



Southern Tasmania

REGIONAL PLANNING PROJECT

Regional Land Use Framework The Decision Making Principles

Principle 1

Development of the Regional Land Use Framework will:

- Be a consultative, integrated and iterative process.
- Be based on an agreed long-term vision.
- Bring together input from all levels of government, the community and industry.
- Focus on outcomes, rather than outputs.

Principle 2

Settlement will be planned in a manner that meets the sustainable development objectives of the Resource Management & Planning System and State Policies. Planning will therefore integrate input from all levels of government and will aim to achieve sustainable environmental, social and economic outcomes.



Principle 3

The overarching Settlement Strategy (the Strategy) within the Regional Land Use Planning Framework will include two sub-strategies:

- The Metropolitan Settlement Strategy
- The Rural Settlement Strategy

Principle 4

The Metropolitan Settlement Strategy:

- 4.1 Will encompass the area in which:
 - the continuous settled area of greater Hobart is contained,
 - significant level of daily interaction and cross-region movement for reasons of employment, access to services and education is encompassed, and
 - the factors influencing settlement decisions are primarily regional rather than local.
- 4.2 Will define a nominal 10 year Urban Growth Boundary and a nominal 25 year Urban Growth Boundary. Land within the 10 year UGB will be zoned appropriately for development within the new draft planning schemes. Land within the 25 year UGB will be flagged as intended 'future urban land' within the Strategic Framework.
- 4.3 Will set forth the preconditions necessary for 'future urban land' to be rezoned for development purposes.
- 4.4 Urban Growth Boundaries will be defined spatially within the strategy. The boundaries of such areas will be well defined, but not necessarily to the cadastral level. Final cadastral level determination will be undertaken at the planning scheme drafting stage, in close liaison with the relevant Planning Authority.
- 4.5 The preconditions for 'future urban land' to be rezoned for development purposes will be set so that:
 - the maximum use and benefit of existing and planning infrastructure is achieved,
 - new and existing communities are provided with the appropriate level of services, both physical and social, including access to employment and recreational opportunities,
 - the supply of land for residential development does not have an undue impact on the range of affordability within any one market segment, or overall.
- 4.6 The poly-centric nature of the greater Hobart metropolitan area will be acknowledged.
- 4.7 A hierarchy of Activity Centres will be recognised.



Principle 5

The Rural Settlement Strategy:

- 5.1 Will encompass the area which:
 - is predominantly rural in nature,
 - contains settlements physically, socially and/or economically isolated from the metropolitan area, and
 - is relatively separate from metropolitan Hobart in that the factors influencing settlement decisions are primarily local.
- 5.2 Will acknowledge and identify a hierarchy of Activity Centres.
- 5.3 Will set guidelines for the determination of growth boundaries around rural settlements, to be applied at the local level, so that:
 - the maximum use and benefit of existing and planning infrastructure is achieved
 - new and existing communities are provided with the appropriate level of services, both physical and social, including access to employment and recreational opportunities, and appropriate transport connections to local and major centres
 - housing affordability is not adversely impacted, and
 - up to 10 years projected growth is provided for within the new planning schemes drafted under the Southern Tasmania Regional Planning Project, and
 - up to 25 years project growth is provided for within any intended future growth areas defined in the Regional Land Use Framework or any local land use strategy that is consistent with the Regional Land Use Framework.
- 5.4 Will recognise significant agricultural land and subsequently protect viable and potentially viable agricultural land from fragmentation and from non-agricultural uses.

Principle 6

Existing LGA Strategies (Local & Subregional) & State Agency Strategies will provide the starting point the development of regional strategy and changes will only be recommended where there is a clear benefit to the region.

Principle 7

The Strategy will ensure that physical and community infrastructure, both public and private, is coordinated and provided in a fair, orderly and sustainable manner, This will be achieved by:

- Identify the levels of physical infrastructure and social services that are necessary to achieve the desired growth outcomes.
- Planning for land use and development in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the long term construction of future transport routes and essential services.
- Facilitating the efficient use of existing physical infrastructure and human services and negating development that would generate out-of-sequence demand.

- Protecting key infrastructure, including ports, airports, roads, railways and service corridors, from land use and development that would threaten, prejudice, encroach or conflict with the purpose and function of such infrastructure.
- Recognising that the expansion and consolidation of some existing settlements can improve the economic viability of existing physical infrastructure and social services.
- Facilitating consultation with providers of infrastructure, to ensure they have regard to planning policies and strategic land use planning when making their investment decisions, in order to ensure that land use and development are closely integrated with the provision of infrastructure services, and
- Using the provision of infrastructure to influence the timing and location of growth.

Principle 8

The Strategy will accord significant weight to sustainable transport modes by favouring:

- Areas serviced by existing and planned public transport.
- New communities, (with the exception of new low density rural-living communities) that contribute to the overall ability of the public transport network to service the region.
- Communities serviceable through walking and cycling.
- Ease of access to employment, services and recreational opportunities.
- Increased densities and multi-use zoning around major public transport nodes.

Principle 9

The Strategy will recognise the need to provide adequate housing choice and opportunities across the full range of socio-economic groups.

Principle 10

The Strategy will aim to identify and strengthen local sense of place, particularly where valued highly by the local community.

Principle 11

The Strategy will aim to maintain and improve quality of life by providing for:

- Housing choice and different lifