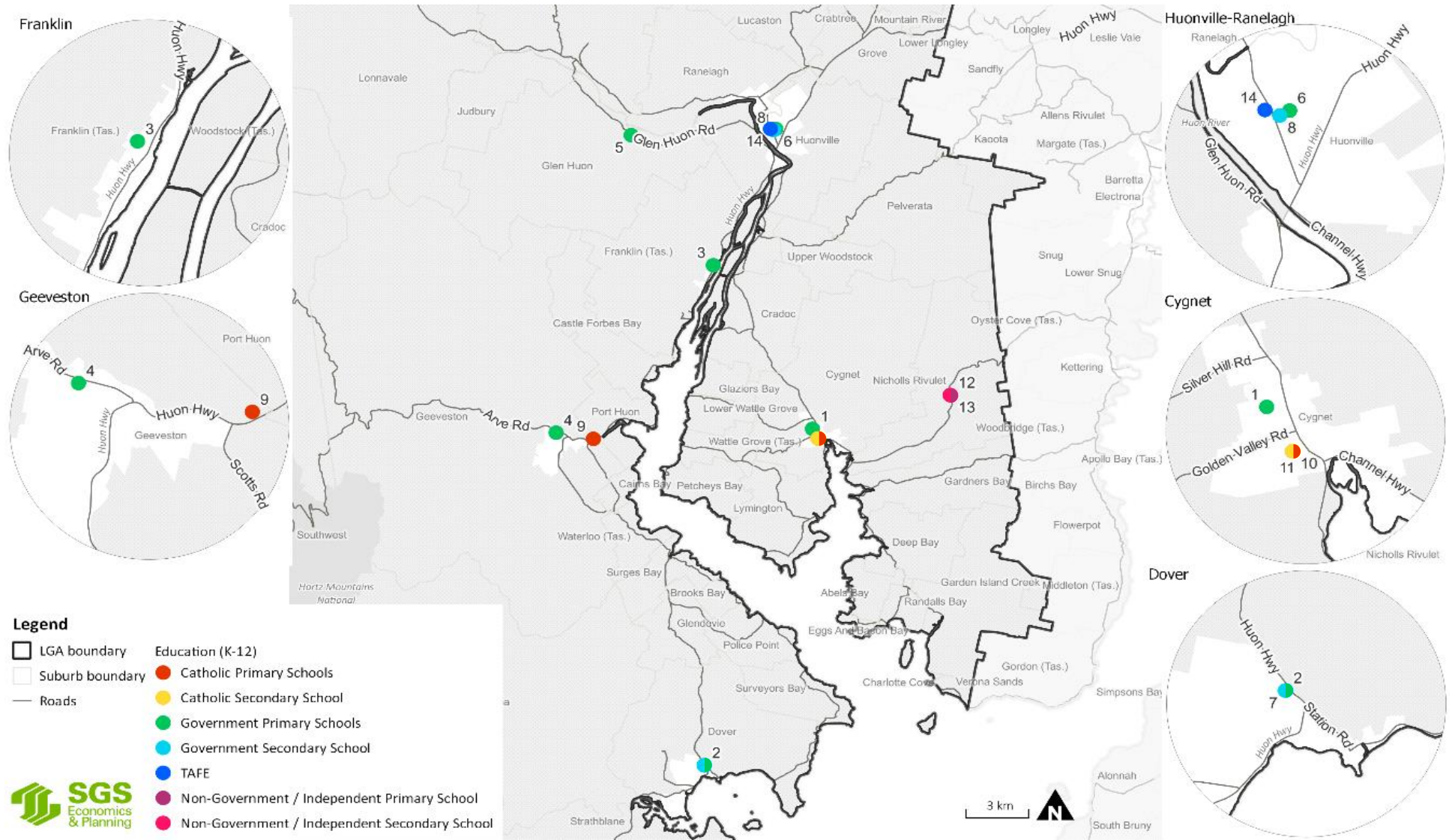


TABLE 32: EDUCATION FACILITIES (K-12) IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|-----------------------------------------------|-------|---------------------------------------|
| Government Primary Schools | 1 | Cygnnet Primary School |
| | 2 | Dover District School |
| | 3 | Franklin Primary School |
| | 4 | Geeveston Primary School |
| | 5 | Glen Huon Primary School |
| | 6 | Huonville Primary school |
| Government Secondary School | 7 | Dover District School |
| | 8 | Huonville High School |
| Catholic Primary Schools | 9 | Sacred Heart Catholic School |
| | 10 | St James Catholic College (Primary) |
| Catholic Secondary School | 11 | St James Catholic College (Secondary) |
| Non-Government / Independent Primary School | 12 | Peregrine School (Primary) |
| Non-Government / Independent Secondary School | 13 | Peregrine School (Secondary) |
| TAFE | 14 | Huon Valley Trade Training Centre |

Source: SGS Economics and Planning

Early years supply and demand

Based on existing supply and forecast demand for early years infrastructure, as noted in Table 33, there is a forecast undersupply of playgroup services and infrastructure (0.7 services). There are four existing playgroups, one located in Huonville, two in Cygnnet, and one in Geeveston. Playgroups are seen as local infrastructure; therefore, best practice would recommend that every neighbourhood includes a playgroup. Based on service demand, provision of an additional playgroup should be prioritised in Dover. A service could also be located in Franklin; however, given access to Huonville this would be less of a priority.

There is also a slight undersupply of maternal and child health services, with only one service located in Huonville. While the demand does not warrant another full service, it is recommended that potential outreach services are made available across the other suburbs to increase access.

All other early year's services and infrastructure are sufficient based on forecast population demand. However, there is only one toy library in the municipal area, which is located in Geeveston. While there is not a population demand for an additional toy library, to support access, potential smaller services could be included in either Huonville or Cygnnet libraries.

TABLE 33: EARLY LEARNING INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 Forecast population | Demand | Surplus (+) / Gap (-) |
|-----------------------------------|--------------------------------------|-----------------|--------------------------|--------|-----------------------|
| Playgroup | 1 facility per 5,000 residents | 4.0 | 23,479 | 4.70 | -0.70 |
| Child Care Centre - Long Day Care | 1 facility per 9,000 residents | 5.0 | 23,479 | 2.61 | +2.39 |
| Maternal and Child Health (MCH) | 1 dual facility per 16,000 residents | 1.0 | 23,479 | 1.47 | -0.47 |
| Toy Library | 1 facility per 25,000 residents | 1.0 | 23,479 | 0.94 | +0.06 |

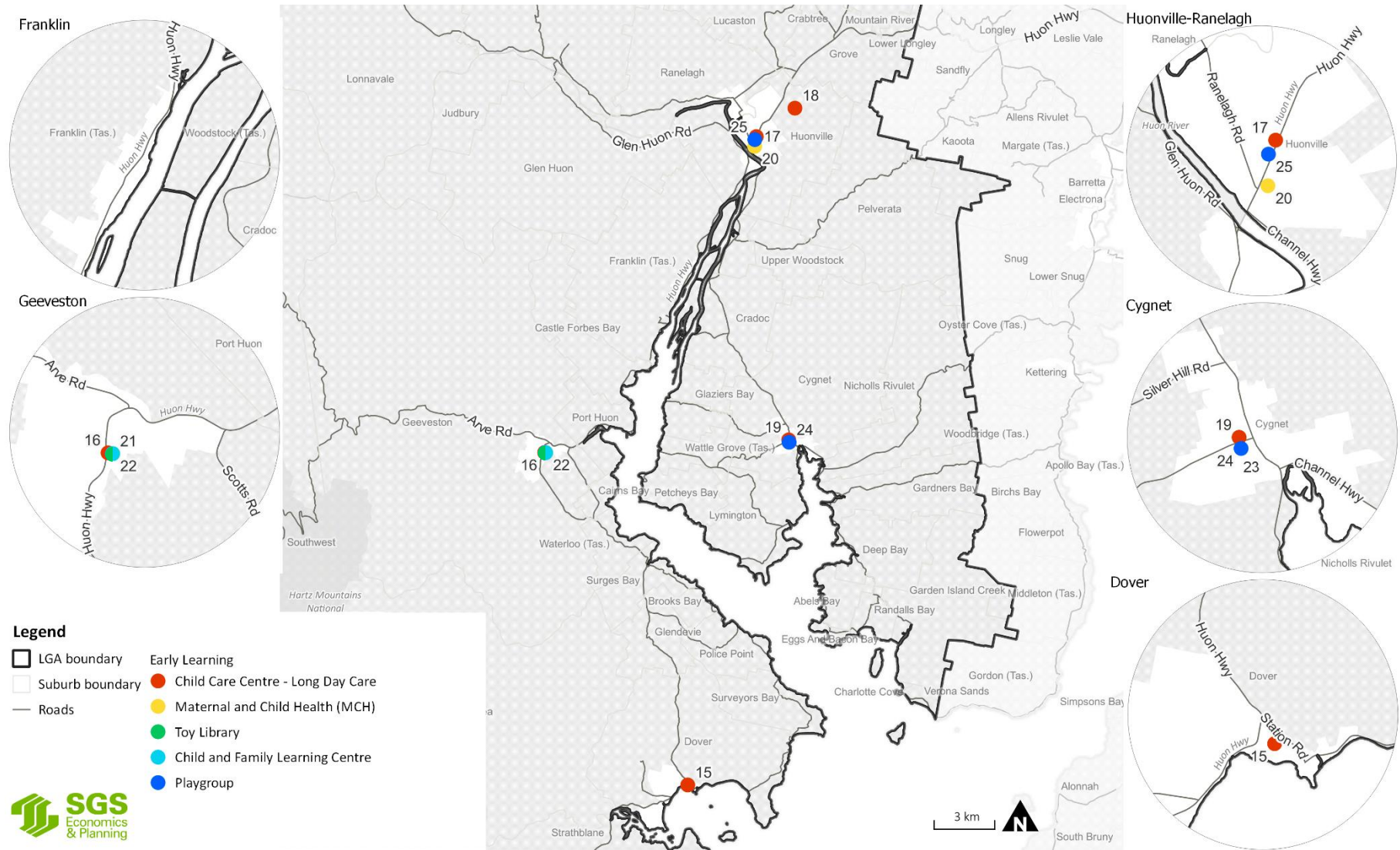
Source: SGS Economics and Planning

TABLE 34: EARLY LEARNING FACILITIES IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|-----------------------------------|-------|-----------------------------------------------------|
| Child Care Centre - Long Day Care | 15 | Huon Valley Children's Services - Dover |
| | 16 | Huon Valley Children's Services - Geeveston |
| | 17 | Huon Valley Children's Services - Huonville |
| | 18 | Muddy Puddles |
| | 19 | Cygnets Community Children's Centre |
| Maternal and Child Health (MCH) | 20 | Child Health and Parenting Service (CHaPS) |
| Toy Library | 21 | Wayraparattee |
| Child and Family Learning Centre | 22 | Wayraparattee |
| Playgroup | 23 | Cygnets playsit (meets at Anglican Church Hall) |
| | 24 | Treganyah Playgroup (meets at Anglican Church Hall) |
| | 25 | Huonville playgroup |
| | 22 | Wayraparattee |

Source: SGS Economics and Planning

FIGURE 24: EARLY LEARNING FACILITIES IN HUON VALLEY



Community spaces supply and demand

Based on existing supply and demand for community spaces, as indicated in Table 35, by 2041 there is a forecast oversupply of meeting spaces, community centres and libraries. The distribution of these facilities, however, provides the community with strong local accessibility.

There is a forecast undersupply of youth space by 2041, with one additional service required. There are two services already available, but both of these are located in Huonville. There is potential to consider the integration of youth services within existing community centres. This could be an opportunity in Geeveston, Dover and/or Cygnet. In addition, the existing services in Huonville should be reviewed to understand if one could potentially move elsewhere within the municipal area.

There is a slight undersupply of neighbourhood house programs across the municipal area. The existing community centres may already be providing the role of a neighbourhood house; however, if they are not, there might be an opportunity to further expand their service offering.

TABLE 35: COMMUNITY SPACES INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 Forecast Population | Demand | Surplus (+) / Gap (-) |
|-------------------------------------------------------------------------|---------------------------------|-----------------|--------------------------|--------|-----------------------|
| Meeting Space - Small (1-20 people) | 1 facility per 4,000 residents | 6.0 | 23,479 | 5.87 | +0.13 |
| Meeting Space - Small to Medium (21-50 people) | 1 facility per 8,000 residents | 9.0 | 23,479 | 2.93 | +6.07 |
| Meeting Space - Medium (51-100 people) | 1 facility per 8,000 residents | 7.0 | 23,479 | 2.93 | +4.07 |
| Meeting Space - Medium to Large (101-200 people) | 1 facility per 8,000 residents | 5.0 | 23,479 | 2.93 | +2.07 |
| Meeting Space - Large (>200 people) | 1 facility per 20,000 residents | 4.0 | 23,479 | 1.17 | +2.83 |
| Neighbourhood House | 1 facility per 20,000 residents | 1.0 | 23,479 | 1.17 | -0.17 |
| Youth Space (as part of Level 1 multi-purpose Council community centre) | 1 facility per 8,000 residents | 2.0 | 23,479 | 2.93 | -0.93 |

| Facility/Service | Provision rate | Existing supply | 2041 Forecast Population | Demand | Surplus (+) / Gap (-) |
|--------------------------------|---------------------------------|-----------------|--------------------------|--------|-----------------------|
| Multi-Purpose Community Centre | 1 facility per 9,000 residents | 5.0 | 23,479 | 2.61 | +2.39 |
| Library | 1 facility per 45,000 residents | 3.0 | 23,479 | 0.52 | +2.48 |

Source: SGS Economics and Planning

FIGURE 25: COMMUNITY SPACES, ARTS, CULTURAL FACILITIES AND CIVIC FACILITIES IN HUON VALLEY

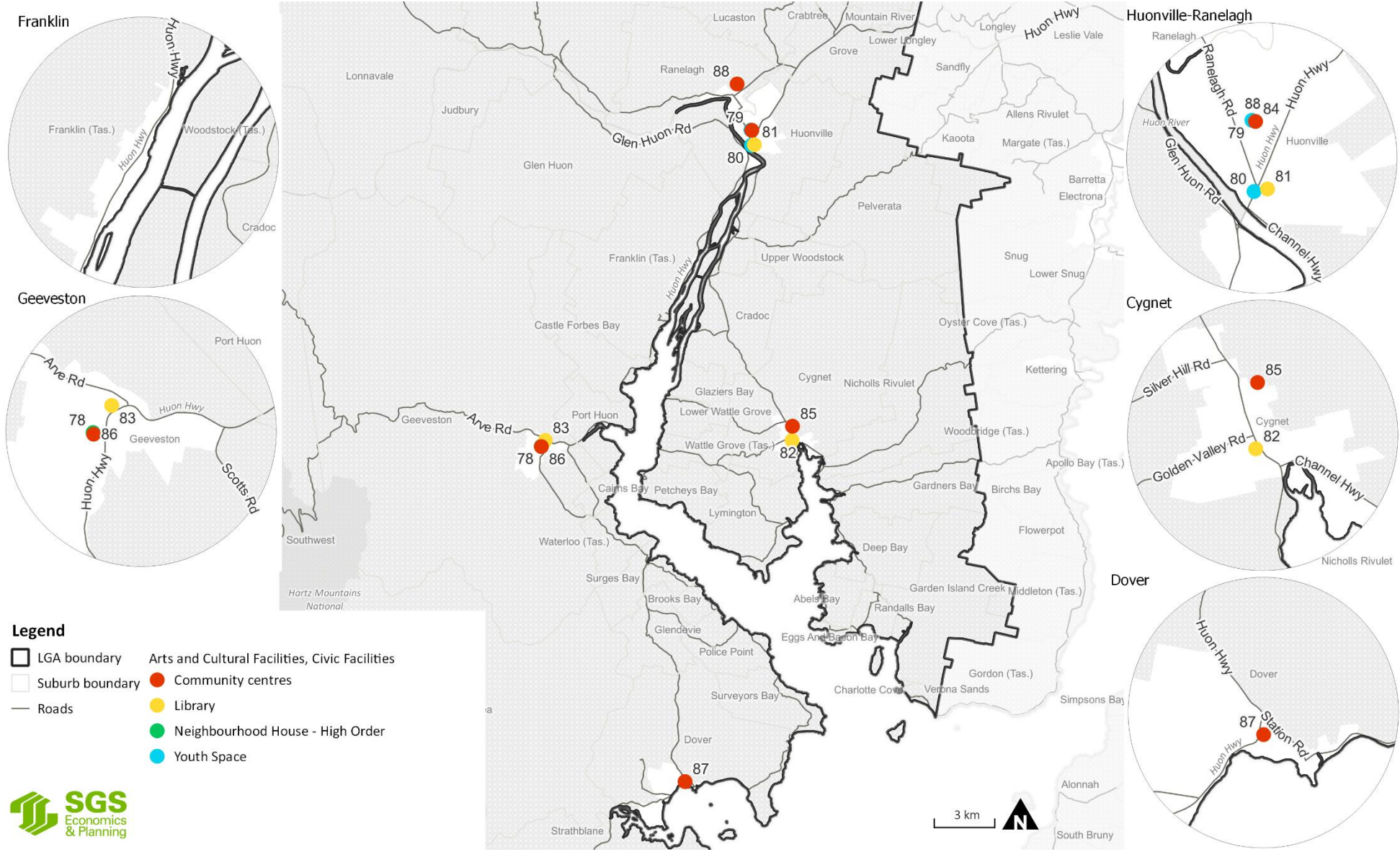


FIGURE 26: COMMUNITY MEETING SPACES IN HUON VALLEY

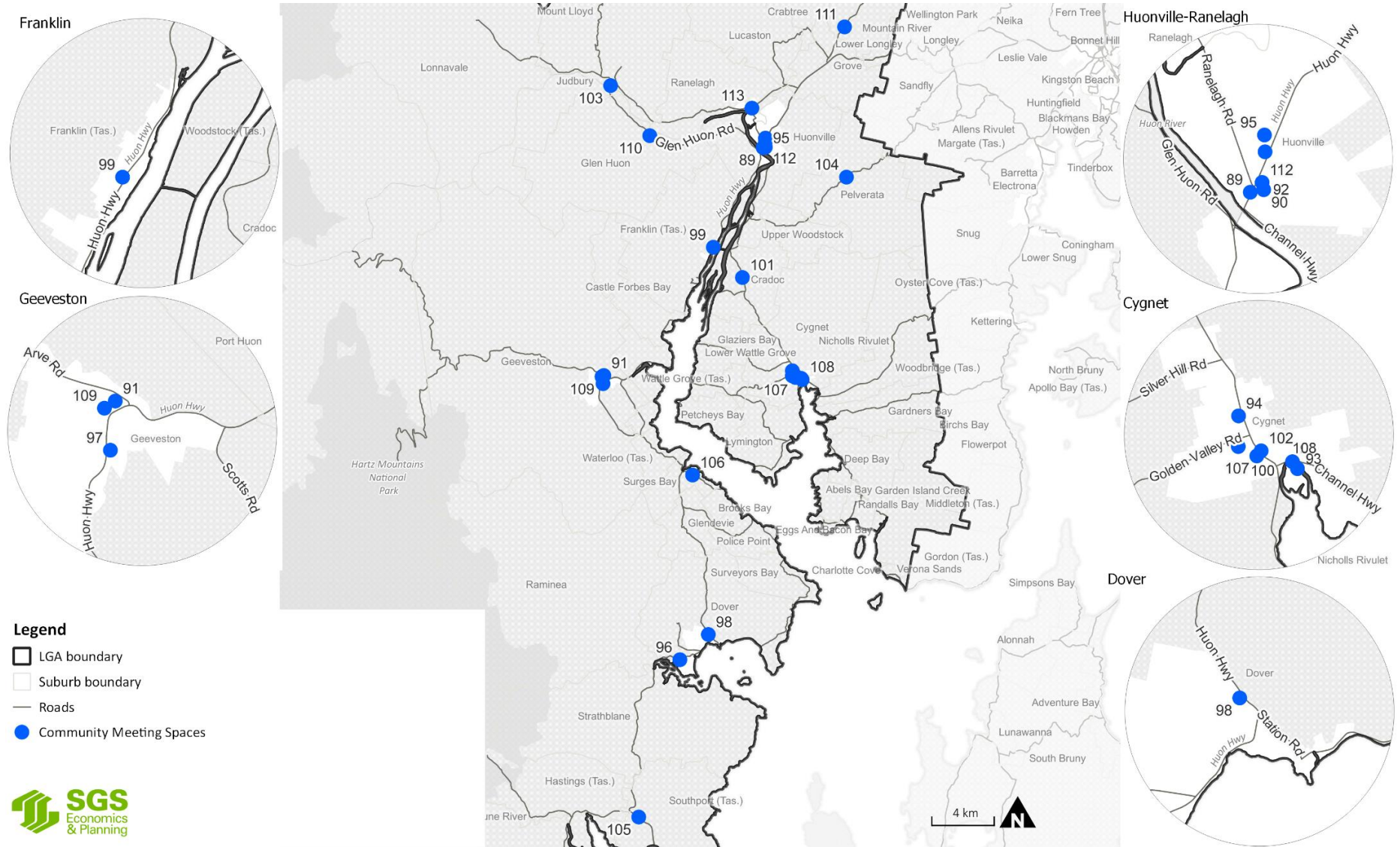


TABLE 36: COMMUNITY SPACES IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|----------------------------------|-------|----------------------------|
| Neighbourhood House - High Order | 78 | Geeveston Community Centre |
| Youth Space | 79 | PCYC |
| | 80 | Huon Valley Hub |
| Library | 81 | Huonville |
| | 82 | Cygnnet |
| | 83 | Geeveston |
| Community centres | 84 | Huonville Mens Shed |
| | 85 | Port Cygnnet Mens Shed |
| | 86 | The Dog House |
| | 87 | Dover Community Workshop |
| | 88 | She Shed |

Source: SGS Economics and Planning

TABLE 37: COMMUNITY MEETING SPACES IN HUON VALLEY

| Map # | Name of meeting space | Size of meeting room |
|-------|----------------------------------|----------------------------------|
| 89 | Huon Valley Hub Meeting Room | Small (1-20 people) |
| | Huon Valley Hub Indoor Space | Small to Medium (21-50 people) |
| 90 | Huonville Library | Small (1-20 people) |
| | Huonville Library | Small to Medium (21-50 people) |
| 91 | Geeveston Town Hall Meeting Room | Small (1-20 people) |
| 92 | Baden Powell Meeting Room | Small (1-20 people) |
| 93 | CWA | Small (1-20 people) |
| 94 | Cygnnet Community Health Room | Small (1-20 people) |
| | Cygnnet Health Centre | Small to Medium (21-50 people) |
| 95 | Baden Powell Hall | Small to Medium (21-50 people) |
| | Baden Powell Hall | Medium to Large (101-200 people) |
| 96 | Dover Oval Club Rooms | Small to Medium (21-50 people) |
| 97 | wayarapartee | Small to Medium (21-50 people) |
| 98 | Dover School Hall/Yr 11/12 room | Small to Medium (21-50 people) |

| | | |
|-----|---------------------------------|----------------------------------|
| 99 | Palais Supper Room | Small to Medium (21-50 people) |
| | Palais Theatre | Large (>200 people)- |
| 100 | Anglican Church Hall | Small to Medium (21-50 people) |
| 101 | Cradoc Park Meeting Room | Medium (51-100 people) |
| 102 | Cygnet Town Hall Supper Room | Medium (51-100 people) |
| | Cygnet Town Hall | Large (>200 people) |
| 103 | Judbury Community Centre | Medium (51-100 people) |
| 104 | Pelverata Hall | Medium (51-100 people) |
| 105 | Southport Community Centre | Medium (51-100 people) |
| 106 | Surges Bay Hall | Medium (51-100 people) |
| 107 | Carmel Hall | Medium (51-100 people) |
| 108 | Cygnets Scout Hall | Medium to Large (101-200 people) |
| 109 | Geeveston Community Hall | Medium to Large (101-200 people) |
| 110 | Glen Huon Hall | Medium to Large (101-200 people) |
| 111 | Mt River Hall | Medium to Large (101-200 people) |
| 112 | Huonville Town Hall | Large (>200 people) |
| 113 | Ranelagh Soldiers Memorial Hall | Large (>200 people) |

Source: SGS Economics and Planning

Aged care supply and demand

As indicated in Table 38, there is a forecast undersupply of residential aged care by 2041 (141 beds required). There are two residential aged care facilities currently available within the municipal area, one located in Franklin and another in Dover, as shown in Figure 30.

The main driver of demand for aged care facilities is the ageing population (aged 70+). The Huon’s older population will increase to 5,422 by 2041. Aged care facilities are provided by the private market. It will be important that Council provide sufficient land-use zoning to facilitate additional aged care facilities within the municipal area. Based on existing distribution, priority should be focused on Huonville and surrounds and Cygnet and surrounds.

TABLE 38: RESIDENTIAL AGED CARE INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 Forecast population | Demand | Surplus (+) / Gap (-) |
|-----------------------|--------------------------------------|-----------------|--------------------------|--------|-----------------------|
| Residential Aged Care | 44 beds per 1,000 residents aged 70+ | 98.0 | 5,422 | 238.57 | -140.57 beds |

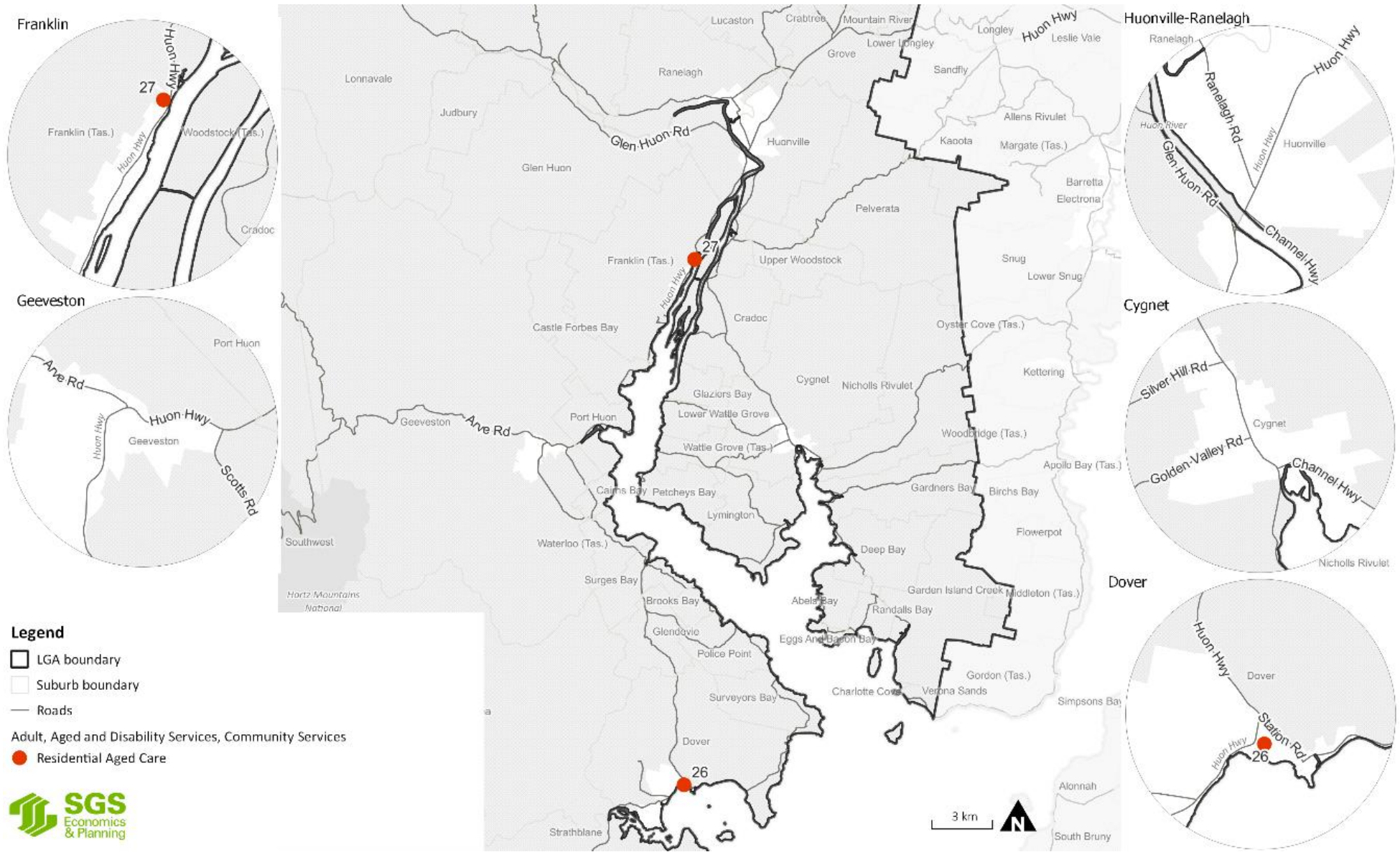
Source: SGS Economics and Planning

TABLE 39: RESIDENTIAL AGED CARE SERVICES IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|--------------------------|-------|----------------------------------------|
| Residential Aged Care | 26 | Huon Regional Care – Dover Facility |
| | 27 | Huon Regional Care – Franklin Facility |

Source: SGS Economics and Planning

FIGURE 27: RESIDENTIAL AGED CARE SERVICES IN HUON VALLEY



Community-based health supply and demand

As indicated in Table 40, by 2041, based on existing community-based health services, there will be sufficient services to supply future community needs. Currently medical centres are distributed across the Huon Valley in all towns except Franklin. In contrast, however, the only two Aboriginal health centres are both located in Cygnet. Geeveston is also lacking a community health service; therefore, residents are required to travel to either Dover or Huonville.

Based on population levels, additional facilities are not required; however, feedback from the community has indicated there are concerns around the breadth of medical services available within these facilities as well as access afterhours. In addition, connections to the existing services via avenues such as public transport, outreach services and telehealth will be important. To understand potential gaps further, Council should undertake a health service needs analysis.

TABLE 40: COMMUNITY-BASED HEALTH INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 Forecast population | Demand | Surplus (+) / Gap (-) |
|--------------------------------------|---------------------------------|-----------------|--------------------------|--------|-----------------------|
| Community Based Health Care - Small | 1 facility per 30,000 residents | 2.0 | 23,479 | 0.78 | +1.22 |
| Community Based Health Care - Medium | 1 facility per 75,000 residents | 1.0 | 23,479 | 0.31 | +0.69 |

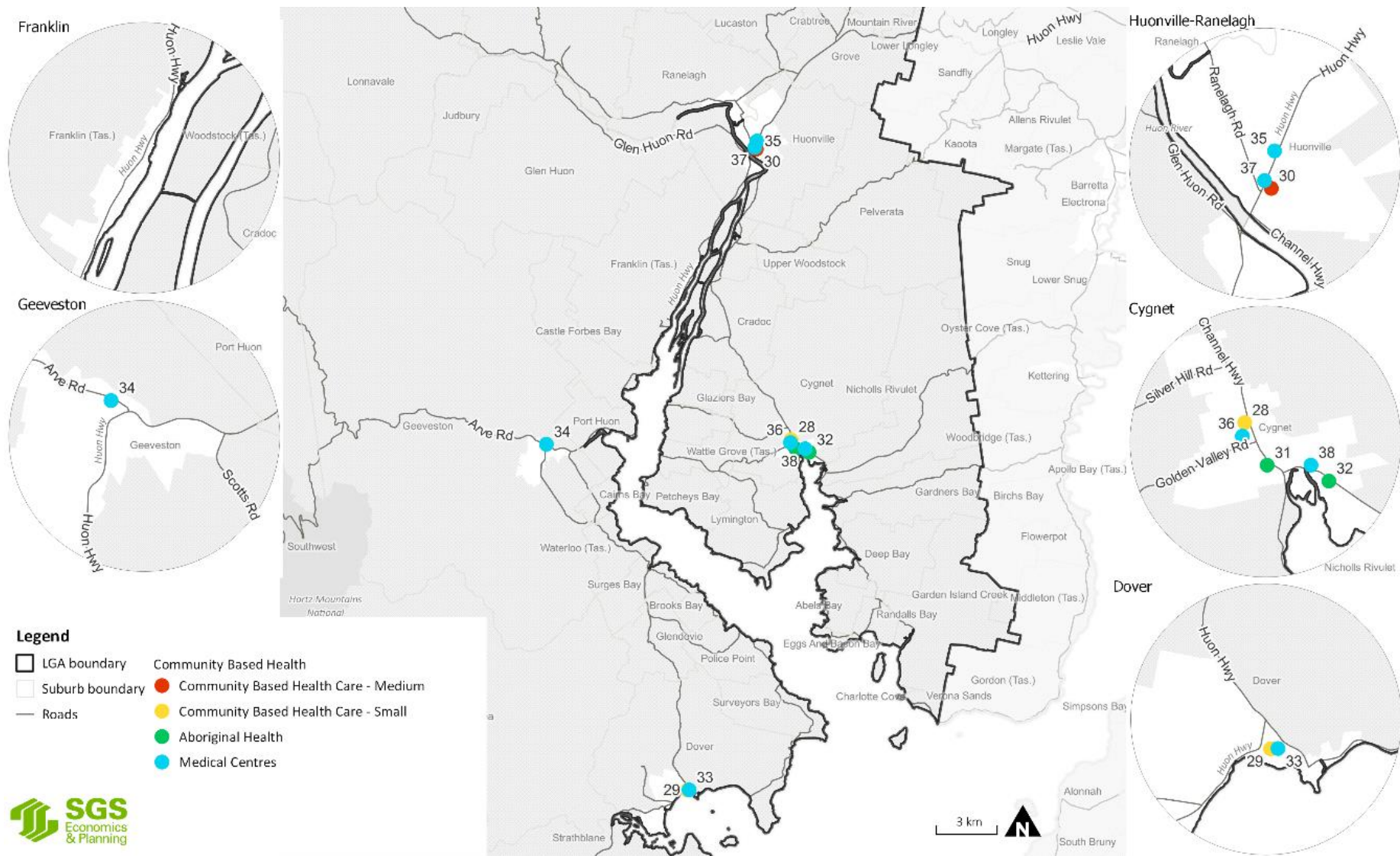
Source: SGS Economics and Planning

TABLE 41: COMMUNITY BASED HEALTH FACILITIES IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|--------------------------------------|-------|-----------------------------------------------|
| Community Based Health Care - Small | 28 | Huon Community Health Centre |
| | 29 | Huon Community Health Centre |
| Community Based Health Care - Medium | 30 | Huon Community Health Centre |
| Aboriginal Health | 31 | South East Tasmania Aboriginal Centre (SETAC) |
| | 32 | South East Tasmania Aboriginal Centre (SETAC) |
| Medical Centres | 33 | Dover Medical Centre |
| | 34 | Geeveston Medical centre |
| | 35 | Ochre Medical Centre |
| | 36 | Ochre Medical centre |
| | 37 | Huon Doctors Surgery |
| | 38 | Cygnet Family Practice |

Source: SGS Economics and Planning

FIGURE 28: COMMUNITY BASED HEALTH FACILITIES IN HUON VALLEY



Emergency and justice infrastructure supply and demand

As indicated through the forecast supply and demand assessment (Table 42) there is sufficient existing emergency and justice infrastructure to support the forecast community.

There is currently an oversupply of fire stations; however, given the geography, landscape and fire risks throughout the municipal area, this is acceptable. In relation to other infrastructure, there is generally a good distribution across the municipal area, with Huonville acting as a central hub.

TABLE 42: HIGHER ORDER INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 Forecast population | Demand | Surplus (+) / Gap (-) |
|------------------|----------------------------------|-----------------|--------------------------|--------|-----------------------|
| Ambulance | 1 facility per 60,000 residents | 2.0 | 23,479 | 0.39 | +1.61 |
| Fire Station | 1 facility per 45,000 residents | 9.0 | 23,479 | 0.52 | +8.48 |
| Police Station | 1 facility per 100,000 residents | 4.0 | 23,479 | 0.23 | +3.77 |
| SES | 1 facility per 120,000 residents | 1.0 | 23,479 | 0.2 | +0.80 |

Source: SGS Economics and Planning

FIGURE 29: HIGHER ORDER INFRASTRUCTURE IN HUON VALLEY

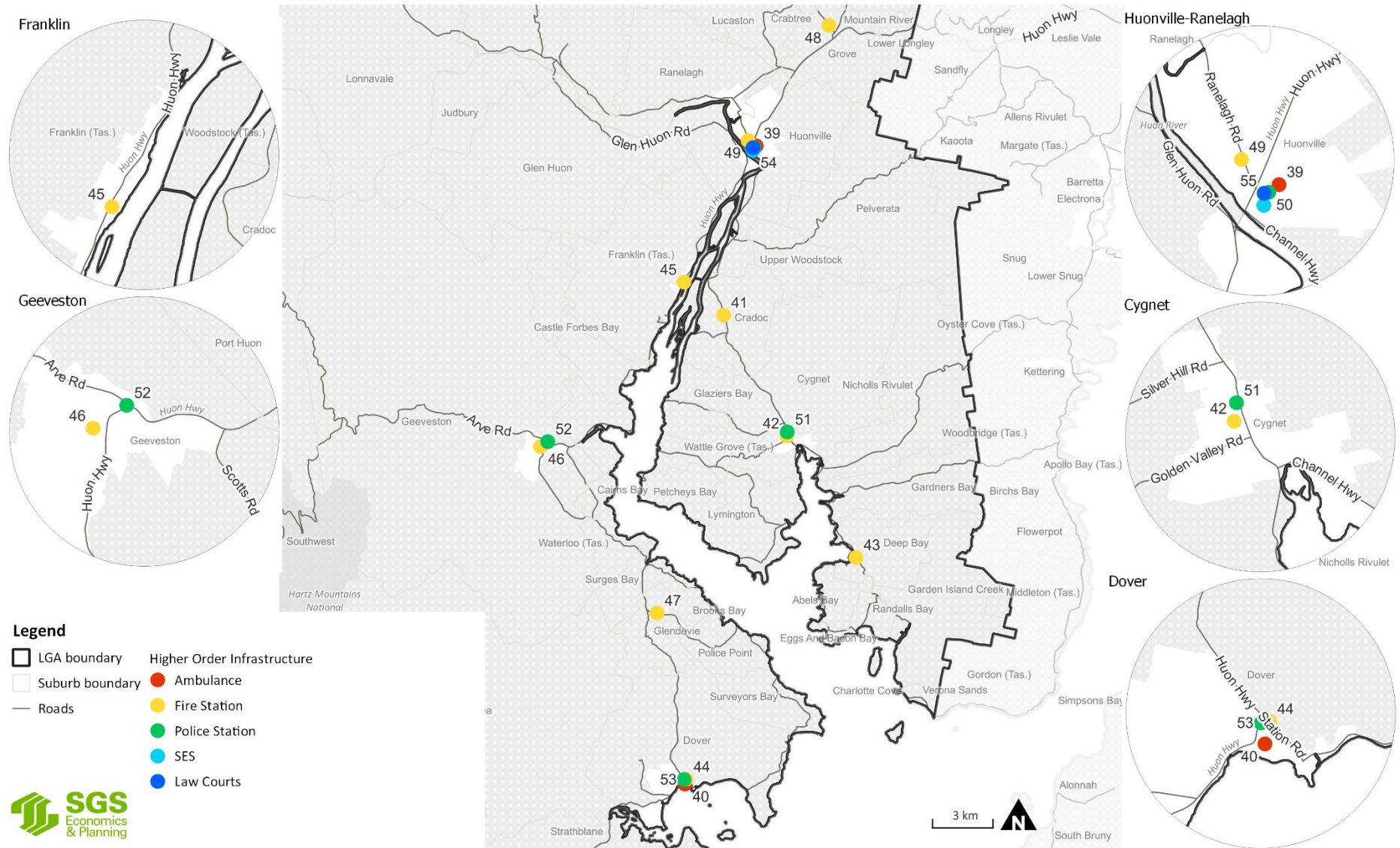


TABLE 43: HIGHER ORDER INFRASTRUCTURE IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|--------------------------|-------|--------------------------|
| Ambulance | 39 | Ambulance Tasmania |
| | 40 | Dover Ambulance |
| Fire Station | 41 | Fire Station |
| | 42 | Fire Station |
| | 43 | Fire Station |
| | 44 | Fire Station |
| | 45 | Fire Station |
| | 46 | Fire Station |
| | 47 | Fire Station |
| | 48 | Fire Station |
| | 49 | Fire Station |
| Police Station | 50 | Huonville Police Station |
| | 51 | Cygnets |
| | 52 | Geeveston |
| | 53 | Dover |
| SES | 54 | Huon Valley SES Building |
| Law Courts | 55 | Magistrates Court |

Source: SGS Economics and Planning

Recreation facilities supply and demand

As indicated in Table 44, by 2041 the existing recreation facilities are generally sufficient to cater for the forecast future population. There is a slight oversupply of indoor recreation centres and tennis facilities. There are currently four indoor recreation centres which are located at Huonville, Cygnet, Dover and Geeveston. While this is an oversupply, it enables good accessibility to these services.

There is also an oversupply of active open space based on population levels. Additional open space, however, can be a specific Council and community priority for the municipal area; therefore, the rationale for this higher service level would be required prior to removing any of these spaces.

There is a forecast undersupply of netball facilities, with only one facility located in Huonville. All netball competitions are held in Hobart, so the current facility would largely be used for training, which is likely to meet the current and forecast community needs but is something to monitor over time.

TABLE 44: RECREATION INFRASTRUCTURE ASSESSMENT

| Facility/Service | Provision rate | Existing supply | 2041 Forecast population | Demand | Surplus (+) / Gap (-) |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|--------------------------|--------|-----------------------|
| Indoor Recreation Centre / Stadium (Hard Court) | 1 facility per 25,000 residents | 4.0 | 23,479 | 0.94 | +3.06 |
| Indoor Aquatic / Leisure / Fitness Centre (25m pool) | 1 facility per 40,000 residents | 1.0 | 23,479 | 0.59 | +0.41 |
| Indoor Aquatic / Leisure / Fitness Centre (50m pool) with elements such as warm water pool, water slide, etc. | 1 facility per municipal area | 1.0 | 1 | 1.00 | 0.00 |
| Outdoor Netball Facility | 1 facility per 16,000 residents | 1.0 | 23,479 | 1.47 | -0.47 |
| Tennis Facility | 1 facility per 25,000 – 35,000 residents | 3.0 | 23,479 | 0.94 | +2.06 |
| Synthetic Athletics Track | 1 facility per municipal area | 1.0 | 1 | 1.00 | 0.00 |
| Active Open Space Reserve | 1 facility per 10,000 residents | 10.0 | 23,479 | 2.35 | +7.65 |

Source: SGS Economics and Planning

FIGURE 30: RECREATION FACILITIES IN HUON VALLEY

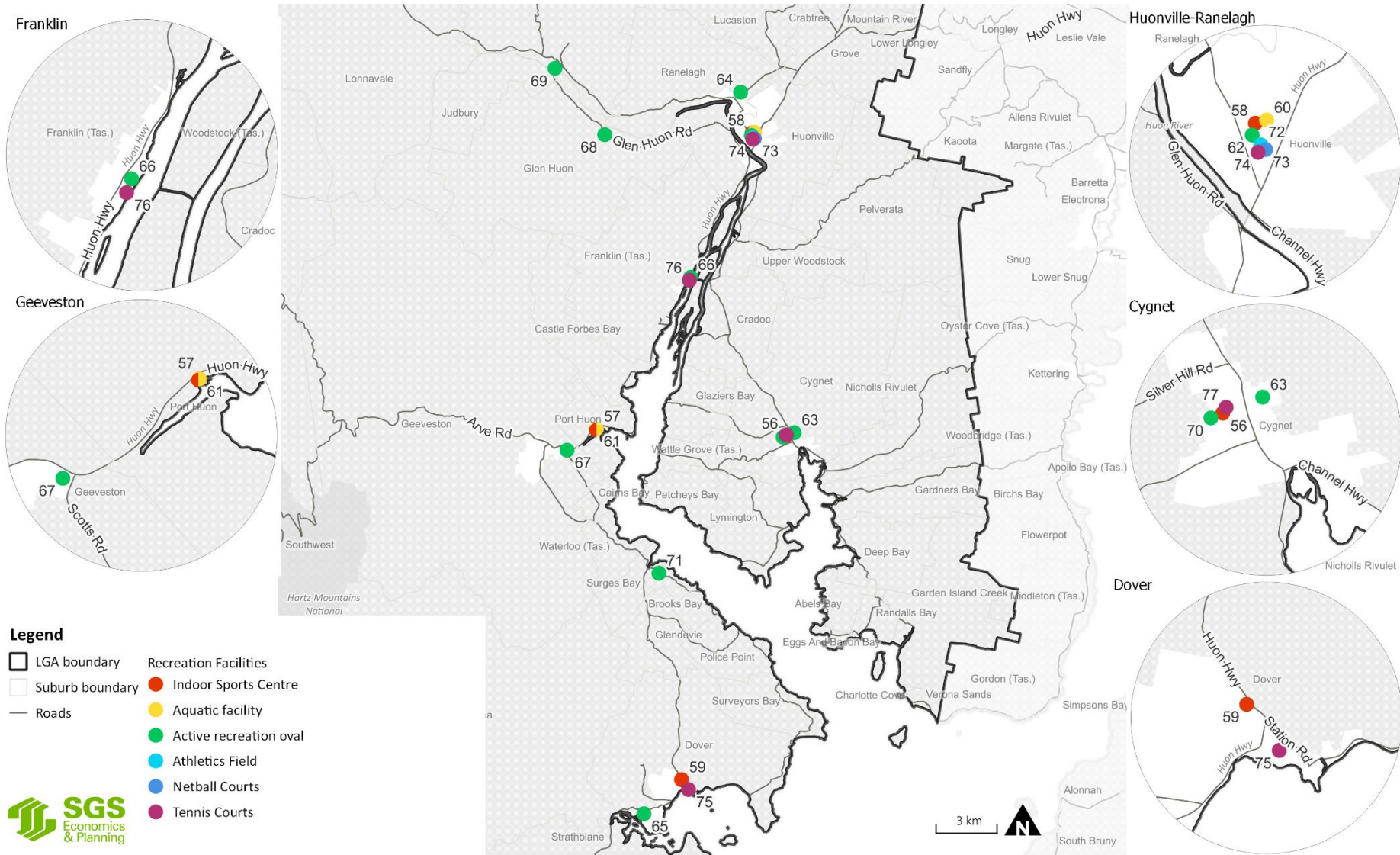


TABLE 45: RECREATION FACILITIES IN HUON VALLEY

| Type of facility/service | Map # | Name of facility |
|--------------------------|-------|------------------------------------------------------|
| Indoor Sports Centre | 56 | Cygnets Sports Centre |
| | 57 | Port Huon Sports & Aquatic Centre |
| | 58 | PCYC |
| | 59 | Dover Sports Centre |
| Aquatic Facility | 60 | Huonville Swimming Pool (50m) |
| | 61 | Port Huon Sports & Aquatic Centre (25m) |
| Active Recreation Oval | 62 | Huonville Oval |
| | 63 | Cygnets Oval |
| | 64 | Ranelagh Recreation Ground Oval/Ranelagh Showgrounds |
| | 65 | Jim Casey Oval |
| | 66 | Franklin Oval |
| | 67 | Kermandie Oval & Clubrooms |
| | 68 | Glen Huon Oval |
| | 69 | Judbury Oval |
| | 70 | Cygnets Primary School Oval |
| | 71 | Surges Bay Oval |
| Athletics Field | 72 | Huonville Athletics Field |
| Netball Courts | 73 | Huonville Netball Courts |
| Tennis Courts | 74 | Huonville Tennis Court |
| | 75 | Dover Tennis Court |
| | 76 | Franklin Tennis Court |
| | 77 | Cygnets Tennis Club |

Source: SGS Economics and Planning (Huon Hoofbeat, in Mountain River, not pictured in the map)

Appendix C: Environmental values and natural hazards – detailed assessment

Riverine flooding

There are many rivers in the area, the largest of which is the Huon River system. The Huon River stretches for 170 kilometres. Its tributaries include 26 creeks and rivers, of which the Huon River begins at Scotts Peak Dam (Lake Pedder) and flows south-east to the Tahune Air Walk, where it joins the Picton River. It then flows through the rapids below Judbury, merges with sea water and becomes tidal. From there, it flows through Huonville, Franklin and Port Cygnet. Where the river joins the D'Entrecasteaux Channel near Surveyors Bay, it is more than 5 km wide.

Small floods occur frequently in Huonville, and tidal influence is a key factor in the height of the river. Severe flooding occurred in 1901, 1947, 1958, 1960, 1996 and 2016. The most affected area was the north bank of the Huon River and near Wilmot Street, where there were approximately 13 residences. Flood mapping of Huonville and surrounding areas has been conducted and height markers have been installed at strategic locations.

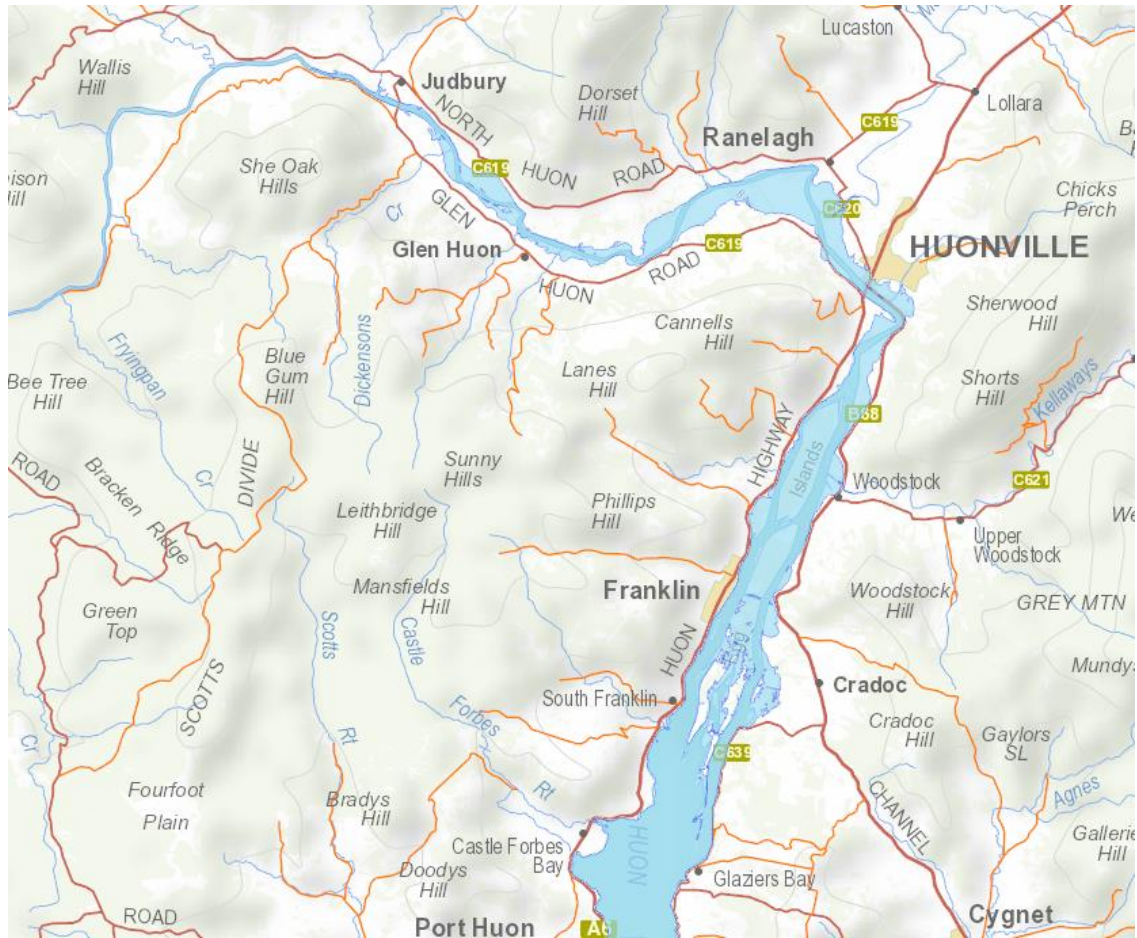
In July 2016, the Huon River overflowed, flooding the Huonville township resulting in power outages, as homes and businesses were damaged or destroyed. The Huon River breaks its banks frequently according to Council, which also advises that at peaks of 3 metres at Judbury (about two hours upstream of Huonville) flooding of agricultural land can cause stock losses.

As temperatures rise, the risk of floods will likely grow too, as the warmer atmosphere holds more moisture. The impact of climate change on rainfall suggests that the risk of flooding increases in urban areas with high population densities, posing a greater threat of loss of life and property damage. Considering the rapid population growth in Huon Valley (1.57%), or an increase of 21,524 people by 2031, rising population density and urban sprawl puts population in Huon Valley at risk. Urban sprawl can lead to dramatic changes in ground cover, with parks, sports fields and farmland being developed into impervious surfaces such as shopping centres and residential developments⁵⁹. In an urban setting, the rapid nature of runoff will further exacerbate flooding problems in the Huon Valley due to the high impervious surface area. Ranelagh and Huonville are at moderate flood risk in the Climatics model, and the Huon Link Road faces extreme flood risk. This suggests that future planning will be required to consider land uses in the area in order to reduce the risk of fluvial flooding to communities. The extent of the 2016 floods is shown in

Figure 31, where the river peaked at 4.4 metres. Floods of this nature or worse can likely be expected in the future as emissions continue to increase, and temperatures rise.

⁵⁹ Alexander, K., Hettiarachchi, S., Ou, Y., & Sharma, A. (2019). Can integrated green spaces and storage facilities absorb the increased risk of flooding due to climate change in developed urban environments?. *Journal of Hydrology*, 579, 124201.

FIGURE 31: JULY 2016 FLOOD EVENT EXTENT MAPPING

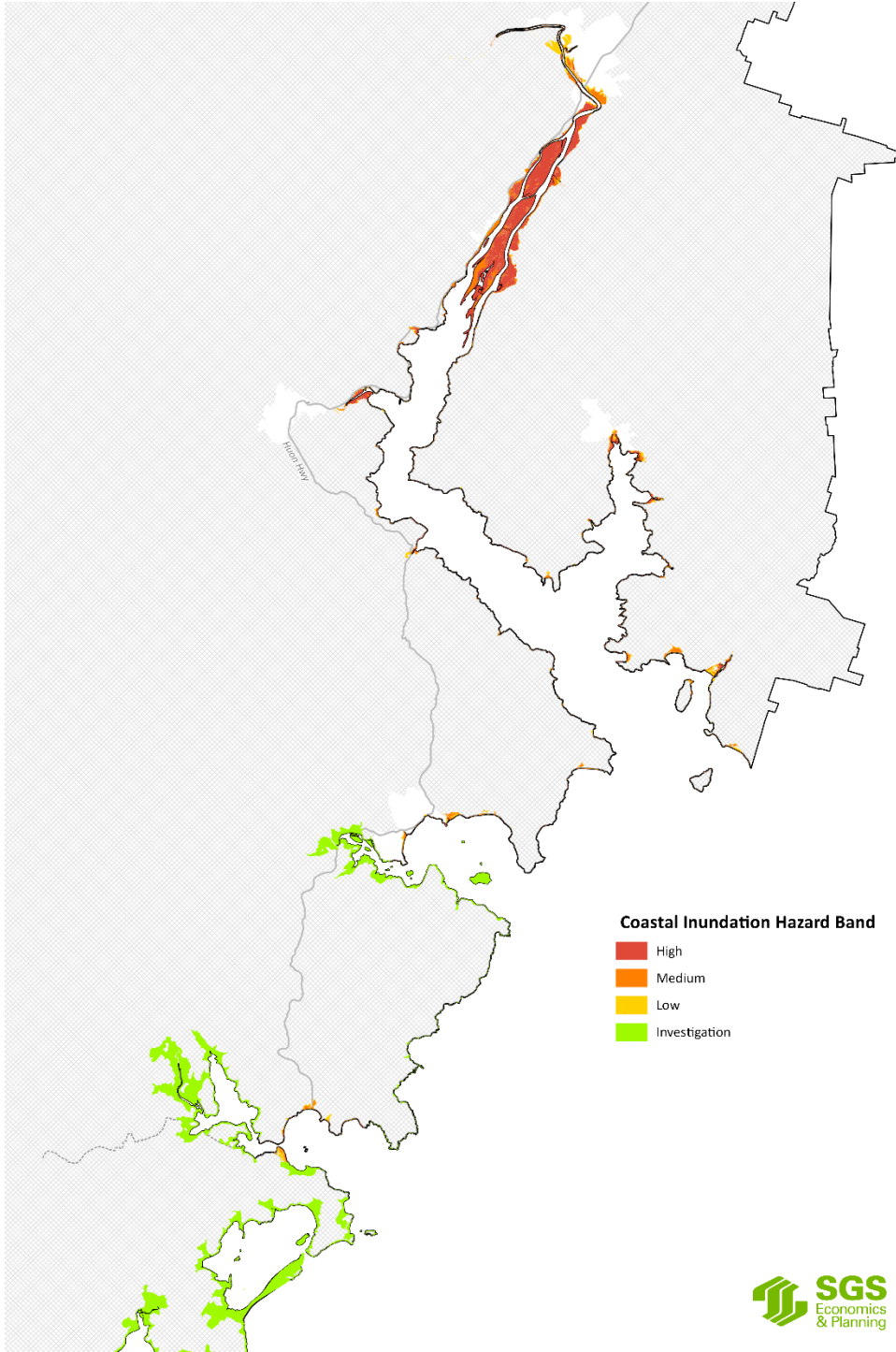


Source: Tasmanian Government's theLIST map (light blue shows the extent beyond the layer underneath)

Coastal erosion

Given the region's vast coastline, it is unsurprising that it is heavily exposed to the risk of coastal inundation. The figure below illustrates the significance of this risk, with almost the entire southern coast of Tasmania vulnerable to inundation and/or erosion. Much of the coastline is coloured red, indicating rocky shoreline that is at risk of rock-falls and rock facade collapses in the event of storm surges.

FIGURE 32: COASTAL VULNERABILITY FOR HUON VALLEY



Source: theLIST, SGS Economics & Planning, 2022

Bushfire

The Huon Valley has a long history of bushfires, with the most devastating event occurring on 7 February 1967, when multiple fires swept through the southern part of Tasmania and beyond, claiming 64 lives and destroying more than 1,300 homes and 128 major structures. The risk of bushfires has increased in recent years due to the influx of new residents into rural areas.

As a heavily forested region, almost all the Huon Valley is designated a bushfire prone area under the Tasmanian Interim Planning Scheme, with only urbanised townships like Huonville and Ranelagh not designated bushfire prone. Even then, it is only those residential areas at least one street in from the urban boundary that generally are safe from direct bushfire damage.

Huon Valley suffered through a significant bushfire event in January 2019 – its worst since 1967 – which burned over 200,000 hectares, destroying areas predominantly within national parks. It also destroyed six homes, mostly in remote locations unprotected by the urbanised build-up of townships along the Huon River. As summers become dryer and hotter, and droughts more frequent in a world affected by worsening climate change, the bushfire prone areas, which cover a majority of the Huon, will likely suffer further significant damage. Most of the Huon Valley has a bushfire annual probability of 6.73%, which is a low to medium risk area for bushfire. Climatics data shows most areas are at low risk of drought and minimal risk of experiencing extreme heat waves. Additionally, most of the Huon Valley is at medium risk of high fire danger (>12 on the Fire Danger Index), with a low average frequency of experiencing high fire danger for only 0.1 days per year. Climatics' risk scores for bushfire hazard and severity are shown in the figure below. The trend in frequency identifies the level of risk from low to high, with secondary conditions identifying extreme states.

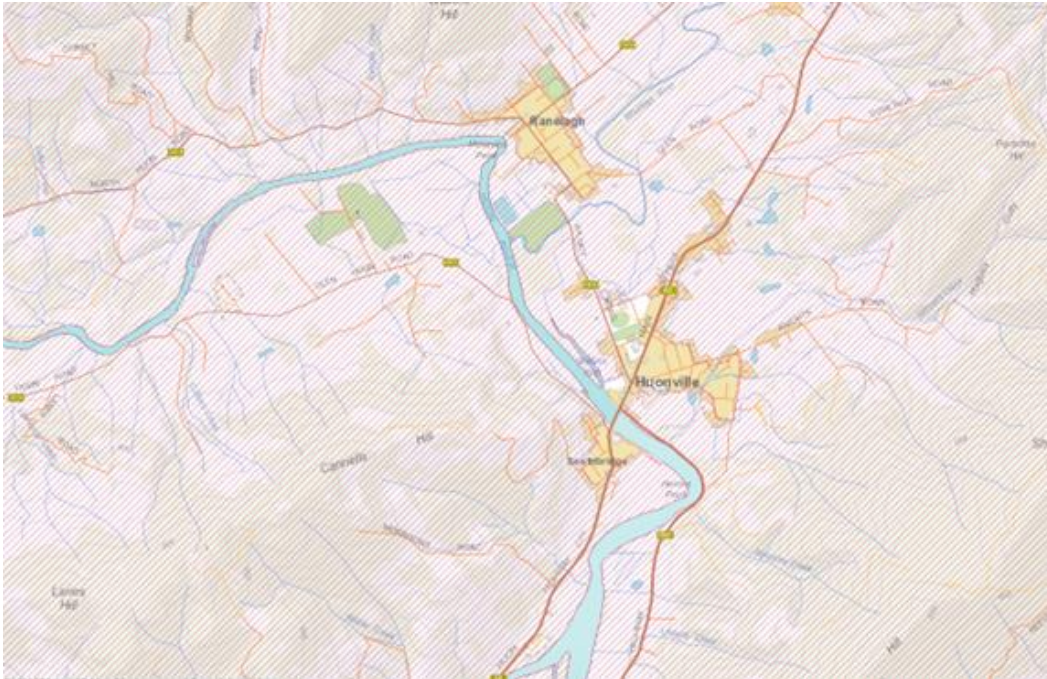
FIGURE 33: CLIMATICS MODEL RISK SCORES STANDARD CLI

| Drought, Bushfire | Trend in Frequency Result | | | | | |
|-------------------|---------------------------|---------------------|---------------------------|---------------------|------------------------|---------------------------------------------|
| | Significantly Negative | Marginally Negative | No Clear Trend / No Trend | Marginally Positive | Significantly Positive | Significantly Positive + Δ rate > 12 |
| Risk Score | Low | Low | Low | Medium | High | Extreme |

| Heatwave | Trend in Frequency Result | | | | | |
|------------|---------------------------|---------------------|---------------------------|---------------------|------------------------|--------------------------------------------|
| | Significantly Negative | Marginally Negative | No Clear Trend / No Trend | Marginally Positive | Significantly Positive | Significantly Positive + Δ rate > 2 |
| Risk Score | Low | Low | Low | Medium | High | Extreme |

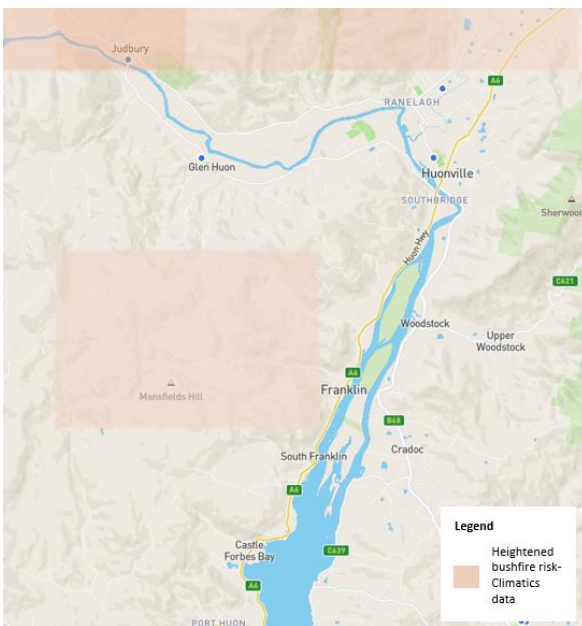
Source: Climatics

FIGURE 34: BUSHFIRE PRONE AREAS NEAR HUONVILLE



Source: Tasmanian Government's theLIST map (all areas with the exception of those in yellow are bushfire prone)

FIGURE 35: HEIGHTENED BUSHFIRE PRONE AREA NEAR FRANKLIN – CLIMATICS DATA



Source: Climatics EWN proprietary mapped data (areas in red have heightened bushfire risk from Climatics data).

Extreme weather

Ecosystems can be altered by rapid and interacting changes in natural processes and anthropogenic threats to biodiversity. Worldwide, many areas are becoming warmer and drier, or experiencing more extreme rainfall events, as in Australia. Habitat loss, resource exploitation, invasive organisms, and the

interactions between these drivers have led to recent catastrophic declines in species numbers and sizes across the globe. Australia has one of the highest recent rates of biological extinction globally. In marine fisheries and agricultural production, near-term and seasonal predictive models are advocated to help managers address similar issues of global change and future uncertainty⁶⁰.

The residential areas of the municipal area experience a similar temperature, ranging from an average maximum temperature of 21°C in summer to a minimum average temperature of 2°C in winter. The topography of the area results in sub-zero temperatures in the mountainous areas, which may experience prolonged snow accumulation during the winter/spring months. Most communities experience frequent frost and/or fog between April and October, which affects road transport.

Global climate change is bringing not only rising temperatures, but also frequent severe weather extremes. Climatic data shows that Huon valley is at high risk for extreme cold weather (below 0°C), and at low to moderate risk of experiencing extreme daily maximum temperatures. The municipal area is also expected to see a rise in average temperatures of 2.6 to 3.3°C during the 21st century⁶¹, suggesting greater variability in temperature on a day-to-day basis.

The rise in daily minimum temperature is expected to be slightly higher than the daily maximum temperature in all seasons. Changes in average temperatures to 2100 are expected to be accompanied by changes in the frequency, intensity, and duration of hot and cold weather extremes, including:

- The number of days above 25°C in summer at Port Davey is expected to increase from 10-15 to over 25 days per year. Huonville shows a similar increase, from 15-20 to 40 days.
- Temperatures on very hot days are expected to be more variable than average (increasing by more than 3°C in some seasons).
- Frost risk days are expected to decrease significantly: at 95 m elevation in the Huon Valley, frost risk is expected to decrease from 40 days to less than 10 days per year.
- Warm spells (consecutive days with temperatures in the top 5% of baseline levels) that currently last about 5 days are expected to last up to 10 days.

Changes in temperature are likely to have a major impact on agricultural activity. Especially in areas of lower elevation, higher temperatures will negatively impact productivity in industries such as berry and blackcurrant farms. However, warmer temperatures may also bring some benefits to the Huon as it means that some higher altitude areas may become more viable for agriculture. This may create pressure on land use and will require reconsideration of how land can be effectively managed in these areas.

Heatwaves

The Bureau of Meteorology defines a heatwave as three or more days in a row when both daytime and night-time temperatures are unusually high – in relation to the local long-term climate and the recent past. The elderly, the young and the unwell are most vulnerable to extreme heat.

⁶⁰ Tulloch, A. I., Hagger, V., & Greenville, A. C. (2020). Ecological forecasts to inform near - term management of threats to biodiversity. *Global Change Biology*, 26(10), 5816-5828.

⁶¹ Local climate profile: Huon Valley Municipal area
https://recfit.tas.gov.au/_data/assets/pdf_file/0011/348914/Huon_Valley_Climate_Profile.pdf

Most of the Huon Valley is at low risk of experiencing extreme heatwaves but at high risk of experiencing moderate to extreme heatwaves. According to Climatics modelling, the average frequency of moderate to extreme heatwave events is 4.7 events each year, which is slightly higher than the historical average of 4.0 and suggests an increase in the frequency of heatwave events. Franklin faces the greatest risk of extreme heatwave, having experienced nine extreme heatwaves since 1950.

Heatwaves can be dangerous for individuals' health, particularly for higher risk populations such as the elderly, and can result in additional pressure on emergency departments⁶². Heat-related conditions that individuals may experience include dehydration, heat cramps, heat exhaustion and heat stroke, as well as poor mental health. Additionally, energy demand for heating and cooling will increase as temperature variations become more frequent and extreme. In contrast, drought risk across the Huon is considered to be low, with a likely decrease in frequency in drought events, if anything.

Rainfall

The Huon Valley area has a large east-west rainfall gradient. The western end near Port Davey has an average rainfall of about 2,200 mm, with over 175 days of annual rainfall, with a strong seasonal cycle (driest in February and wettest in July), influenced mainly by frontal rain systems from the west. The eastern end has an average annual rainfall of less than 750 mm and a weak seasonal cycle (about 40 mm in January and 80 mm in August) due to various weather systems. By the end of the century, the general long-term impact of warming will be no change in average annual rainfall across the Huon Valley municipal area but increases and decreases in some locations and some seasons. The western region is expected to experience a steady decrease in rainfall in summer and autumn and an increase in winter and spring (variation of up to 20%) during the second half of the century. The eastern region is expected to experience a slight increase in rainfall during most seasons (0-10% variation). Studies of the Lake Osborne aquatic ecosystem in Hartz Mountain National Park suggest that catchment changes associated with past fires can alter freshwater characteristics, community composition, and ecological resilience in response to changes in rainfall associated with increased temperatures and drought stress brought about by climate change⁶³. This creates an uncertain future for freshwater ecosystems that are sensitive to catchment change processes.

A major influence of global warming on rainfall is the tendency for greater extremes, with potentially heavier rainfall and longer dry periods. Large-scale climate drivers have different effects on year-to-year rainfall across the urban area. According to Climate Futures for Tasmania projections, significant seasonal changes in regional and rainfall patterns will occur across the state⁶⁴:

- Nine fewer days of rainfall greater than 1 mm per year on average, but a significant increase in the amount of rain per rainy day.
- Increased rainfall on the wettest day of the year (10-15% for the area as a whole), increased rainfall on the wettest five days (0-10%), and significant increases in peak instantaneous rainfall (over 20% in some seasons).

⁶² Campbell SL, Remenyi TA, Williamson GJ, White CJ, Johnston FH. The Value of Local Heatwave Impact Assessment: A Case-Crossover Analysis of Hospital Emergency Department Presentations in Tasmania, Australia. *Int J Environ Res Public Health*. 2019 Oct 2;16(19):3715. doi: 10.3390/ijerph16193715.

⁶³ Beck, K. K., Fletcher, M. S., Wolfe, B. B., & Saunders, K. M. (2023). Aquatic ecosystem response to climate, fire, and the demise of montane rainforest, Tasmania, Australia. *Global and Planetary Change*, 223, 104077.

⁶⁴ What are the projected climate change impacts for Tasmania?
https://recfit.tas.gov.au/what_are_the_projected_impacts_for_tasmania

- Winter rainfall on the West Coast is projected to increase significantly after 2050; summer rainfall is projected to decrease significantly.
- The North East Coast is expected to experience a steady increase in fall and summer rainfall.

The western Huon Valley region will also experience a steady decrease in summer and autumn rainfall and an increase in winter and spring rainfall. According to Climatics modelling, Franklin faces the greatest risk of extreme daily rainfall, but this is still fairly low with a daily exceedance probability of >10 mm rain of only 6.9%. On average, Huon Valley experiences 3-4 days of extreme rainfall annually.

Additionally, Huon Valley is at low risk for thunderstorm events or hail, although the frequency of thunderstorm events is expected to increase over the next few decades.

Rainfall is one of the most important climate variables for agriculture and greatly influences production, for example by varying the growing season. Changing patterns of temperature and rainfall are also likely to impact yields at different times of the year. For example, monthly yields during summer months may begin to decline due to the lower rainfall; however, this is likely to be offset by the increased yield at other times of the year, particularly during spring⁶⁵.

In May 2018, extreme weather events across southern Tasmania affected the Huon Valley. Mount Wellington recorded 236 mm of rain – the highest rainfall on record for the mountain; 194 mm of rain fell at Longley and 120 mm was recorded at Grove. Damaging winds averaged 60-70 km/h with peak gusts of around 100 km/h, along with prolonged thunderstorms and lightning. The event resulted in extensive storm damage and major flooding of the mountain rivers. The flooding caused road closures and business interruptions, and severe damage to roads and agricultural properties. Extreme variation in temperatures and rainfall increases the risk of large-scale crop failure, resulting in lower crop yields and reduced nutritional value⁶⁶.

Current climate shocks and stresses will also have a devastating impact on the livelihood vulnerability of Huon Valley farmers. While not as ubiquitous as Huon Valley's aquacultural industry, the Huon's vast coastline has led to the emergence of marine fishing industries, particularly for rock lobster and abalone. The fishing industry is highly vulnerable to climate change and fishers are highly dependent on the fishing industry. The decrease in fish production due to climate change will inevitably reduce the income level of fishers and thus increase their livelihood vulnerability.

The arrival of warm water species can create new opportunities for commercial fishing, recreational fishing and tourism. On the other hand, if the new species are invasive or undesirable, they may negatively impact native species and ecosystems, potentially leading to declining fish populations and reduced fishing opportunities. Warming waters may lead to changes in ocean currents and nutrient availability, which could have complex effects on fish populations and their food sources. Overall, while the arrival of warm-water species has the potential to benefit fisheries in the Huon Valley, it is important to consider the potential ecological and economic impacts of any changes in the marine environment.

⁶⁵ Holz GK, Grose MR, Bennett JC, Corney SP, White CJ, Phelan D, Potter K, Kriticos D, Rawnsley R, Parsons D, Lisson S, Gaynor SM and Bindoff NL. (2010). Climate futures for Tasmania: Impacts on agriculture https://www.dpac.tas.gov.au/__data/assets/pdf_file/0032/17798/CFT_Ag_Tech_Rpt.pdf

⁶⁶ Osman, R., Zhu, Y., Ma, W., Zhang, D., Ding, Z., Liu, L., ... & Cao, W. (2020). Comparison of wheat simulation models for impacts of extreme temperature stress on grain quality. *Agricultural and Forest Meteorology*, 288, 107995.

Appendix D: Commercial and industrial employment – detailed assessment

Calculating employment floorspace demand

SGS follows a three-step process when calculating future employment floorspace demand:

Calculate future employment (number of jobs) by ANZSIC Division⁶⁷

1. Convert employment to floorspace using a defined floor area ratio (FAR) by industry
2. Bundle the ANZSIC divisions according to categories.

This process has been used for calculating future requirements in the Huon Valley.

1. Calculate future employment

The modelling used to calculate future employment was based on historical trends of employment in the Huon Valley from 2011 to 2021, in each industry outlined by the ANZSIC divisions. The average annual growth rate from each industry was applied out to 2042. The results of this analysis are shown in the table below.

TABLE 46: EMPLOYMENT BY INDUSTRY IN HUON VALLEY IN 2022 AND 2042

| Industry | 2022* | 2042* | Change in employment* |
|--------------------------------------------|-------|-------|-----------------------|
| Agriculture, Forestry and Fishing | 1,060 | 1,370 | 310 |
| Mining | 30 | 40 | 10 |
| Manufacturing | 480 | 490 | 10 |
| Electricity, Gas, Water and Waste Services | 90 | 80 | -10 |
| Construction | 750 | 1,120 | 370 |
| Wholesale Trade | 150 | 90 | -60 |
| Retail Trade | 580 | 580 | - |
| Accommodation and Food Services | 410 | 500 | 90 |
| Transport, Postal and Warehousing | 210 | 270 | 60 |
| Information Media and Telecommunications | 90 | 80 | -10 |
| Financial and Insurance Services | 120 | 190 | 70 |

⁶⁷ <https://www.abs.gov.au/ausstats/abs@.nsf/0/20C5B5A4F46DF95BCA25711F00146D75?opendocument>

| | | | |
|-------------------------------------------------|--------------|---------------|--------------|
| Rental, Hiring and Real Estate Services | 80 | 110 | 30 |
| Professional, Scientific and Technical Services | 450 | 730 | 280 |
| Administrative and Support Services | 240 | 410 | 170 |
| Public Administration and Safety | 520 | 610 | 90 |
| Education and Training | 730 | 1,260 | 530 |
| Health Care and Social Assistance | 1,020 | 1,680 | 660 |
| Arts and Recreation Services | 150 | 250 | 100 |
| Other Services | 280 | 370 | 90 |
| Total Employment | 7,450 | 10,240 | 2,790 |

Source: SGS Economics & Planning, 2023

* rounded to nearest 10

The above table represents ANZSIC level 1 division of industries, which combines some of Huon Valley's more specific major industries under common umbrellas, like aquaculture fitting under Agriculture, Forestry & Fishing, while forestry and fishing are minor contributors to the labour force of the region. This impacts the floorspace requirements for the industry. Agriculture and aquaculture have significant floorspace requirements and, as sub-industries, make up the majority of the employment in the sector.

TABLE 47: BREAKDOWN OF AGRICULTURE, FORESTRY & FISHING SUB-INDUSTRIES

| Sub-industry | Employment | Percentage |
|--------------------------------------------------|--------------|------------|
| Agriculture | 394 | 37.2% |
| Aquaculture | 547 | 51.7% |
| Forestry & Logging | 56 | 5.3% |
| Fishing, Hunting & Trapping | 32 | 3.0% |
| Agriculture, Forestry & Fishing Support Services | 27 | 2.5% |
| Total* | 1,059 | |

Source: ABS Census, 2021

* includes 3 employees of the industry with no further description

2. Convert employment to floorspace using a defined floor area ratio by industry

TABLE 48: FLOOR AREA RATIO BY ANZSIC INDUSTRY

| Industry | Floorspace (sqm) per unit of employment | Change in employment* (2022-42) | Total Floorspace demand (sqm) |
|-----------------------------------|-----------------------------------------|---------------------------------|-------------------------------|
| Agriculture, Forestry and Fishing | 28 | 310 | 8,860 |
| Mining | 28 | 10 | 280 |
| Manufacturing | 29 | - | - |

| | | | |
|-------------------------------------------------|-----|--------------|----------------|
| Electricity, Gas, Water and Waste Services | 30 | -10 | -300 |
| Construction | 33 | 370 | 12,210 |
| Wholesale Trade | 63 | -60 | -3,780 |
| Retail Trade | 39 | - | - |
| Accommodation and Food Services | 150 | 100 | 15,000 |
| Transport, Postal and Warehousing | 60 | 60 | 3,600 |
| Information Media and Telecommunications | 39 | - | - |
| Financial and Insurance Services | 26 | 70 | 1,820 |
| Rental, Hiring and Real Estate Services | 68 | 20 | 1,360 |
| Professional, Scientific and Technical Services | 26 | 280 | 7,280 |
| Administrative and Support Services | 27 | 170 | 4,590 |
| Public Administration and Safety | 33 | 80 | 2,640 |
| Education and Training | 80 | 540 | 43,200 |
| Health Care and Social Assistance | 35 | 660 | 23,100 |
| Arts and Recreation Services | 85 | 100 | 8,500 |
| Other Services | 75 | 90 | 6,750 |
| Total Floorspace | | 2,790 | 133,540 |

Source: SGS Economics & Planning, 2023

* rounded to nearest 10

3. Bundle the ANZSIC divisions according to categories or provision

TABLE 49: COMMERCIAL AND INDUSTRIAL FLOORSPACE CAPACITY (SQM) IN HUON VALLEY

| | Total employment change | Total floorspace demand |
|-------------------|-------------------------|-------------------------|
| Commercial | 2,100 | 112,380 |
| Industrial | 690 | 21,160 |
| Total | 2,790 | 133,540 |

Source: SGS Economics & Planning, 2023

Any constraints on the lots that are zoned as above, such as if they are subject to overlays like being in a bushfire or flood prone area, or have a steep slope, were considered in order to exclude lots that are entirely covered by these overlays. If they were not entirely covered, the proportion of land area not covered was deemed available for development.

The site coverage of 40% was used as an assumption, that this proportion of the land area of a given lot could be used as a single storey of floorspace. This is then multiplied by the assumption of floors of

employment floorspace to achieve the capacity yield. The existing floorspace, if any, was also considered, so as not to double count the current capacity of commercial and industrial floorspace.

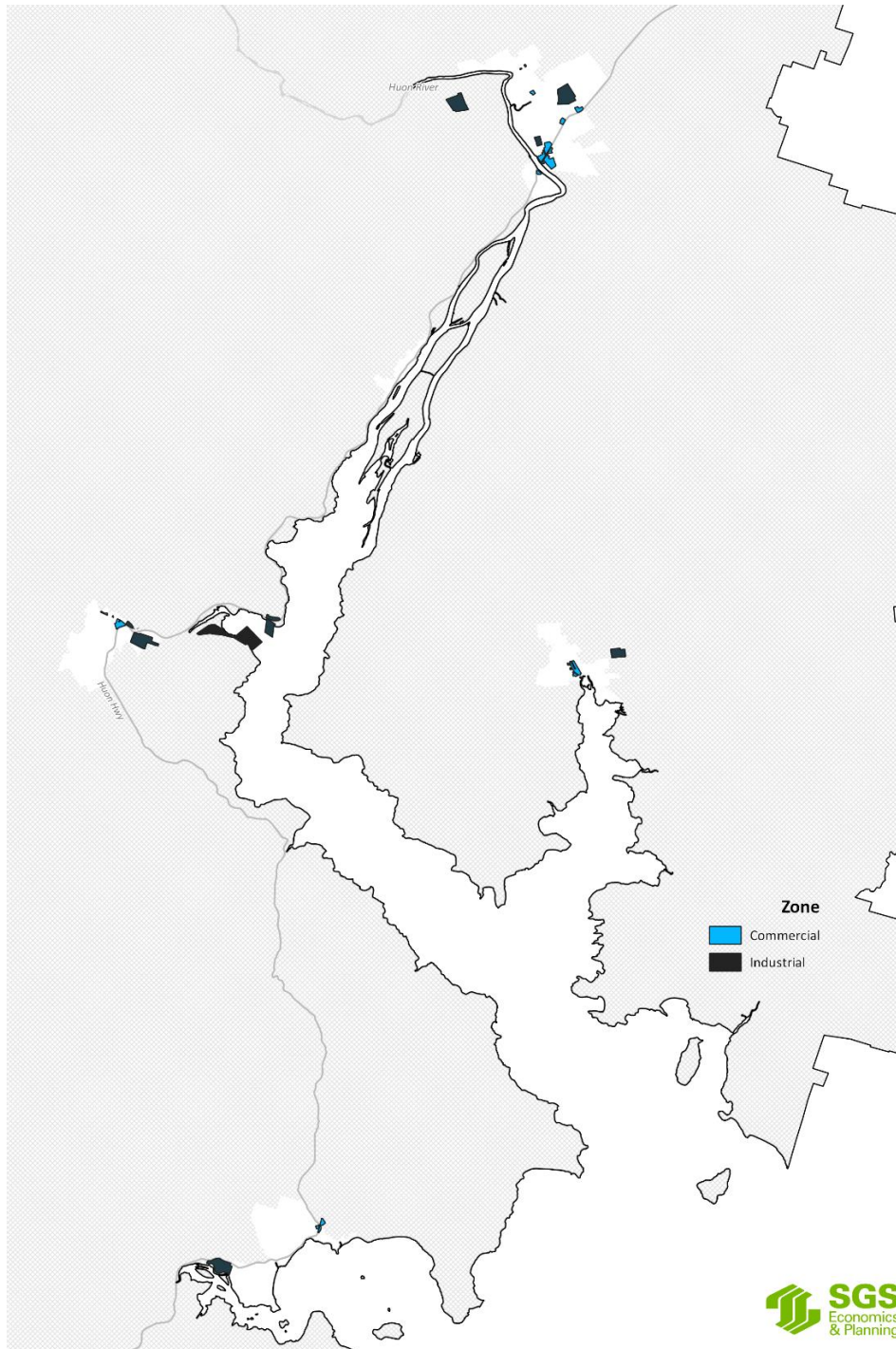
Through this calculation, the net capacity was derived as the amount of unconstrained, and undeveloped, appropriately zoned land, with a capacity yield based on assumed possible site coverage and storeys.

In order to calculate the capacity of industrial and commercial land in the Huon, the first step was determining which zones can be used for those purposes. See the table below.

TABLE 50: COMMERCIAL AND INDUSTRIAL FLOORSPACE CAPACITY (SQM) IN HUON VALLEY

| | Existing floorspace | Capacity yield | Net capacity |
|-------------------|---------------------|----------------|----------------|
| Commercial | 88,590 | 155,670 | 94,810 |
| Industrial | 28,470 | 17,430 | 6,440 |
| Total | 117,060 | 173,100 | 101,250 |

FIGURE 36: COMMERCIAL AND INDUSTRIAL ZONED LAND IN HUON VALLEY



Source: SGS Economics & Planning

TABLE 51: PLANNING SCHEME ZONES FOR COMMERCIAL AND INDUSTRIAL FLOORSPACE CAPACITY CALCULATION

| Zone | Type | Site coverage | Floors of employment floorspace | Capacity yield |
|------|------|---------------|---------------------------------|----------------|
|------|------|---------------|---------------------------------|----------------|

| | | | | |
|--------------------|------------|-----|---|-----|
| Commercial | Commercial | 40% | 2 | 0.8 |
| General Business | | 40% | 2 | 0.8 |
| Local Business | | 40% | 1 | 0.4 |
| General Industrial | Industrial | 40% | 1 | 0.4 |
| Light Industrial | | 40% | 1 | 0.4 |

The results of this capacity yield analysis are shown below, broken down by zone and by sub-area.

TABLE 52: FLOORSPACE CAPACITY RESULTS BY ZONE (SQUARE METRES)

| Zone | Existing floorspace | Capacity yield | Net capacity |
|--------------------|---------------------|----------------|----------------|
| Commercial | 24,210 | 12,760 | 5,170 |
| General Business | 34,000 | 100,110 | 68,100 |
| General Industrial | 3,870 | 5,160 | 5,160 |
| Light Industrial | 24,600 | 12,270 | 1,280 |
| Local Business | 30,380 | 42,800 | 21,540 |
| Total | 117,060 | 175,100 | 101,450 |

Source: SGS Economics & Planning

* rounded to nearest 10

TABLE 53: FLOORSPACE CAPACITY RESULTS BY SUB-AREA (SQUARE METRES)

| Sub-area | Existing floorspace | Capacity yield | Net capacity |
|-----------------------|---------------------|----------------|----------------|
| Huonville & Surrounds | 71,160 | 122,370 | 74,420 |
| Cygnnet & Surrounds | 13,460 | 21,040 | 11,210 |
| Geeveston & Surrounds | 25,530 | 25,420 | 13,100 |
| Dover & Far South | 6,550 | 6,270 | 2,600 |
| Franklin & Surrounds | 0 | 0 | 0 |
| Total | 117,060 | 175,100 | 101,450 |

Source: SGS Economics & Planning

* rounded to nearest 10

TABLE 54: COMMERCIAL AND INDUSTRIAL FLOORSPACE DEMAND (SQM) IN HUON VALLEY GAP ANALYSIS

| | Change in employment floorspace | Net capacity | Total floorspace demand | Net surplus (+) / net gap (-) |
|-------------------|---------------------------------|--------------|-------------------------|-------------------------------|
| Commercial | 2,110 | 94,810 | 112,380 | -17,570 |

| | | | | |
|-------------------|--------------|----------------|----------------|----------------|
| Industrial | 680 | 6,440 | 21,160 | -14,720 |
| Total | 2,790 | 101,450 | 133,540 | -32,290 |

Source: SGS Economics & Planning, 2023

* rounded to nearest 10

The high-growth population projections assume an increase of 1.12% per annum. Assuming that future employment growth is driven by population growth, which has grown locally at 2.12% per annum over the period 2011-2021, there would be 1,880 new jobs in the Huon Valley by 2042. This leads to a total floorspace demand of 105,410.

TABLE 55: COMMERCIAL AND INDUSTRIAL FLOORSPACE DEMAND (SQM) ASSUMING POPULATION GROWTH RATE IN HUON VALLEY GAP ANALYSIS

| | Change in employment floorspace – using population growth | Net capacity | Total floorspace demand | Net surplus (+) / net gap (-) |
|-------------------|-----------------------------------------------------------|----------------|-------------------------|-------------------------------|
| Commercial | 1,270 | 94,810 | 90,300 | 4,510 |
| Industrial | 610 | 6,440 | 15,110 | -8,670 |
| Total | 1,880 | 101,450 | 105,410 | -4,160 |

Source: SGS Economics & Planning, 2023

* rounded to nearest 10

This creates a range of potential future floorspace demand of between about 105,000 m² and 134,000 m², while floorspace capacity falls outside the lower limit, at about 101,000 m² (Table 54 and Table 55).

At the upper bound of the range, Huon Valley has a material shortfall of available, appropriately zoned land to meet its employment floorspace demand to 2042. This gap is particularly prominent in the industrial sectors where floorspace capacity is less than half of the projected demand for it by 2042. Commercial industries are also projected to experience a shortage of available land for the growth in employment to 2042, although the majority of demand could be met by 2042, while opportunities for intensification could be investigated.

At the lower bound of the range, there is a slight shortfall of employment floorspace capacity to cover demand to 2042. There is surplus commercial floorspace capacity at the lower bound. However, there is still a shortfall of industrial floorspace, with less than half of projected future demand able to be accommodated.

The lack of capacity for industrial floorspace will constrain growth in these sectors. Much of the projected growth in industrial floorspace demand will be from agricultural and aquacultural employment, which are greatly important to the economy of the Huon Valley. Allowing these industries to grow without constraining them due to a lack of floorspace will be imperative for the region's continued prosperity.

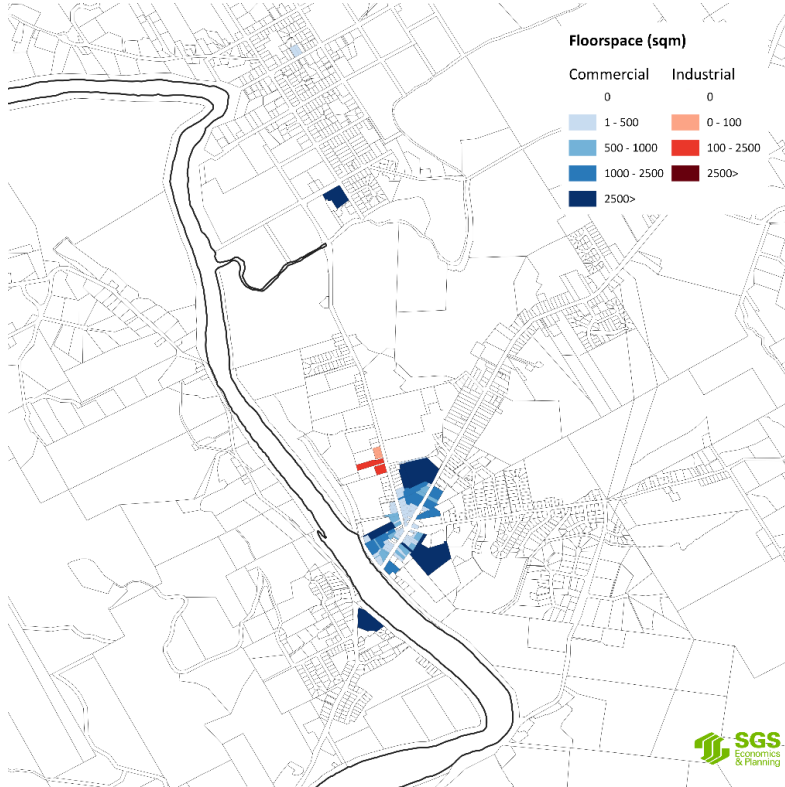
The majority of commercial floorspace capacity is concentrated in Huonville, either side of the Huon River, while of the total employment floorspace capacity of over 100,000 square metres, only about 6,000 square metres have industrial floorspace capacity.

Huonville is the primary centre in the LGA and also the location of the seat of Council. It serves key administrative, retail and service provision functions for the population of the surrounding area, and is well-placed to accommodate future growth, being a commutable distance from both central Hobart (35 minutes one way) and Kingston (25 minutes one way).

The Huonville township has developed generally along the north–south axis of Main Street (forms part of Huon Highway) with a relatively compact town centre. Its early history saw a concentration of activity along the edge of the Huon River.

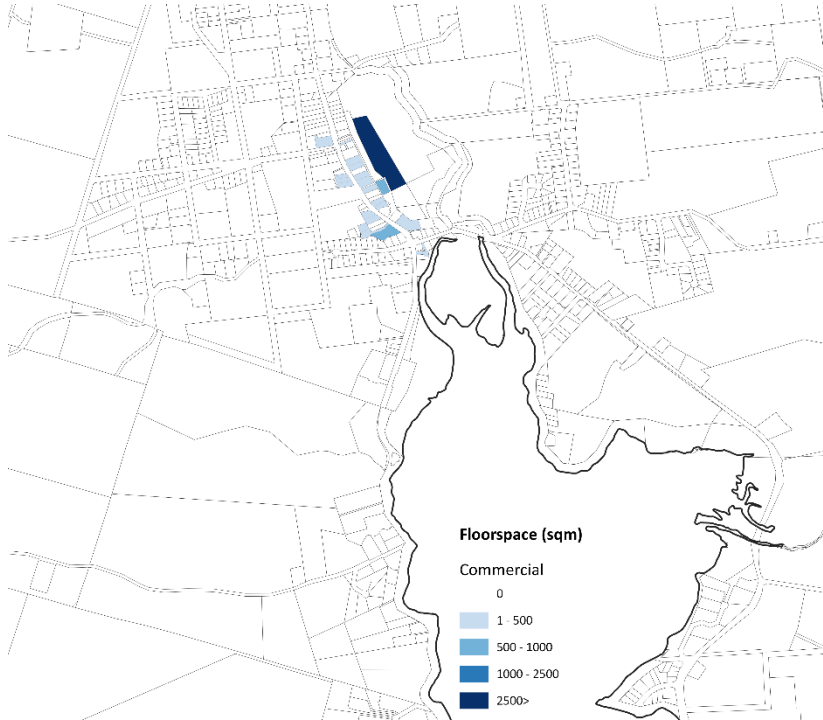
Huonville supports a diverse employment base, with concentrations of employment in retail trade, public administration and education and training. The broader Huon Valley region is one of Tasmania’s most significant areas of primary production. Consequently, Huonville accommodates a number of rural services and agricultural service industries, such as mechanics, vets, machinery sales, technical services and maintenance services. In addition, Tassal’s salmon processing plant is located on the north-eastern boundary of the town.

FIGURE 37: COMMERCIAL AND INDUSTRIAL FLOORSPACE CAPACITY IN HUONVILLE



Source: SGS Economics & Planning

FIGURE 38: COMMERCIAL AND INDUSTRIAL FLOORSPACE CAPACITY IN CYGNET



Source: SGS Economics & Planning

FIGURE 39: COMMERCIAL AND INDUSTRIAL FLOORSPACE CAPACITY IN CYGNET



Source: SGS Economics & Planning



Appendix E: Housing and growth – detailed assessment

Population projections

Total change

In 2021, the ABS estimated resident population for Huon Valley was 18,809. The estimated resident population is an adjustment to the numbers from the Census night, conducted by the ABS to account for those who missed the Census. Under the high-growth scenario, it is expected to grow to 23,479 by 2041, equating to an average annual growth rate of 1.12% over the 20 years considered.

Tasmanian Treasury created rebased population projections in 2022 after the state’s population growth outpaced even the highest projections from their 2019 modelling. The sections below use the rebased population projections, which themselves are based on ABS estimated resident population numbers.

The data presented in this section is based on the 2021 ABS Census, the Tasmanian Treasury’s rebased interim population projections (2022) and other projections including by the Centre for Population Studies and Forecast ID⁶⁸.

TABLE 56: HUON VALLEY POPULATION GROWTH, ALL SCENARIOS, 2021 - 2041

| Scenario | Area | 2021 | 2026 | 2031 | 2036 | 2041 | AAGR |
|---------------|-------------|---------|---------|---------|---------|---------|-------|
| High growth | Huon Valley | 18,809 | 20,182 | 21,524 | 22,584 | 23,479 | 1.12% |
| | Tasmania | 567,909 | 592,331 | 616,051 | 636,631 | 654,654 | 0.71% |
| Medium growth | Huon Valley | 18,809 | 19,865 | 20,829 | 21,480 | 21,941 | 0.77% |
| | Tasmania | 567,909 | 581,404 | 592,260 | 599,184 | 602,999 | 0.32% |
| Low growth | Huon Valley | 18,809 | 19,555 | 20,168 | 20,457 | 20,553 | 0.44% |
| | Tasmania | 567,909 | 574,064 | 576,088 | 573,936 | 568,639 | 0.01% |

Source: Tasmanian Treasury

⁶⁸ <https://forecast-micro.id.com.au/huon-valley>

TABLE 57: HUON VALLEY POPULATION GROWTH, 2021 - 2031

| | 2021 | 2026 | 2031 | 5 year AAGR % | 10 year AAGR % |
|-------------|---------|---------|---------|---------------|----------------|
| Rest of Tas | 302,900 | 333,700 | 345,900 | 0.79% | 0.75% |
| Hobart | 255,400 | 275,000 | 294,600 | 1.57% | 1.48% |
| Tasmania | 575,300 | 608,700 | 640,500 | 1.14% | 1.08% |
| Huon Valley | 18,809 | 20,332 | 21,880 | 1.57% | 1.48% |

Source: Centre for Population Studies

TABLE 58: TREASURY AND CENTRE FOR POPULATION DIFFERENCE, 2021 - 2031

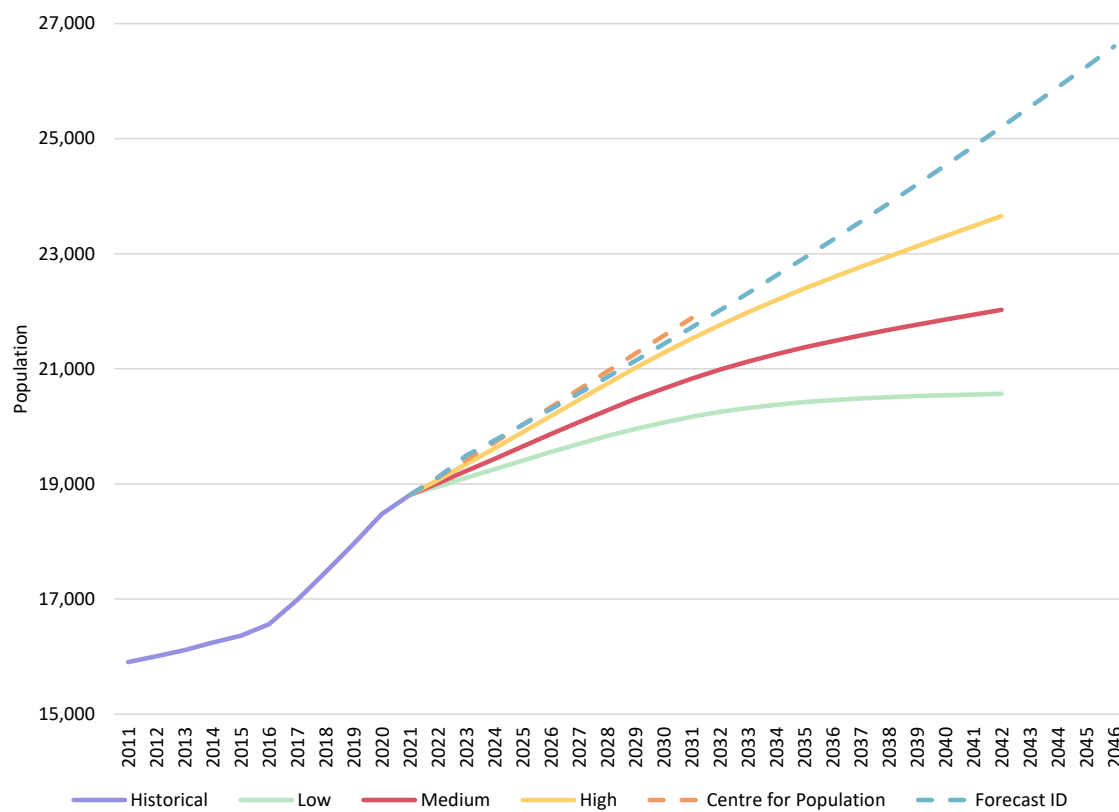
| | 2021 | 2026 | 2031 | 10 year AAGR % |
|-----------------|--------|-------|-------|----------------|
| High Growth | 18,809 | 20182 | 21524 | 1.36% |
| Medium Growth | 18,809 | 19865 | 20829 | 1.03% |
| Low Growth | 18,809 | 19555 | 20168 | 0.70% |
| Centre for Pop. | 18,809 | 20332 | 21880 | 1.52% |

Source: Treasury Tasmania, 2022; Centre for Population Studies

Population growth

The Huon Valley has one of the fastest growing populations in the country, outpacing Tasmania's growth, and doing so at an accelerating pace, as illustrated in the figure below. This equates to a compound annual growth rate of 1.9% over the past 10 years, while Tasmania has grown at 1.2% annually over the same period. Driven by proximity to Hobart and lifestyle benefits, the Huon is expected to continue to attract new residents according to population projections by Treasury Tasmania.

FIGURE 40: PROJECTED POPULATION GROWTH IN HUON VALLEY, 2022 - 2046



Source: ABS; Treasury Tasmania rebased population projections; Centre for Population; Forecast ID

The forecast ID projection implies an annual growth rate of 1.36% from 2023 to 2046, meaning that by 2042, the population of Huon Valley would be 25,203, or 1,550 higher than Tasmanian Treasury’s high-growth scenario.

TABLE 59: POPULATION PROJECTIONS FOR HUON VALLEY

| Scenario | | 2021 | 2023 | 2031 | 2042 |
|-----------------------|--------|--------|--------|--------|--------|
| Treasury Tasmania | Low | 18,809 | 19,107 | 20,168 | 20,564 |
| | Medium | 18,809 | 19,225 | 20,829 | 22,025 |
| | High | 18,809 | 19,344 | 21,524 | 23,654 |
| Centre for Population | | 18,809 | 19,418 | 21,880 | |
| Forecast ID | | 18,809 | 19,492 | 21,719 | 25,203 |

Source: SGS Economics & Planning

Treasury projections have been used for the analysis of housing demand and capacity, as they are seen to be more robust. The Centre for Population projection only goes to 2031, which is not far enough to conduct meaningful analysis, while the Forecast ID projection does not include age breakdowns and therefore isn’t appropriate for housing demand analysis.

While Hobart population growth outpaces the rest of Tasmania, the Huon Valley is one of the fastest growing LGAs at the moment, and according to Treasury projections, is still projected to grow while other regional LGAs stagnate or shrink. Thus, we have applied the Hobart average annual growth rate to the Huon Valley.

Change by age group

TABLE 60: HUON VALLEY POPULATION GROWTH BY AGE GROUP, HIGH-GROWTH SCENARIO 2021 - 2041

| | 2021 | 2026 | 2031 | 2036 | 2041 | AAGR |
|----------|-------|-------|-------|-------|-------|-------|
| 0 – 14 | 3,292 | 3,219 | 3,262 | 3,397 | 3,490 | 0.29% |
| 15 – 29 | 2,681 | 2,628 | 2,752 | 2,817 | 2,768 | 0.16% |
| 30 – 49 | 4,481 | 4,852 | 5,123 | 5,066 | 4,956 | 0.51% |
| 50 – 69 | 5,671 | 6,162 | 6,314 | 6,498 | 6,843 | 0.94% |
| 70 – 85+ | 2,684 | 3,321 | 4,073 | 4,806 | 5,422 | 3.58% |

Source: Tasmanian Treasury

TABLE 61: HUON VALLEY POPULATION GROWTH BY AGE GROUP, MEDIUM-GROWTH SCENARIO 2021 - 2041

| | 2021 | 2026 | 2031 | 2036 | 2041 | AAGR |
|----------|-------|-------|-------|-------|-------|--------|
| 0 – 14 | 3,292 | 3,140 | 3,075 | 3,094 | 3,119 | -0.27% |
| 15 – 29 | 2,681 | 2,580 | 2,665 | 2,696 | 2,582 | -0.19% |
| 30 – 49 | 4,481 | 4,782 | 4,980 | 4,854 | 4,672 | 0.21% |
| 50 – 69 | 5,671 | 6,093 | 6,176 | 6,288 | 6,546 | 0.72% |
| 70 – 85+ | 2,684 | 3,270 | 3,933 | 4,548 | 5,022 | 3.18% |

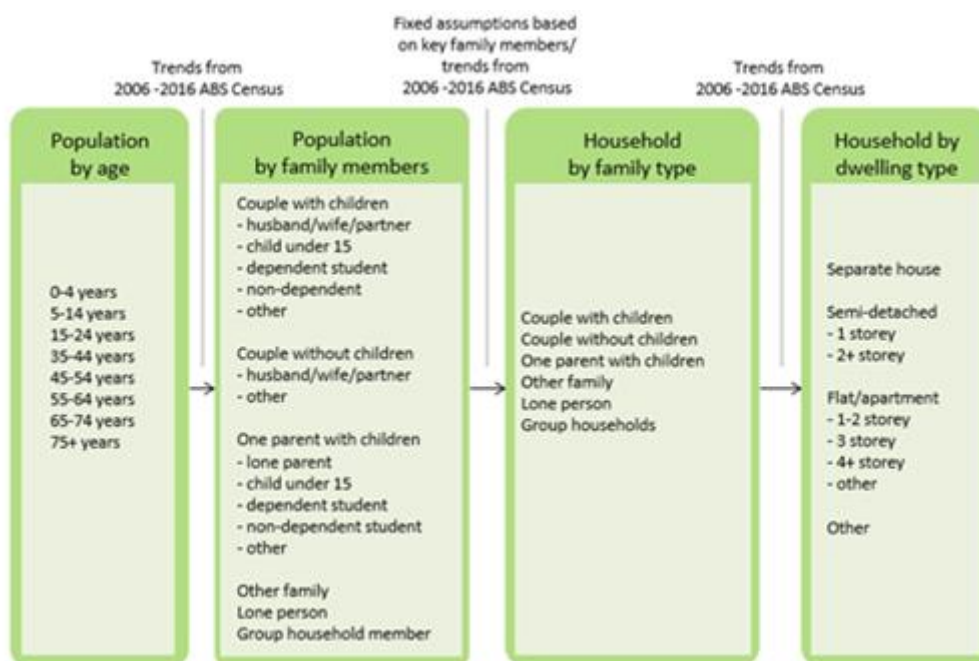
Source: Tasmanian Treasury

Household projections

The analysis in this section draws upon a range of datasets, including population growth projections and trends in population age, family and household types. Building upon these projections and demographic factors, SGS's housing demand model determines how many new dwellings of each type will be required in the Huon Valley in the future.

The operation of SGS’s housing demand model is shown below. Projections for population growth by age in five-year periods are converted to number of people by household and relationship type, and then to number of households by type using demographic trends from the ABS Census.

FIGURE 41: SGS HOUSING DEMAND MODEL METHODOLOGY



Source: SGS Economics & Planning

Trends in revealed housing preferences are used to convert these projections into requirements for number of dwellings in the future. Trends in the sizes of dwellings are used to convert the resulting projection of dwellings by type into projections for dwellings by size (i.e., number of bedrooms).

Housing categories

In this report, dwellings are categorised into four types that are based on definitions used by the ABS in the Census and other data sources. These categories are:

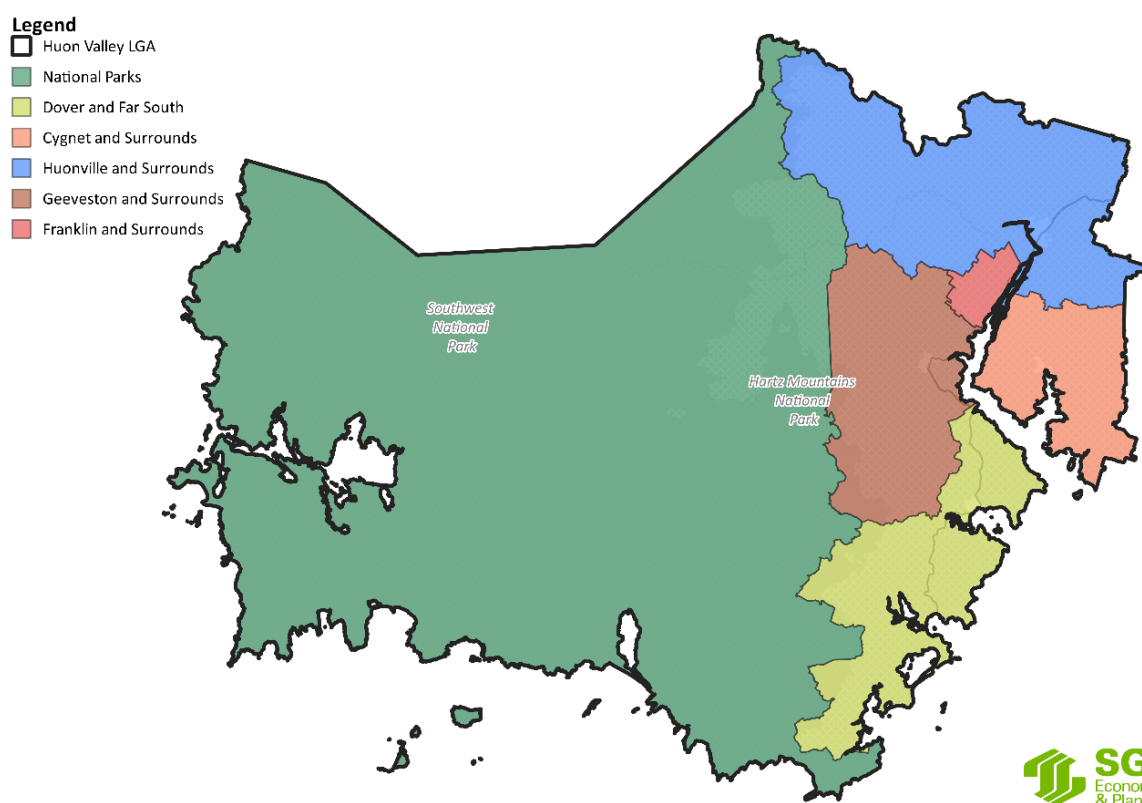
- **Separate house** means a dwelling that is not attached to any other dwelling.
- **Medium density** dwellings include attached dwellings (such as semi-detached, terraced houses and townhouses), as well as two-storey apartments buildings.
- **Higher density** dwellings are flats and apartment buildings with three or more storeys.
- **Other dwellings** includes caravans and cabins, improvised dwellings (for example sheds, tents or humpies), houseboats and flats attached to shops.

Another common categorisation of housing type is to distinguish between separate houses; attached dwellings (in which each dwelling shares one or more walls with another and no dwelling is above another); and apartments (which share vertical as well as horizontal walls). In this report, one- and two-storey attached dwellings have been combined with apartments to generate the medium density category due to the similarity in these development forms and the associated discrepancies in the ABS data categorisations between different census periods.

The above refers only to *private dwellings*, in which individual households occupy self-contained dwellings that do not share bathrooms, kitchens or similar. This distinction refers to the living arrangements in dwellings rather than their ownership, and so social housing, while mostly owned by the government, would be counted in the categories listed above as long as each dwelling is self-contained.

Granny flats and other similar forms of secondary dwelling (for example tiny houses on a property containing a larger house) are inconsistently classified in the ABS census. They are sometimes counted as separate houses, or in some cases may be counted as part of the primary dwelling.

FIGURE 42: HUON VALLEY SUB-AREAS



Source: SGS Economics & Planning, 2023

The municipal area of Huon Valley has been split up according to the regions shown above. These regions are approximated by concatenating SA1s within the Huon Valley LGA boundary. Some SA1s straddle the border of the LGA, and where this is the case, a pro-rata estimation of population has been calculated based on the percentage of land area that falls within the Huon Valley municipal area.¹

Total change

Under a high population growth scenario, the total change in dwellings is 2,805, which is a significant proportion of the housing stock of 8,916, as of 2021. This represents an average annual growth rate (AAGR) in dwellings of 1.38%. Under a medium-growth scenario, the number of additional dwellings required by 2041 is 2,128, representing an average annual growth rate of 1.08%. In a low population growth scenario, Huon Valley’s population is still expected to grow while Tasmania’s stagnates, and

would require an additional 1,567 dwellings, or 0.81% annual growth in housing stock. Separate houses, the least dense form of housing, dominate the current housing landscape of Huon Valley. The proportional annual growth of this housing type tracks closely with the growth in total dwellings in each of the three scenarios. However, the largest proportional change is in attached dwellings, a medium density form of housing. This form of housing is forecast to nearly or more than double in each scenario. Despite Huon Valley’s growing population, the need in 2041 for high density housing is effectively already met by the existing stock, and none of the growth scenarios see a major change in this form of housing. In fact, between 2016 and 2021, the number of high-density dwellings fell from 111 to 70.

Change by type

TABLE 62: HIGH-GROWTH SCENARIO

| Dwelling type | 2021 | 2026 | 2031 | 2036 | 2041 | Change | AAGR |
|-------------------|--------------|--------------|---------------|---------------|---------------|--------------|--------------|
| Attached dwelling | 154 | 194 | 237 | 282 | 327 | 173 | 3.84% |
| High density | 70 | 60 | 65 | 69 | 73 | 3 | 0.21% |
| Other | 201 | 222 | 240 | 254 | 266 | 65 | 1.41% |
| Separate house | 8,491 | 9,265 | 9,984 | 10,565 | 11,055 | 2,564 | 1.33% |
| Total | 8,916 | 9,741 | 10,526 | 11,170 | 11,721 | 2,805 | 1.38% |

Source: SGS Economics & Planning, 2023

TABLE 63: MEDIUM-GROWTH SCENARIO

| Dwelling type | 2021 | 2026 | 2031 | 2036 | 2041 | Change | AAGR |
|-------------------|--------------|--------------|---------------|---------------|---------------|--------------|--------------|
| Attached dwelling | 154 | 191 | 230 | 270 | 308 | 154 | 3.53% |
| High density | 70 | 59 | 63 | 66 | 69 | -1 | -0.07% |
| Other | 201 | 218 | 233 | 243 | 250 | 49 | 1.10% |
| Separate house | 8,491 | 9,137 | 9,705 | 10,118 | 10,417 | 1,926 | 1.03% |
| Total | 8,916 | 9,605 | 10,231 | 10,697 | 11,044 | 2,128 | 1.08% |

Source: SGS Economics & Planning, 2023

TABLE 64: LOW-GROWTH SCENARIO

| Dwelling type | 2021 | 2026 | 2031 | 2036 | 2041 | Change | AAGR |
|-------------------|--------------|--------------|--------------|---------------|---------------|--------------|--------------|
| Attached dwelling | 154 | 189 | 225 | 260 | 293 | 139 | 3.27% |
| High density | 70 | 59 | 62 | 64 | 65 | -5 | -0.37% |
| Other | 201 | 216 | 227 | 234 | 237 | 36 | 0.83% |
| Separate house | 8,491 | 9,022 | 9,464 | 9,740 | 9,888 | 1,397 | 0.76% |
| Total | 8,916 | 9,486 | 9,978 | 10,298 | 10,483 | 1,567 | 0.81% |

Source: SGS Economics & Planning, 2023

Change by size (number of bedrooms)

TABLE 65: HIGH-GROWTH SCENARIO

| Dwelling size | 2021 | 2026 | 2031 | 2036 | 2041 | Change | AAGR |
|---------------|-------|-------|-------|-------|-------|--------|-------|
| 0 bedrooms | 96 | 110 | 124 | 138 | 152 | 56 | 2.32% |
| 1 bedroom | 521 | 600 | 685 | 767 | 848 | 327 | 2.47% |
| 2 bedrooms | 1,965 | 2,231 | 2,507 | 2,760 | 2,997 | 1,032 | 2.13% |
| 3 bedrooms | 4,398 | 4,679 | 4,915 | 5,066 | 5,160 | 762 | 0.80% |
| 4 bedrooms | 1,545 | 1,674 | 1,791 | 1,883 | 1,956 | 411 | 1.19% |
| 5+ bedrooms | 390 | 446 | 504 | 557 | 608 | 218 | 2.24% |

Source: SGS Economics & Planning, 2023

TABLE 66: MEDIUM-GROWTH SCENARIO

| Dwelling size | 2021 | 2026 | 2031 | 2036 | 2041 | Change | AAGR |
|---------------|-------|-------|-------|-------|-------|--------|-------|
| 0 bedrooms | 96 | 109 | 121 | 132 | 143 | 47 | 2.01% |
| 1 bedroom | 521 | 591 | 665 | 734 | 799 | 278 | 2.16% |
| 2 bedrooms | 1,965 | 2,201 | 2,437 | 2,643 | 2,824 | 859 | 1.83% |
| 3 bedrooms | 4,398 | 4,614 | 4,777 | 4,852 | 4,862 | 464 | 0.50% |
| 4 bedrooms | 1,545 | 1,651 | 1,741 | 1,803 | 1,843 | 298 | 0.89% |
| 5+ bedrooms | 390 | 440 | 489 | 533 | 573 | 183 | 1.94% |

Source: SGS Economics & Planning, 2023

TABLE 67: LOW-GROWTH SCENARIO

| Dwelling size | 2021 | 2026 | 2031 | 2036 | 2041 | Change | AAGR |
|---------------|-------|-------|-------|-------|-------|--------|-------|
| 0 bedrooms | 96 | 107 | 118 | 127 | 136 | 40 | 1.76% |
| 1 bedroom | 521 | 584 | 649 | 707 | 759 | 238 | 1.90% |
| 2 bedrooms | 1,965 | 2,173 | 2,377 | 2,544 | 2,681 | 716 | 1.57% |
| 3 bedrooms | 4,398 | 4,556 | 4,659 | 4,670 | 4,615 | 217 | 0.24% |
| 4 bedrooms | 1,545 | 1,630 | 1,698 | 1,736 | 1,749 | 204 | 0.62% |
| 5+ bedrooms | 390 | 434 | 477 | 513 | 544 | 154 | 1.68% |

Source: SGS Economics & Planning, 2023

Social and affordable housing demand

It is also important to understand future social and affordable housing requirements in the Huon Valley. This is done by estimating the proportion of people in rental stress.

Rental stress

Households are said to be in moderate rental stress if they have moderate, low or very low incomes, and spend 30% or more of their income on housing. The prevalence of rental stress is likely to increase as the population grows. Among those experiencing rental stress, the situation is said to be severe if they are spending more than 50% of their income on rent. The number of households in rental stress is measured to provide an estimate of how much social and affordable housing is needed. Most households in housing stress would require assistance to access housing at an affordable rate.

Homelessness

People experiencing homelessness as defined by the ABS are considered to be in acute need of housing assistance and are accounted for separately to the measure for rental stress. All people experiencing homelessness require housing assistance. The ABS definition of homelessness includes people in extremely overcrowded dwellings, staying temporarily with others without a fixed address, and those living in boarding houses, as well as people sleeping rough. It is noted that the ABS typically undercount the prevalence of homelessness.

Social and affordable housing

Social housing is also counted separately and comprises households in public and community housing provided by community housing organisations. Households in social housing pay less than 30% of their income on rent and so are not technically in rental stress. However, they do need housing assistance and would most likely be in housing stress without social housing services, so are included as contributing to social and affordable housing demand.

Results

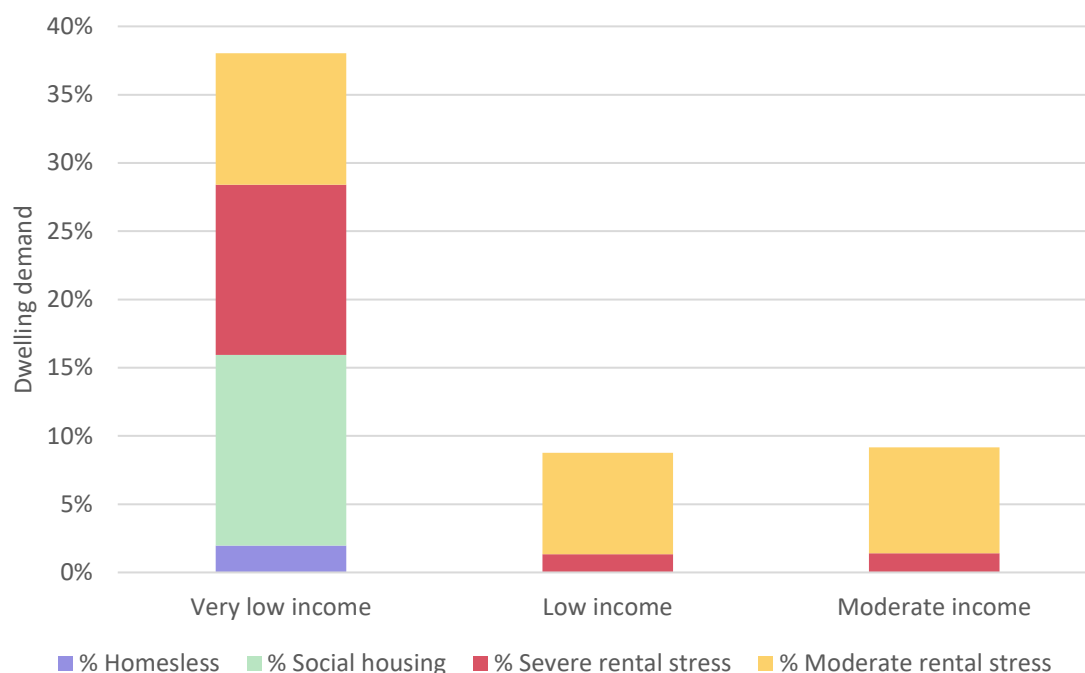
In 2016, 2,192 Huon Valley residents were living on very low incomes, 38% of whom required housing assistance of some form. As per the ABS definition, 43 of these residents were experiencing homelessness. Over 20% of people on very low incomes were experiencing moderate or severe rental stress, while a further 14% were living in social housing. Low and moderate income residents had relatively similar levels of housing stress in 2016, with between 9% and 10% experiencing moderate to severe rental stress.

TABLE 68: HOUSING ASSISTANCE DEMAND FOR HUON VALLEY IN 2016

| | Homeless | Social housing | Severe rental stress | Moderate rental stress |
|-----------------|----------|----------------|----------------------|------------------------|
| Very low income | 2.0% | 14.0% | 12.5% | 9.6% |
| Low income | 0.0% | 0.0% | 1.3% | 7.4% |
| Moderate income | 0.0% | 0.0% | 1.4% | 7.8% |

Source: SGS Economics & Planning, 2023

FIGURE 43: HOUSING ASSISTANCE DEMAND FOR HUON VALLEY IN 2016



Source: SGS Economics & Planning, 2023

By 2041, it is projected that the proportion of people on very low incomes will rise to 3,126, a proportionally larger change than the population growth during the same time.

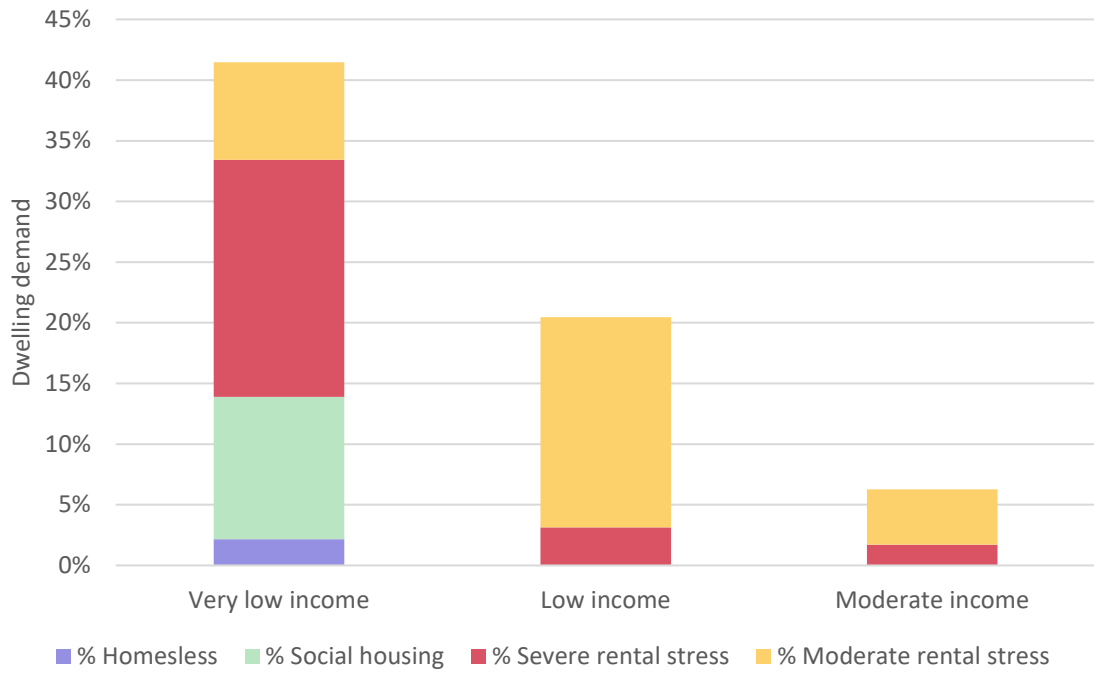
The percentage of people on very low incomes who require housing assistance is also projected to grow to 41.5%. The largest change is predicted to be among those experiencing severe rental stress, increasing to 19.5%. While the proportion of moderate income residents requiring housing assistance is projected to fall, the percentage of low income residents experiencing moderate to severe rental stress is expected to more than double by 2041, to over 20%.

TABLE 69: HOUSING ASSISTANCE DEMAND FOR HUON VALLEY IN 2041

| | Homeless | Social housing | Severe rental stress | Moderate rental stress |
|-----------------|----------|----------------|----------------------|------------------------|
| Very low income | 2.2% | 11.7% | 19.5% | 8.1% |
| Low income | 0.0% | 0.0% | 3.1% | 17.3% |
| Moderate income | 0.0% | 0.0% | 1.7% | 4.5% |

Source: SGS Economics & Planning, 2023

FIGURE 44: HOUSING ASSISTANCE DEMAND FOR HUON VALLEY IN 2041



Source: SGS Economics & Planning, 2023

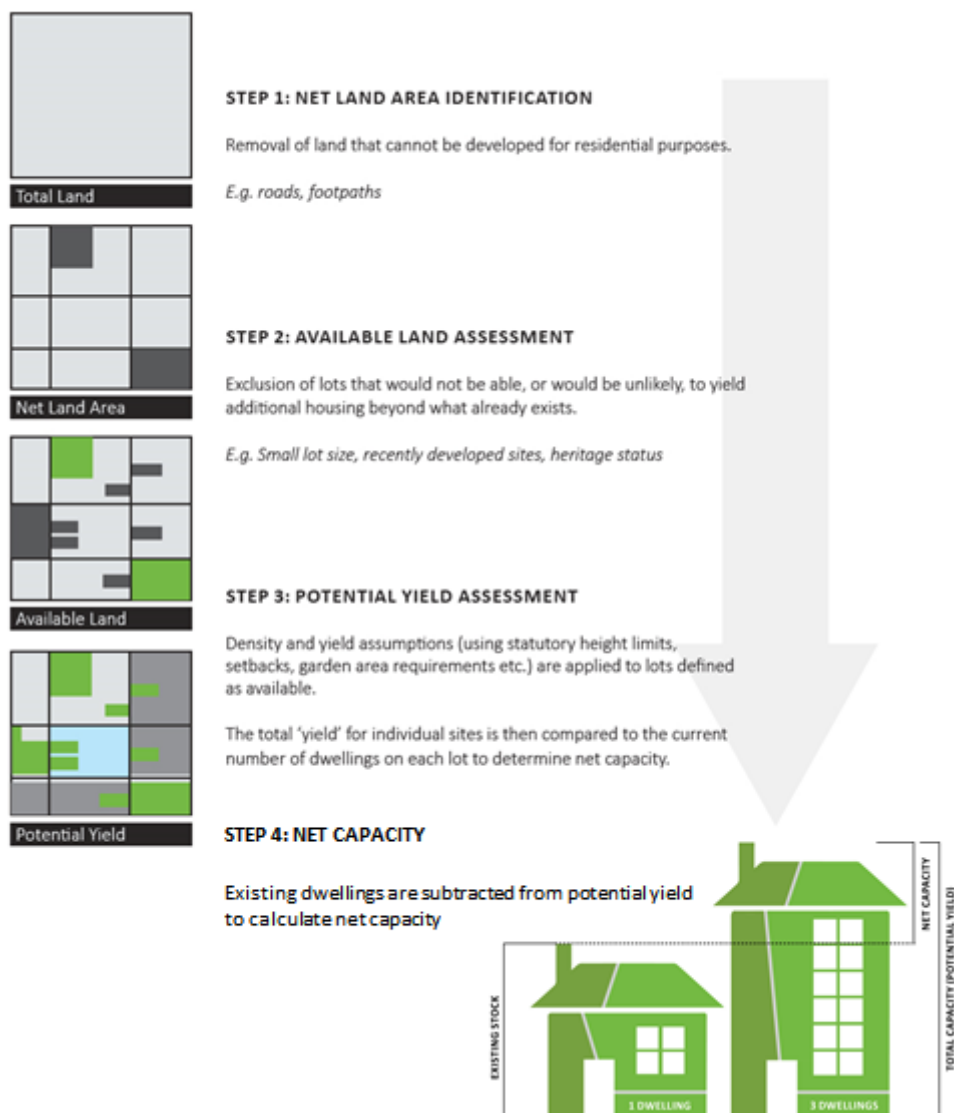
Appendix F: Housing capacity assessment

Housing capacity method

Housing capacity is an estimate of the quantum of housing that could be accommodated in an area. It is based on existing planning controls, recent housing supply trends and planned future land-release precincts. It is a theoretical assessment of the maximum number of dwellings that could be developed under current planning controls and development conditions (such as reasonable estimates of likely density) and in future precincts. It follows from a high-level analysis and is intended to be indicative rather than absolute.

Figure 45 below charts the four-step process for determining dwelling capacity. The logical flow is to firstly identify land where residential development is permitted before filtering out all the lots which are unlikely to be developed/redeveloped, and then calculating the potential development yield of each lot.

FIGURE 45: HOUSING CAPACITY METHOD



Source: SGS Economics & Planning

Only a small portion of available lots are likely to be developed in any one year and some lots are likely to be withheld from development. For these reasons, greater capacity than (expected) demand is required to ensure that future development is not constrained.

There are likely to be site-specific attributes that may affect the development potential of some sites, but that cannot be assessed in an LGA-wide capacity analysis.

Key data sources

Property layer

Data from theLIST has been used as an up-to-date cadastral base layer for capacity analysis. Properties have been split where there are multiple zones applying to a single property.

Existing buildings

The Geoscape Dataset is developed by PSMA Australia and records the footprint and height of every building in Australia, matched against addresses. This dataset has been used to identify the site coverage and approximate gross floor area on each property.

Existing number of dwellings

The Geoscape Dataset also contains information on the number of addresses associated with each property and, in some cases, which of them are residential. This has been combined with the geocoded national address file (GNAF) dataset and land zoning to identify how many addresses are on each property, and then to estimate how many of them are residential.

Existing land uses

Existing land uses have been profiled based on feature of interest data released by the Victorian Government.

Data from the Google Maps API has also been integrated into existing land-use data.

Assumptions

Dwelling densities by zone are outlined in Table 70 below.

TABLE 70: DWELLING DENSITIES BY ZONE FOR THE HOUSING CAPACITY MODEL

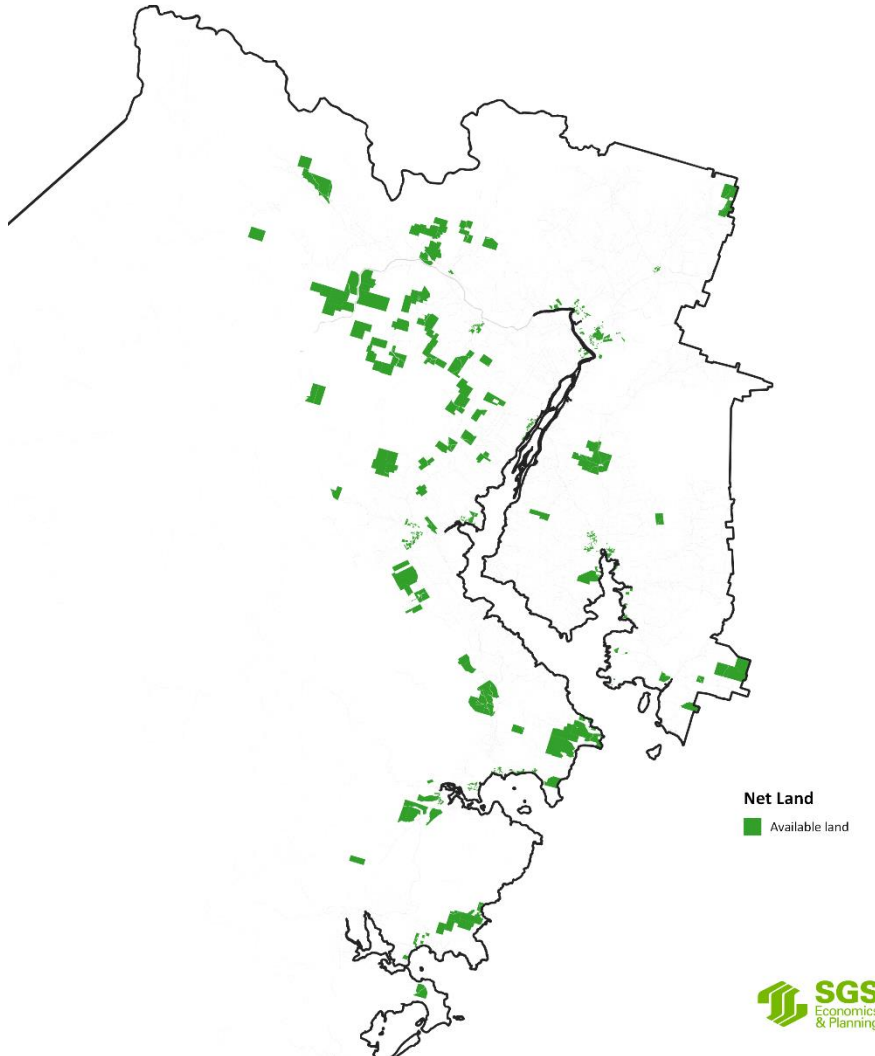
| Zone | Minimum subdivision size | Dwellings per hectare |
|-------------------------|--------------------------|--------------------------------------------------------------------|
| General Residential | 450m ² | Lots < 2,000m ² : 18 Lots > 2,000m ² : 15 |
| Low Density Residential | 1,000m ² | 6 |
| Rural Living (Area A) | 0.25 ha | 1 |
| Rural Living (Area B) | 0.5 ha | 0.5 |
| Rural Living (Area C) | 1 ha | 0.2 |
| Rural Living (Area D) | 1 ha | 0.1 |
| Environmental Living | 6 ha | 0.05 |
| Village | 600m ² | 14 |
| Rural Resource | 1 ha | 0.025 |

Step 1: Net land

Net land refers to total land where residential development is permitted, minus the land that cannot be developed for residential purposes, such as roads and footpaths. The capacity calculation is conducted on a block-by-block basis, with only lots where residential development is permissible considered, and so parts of the public domain are automatically excluded.

In this assessment, the net land includes all properties within the LGA in Table 70 above. Net land is shown in Figure 46 below.

FIGURE 46: NET LAND IN HUON VALLEY COUNCIL



Source: SGS Economics & Planning

Step 2: Available land

Available land represents any land that is likely to be able to accommodate additional housing in the infill study area. It is derived from the net land, from which lots that cannot be developed, or are relatively unlikely to be developed, are excluded.

Designation of a lot as available land does not mean that development is necessarily feasible or that property owners are ready or willing to develop these sites. Typically, only a small portion of available lots are likely to be developed in any one year. There are also likely to be site-specific attributes that may affect the development potential of some sites, but that cannot be included in a territory-wide capacity analysis.

Land exclusions

Table 71 below shows the land-use exclusions used. Development is broken down by type.

TABLE 71: LAND EXCLUSIONS

| Exclusions | Excluded if: |
|--------------|----------------------------------------------------------------------|
| Slope | More than 40% of a lot was covered by a 15 degree or greater slope |
| Biodiversity | More than 50% of a lot was covered by a Biodiversity Protection Area |
| Crown land | Publicly owned land |
| Inundation | More than 30% of a lot is covered by flood management overlays |

Property area and frontage

Small lots are generally unable to be redeveloped without amalgamation of a large number of sites, which would be difficult and likely unfeasible if the properties contain dwellings or other high value uses. Development on small sites may also be prohibited or discouraged in planning controls, either explicitly or as a result of design standards.

Development of residential flat buildings and shop top housing is likely to provide enough uplift in value to make site amalgamation viable.

Step 3: Potential yield

The likely yield if each property were developed is calculated. These calculations are intended to reflect average built form outcomes across broad precincts, rather than what will happen on every site.

Yields were determined based on planning controls, observed densities and the development pipeline for key sites and precincts.

Potential yields were calculated for the available land using a series of yield assumptions depending upon each property's zone, size, frontage, location, development standards and constraints.

Where possible, assumptions were developed using the local context and development data.

In most cases the maximum permissible floorspace requirement (FSR) for each property has been used to determine the potential yield. In doing so, an assumption has been made that developers achieve the maximum permissible FSR.

Gap analysis

TABLE 72: HOUSING GAP ANALYSIS

| | | | |
|-------------------------|----------------------|-------|------------------------|
| Housing capacity | | 2,890 | +surplus / -gap |
| | High-growth scenario | 2,810 | 80 |

| | | | |
|------------------------------|------------------------|-------|-------|
| Future housing demand | Medium-growth scenario | 2,160 | 730 |
| | Low-growth scenario | 1,570 | 1,320 |

Source: SGS Economics & Planning, 2023

* rounded to nearest 10

Table 73 and Table 74 illustrate the housing gap analysis disaggregated by sub-areas. Share of demand was calculated using the change in population between 2011 and 2021. This disaggregated analysis shows that there is a shortfall in capacity across all sub-areas except for Geeveston.

TABLE 73: DEMAND (ADDITIONAL DWELLINGS BY 2042) SCENARIOS BY SUB-AREA

| | Share of demand | High-growth scenario | Medium-growth scenario | Low-growth scenario |
|--------------------------|-----------------|----------------------|------------------------|---------------------|
| Cygnets and Surrounds | 27% | 750 | 570 | 420 |
| Dover and Far South | 10% | 290 | 220 | 160 |
| Franklin and Surrounds | 7% | 180 | 140 | 100 |
| Geeveston and Surrounds | 7% | 200 | 160 | 110 |
| Huonville and Surrounds | 49% | 1,390 | 1,070 | 780 |
| Huon Valley total | 100% | 2,810 | 2,160 | 1,570 |

Source: SGS Economics & Planning, 2023

* rounded to nearest 10

TABLE 74: CAPACITY–DEMAND BALANCE (DWELLING SHORTFALL VS SURPLUS) BY SUB-AREA

| | Maximum net yield | High-growth scenario | Medium-growth scenario | Low-growth scenario |
|--------------------------|-------------------|----------------------|------------------------|---------------------|
| Cygnets and Surrounds | 480 | -270 | -100 | 60 |
| Dover and Far South | 560 | 270 | 340 | 400 |
| Franklin and Surrounds | 200 | 20 | 60 | 100 |
| Geeveston and Surrounds | 510 | 310 | 360 | 400 |
| Huonville and Surrounds | 1,140 | -250 | 70 | 370 |
| Huon Valley total | 2,890 | 80 | 730 | 1,320 |

Source: SGS Economics & Planning, 2023

Zoning in the Huon Valley

Proposed zones and differences

Landscape Conservation zone (LCZ1, LCZ2, LCZ3, LCZ4)

The purpose of this zone is to protect, conserve and manage landscape values and provide for use and development that does not negatively impact the protection, conservation or management of the landscape values. It is not intended to replace the Huon Valley Interim Planning Scheme (HVIPS) zone Environmental Living, due to key policy differences, as it is not a large lot residential zone. It instead has a clear priority of protection of landscape values.

Rural zone (RZ1, RZ2, RZ3)

This zone is aimed at land in non-urban areas with limited potential for agricultural use due to environmental, topographical or other constraints, but also does not fit in the suite of environmental zones used to manage development in non-urban areas.

Potential impacts on housing yield

Landscape Conservation zone (LCZ1, LCZ2, LCZ3, LCZ4)

While the zone is not itself intended to replace the Environmental Living zone from the interim planning scheme (HVIPS), it does spatially replace significant amounts of land that were zoned as such. Residential use in this zone will become predominantly discretionary as it serves a different purpose, which is the protection of local landscape values.

Rural zone (RZ1, RZ2, RZ3)

The Rural zone has more applicable uses than the Rural Resource zone in the HVIPS, the latter of which had only three uses including Residential. The new Rural zone includes 15 uses that range from Extractive Industry to Utilities, which may leave less potential for residential development in the spatial overlap between the two zones.

TABLE 75: CAPACITY–DEMAND BALANCE (DWELLING SHORTFALL VS SURPLUS) BY ZONING – CURRENT ZONING

| Zone | Maximum net yield |
|-------------------------|-------------------|
| General Residential | 1,179 |
| Low Density Residential | 561 |
| Village | 592 |
| Environmental Living | 6 |
| Rural Living | 83 |
| Rural Resource | 137 |
| Other (Manual yield) | 324 |
| Total | 2,882 |

Source: SGS Economics & Planning, 2023

TABLE 76: DWELLING YIELD IN POTENTIAL FUTURE REZONED LOTS AFFECTED BY LPS

| Zone | Maximum net yield |
|--------------------------|--------------------------|
| Agriculture | 147 |
| Environmental Management | 15 |
| Future Urban | 202 |
| Landscape Conservation | 68 |
| Rural | 244 |
| Total | 676 |

Source: SGS Economics & Planning, 2023 (note, this is current zoning that will be rezoned under the Huon Valley draft Local Provisions Schedule (LPS)).

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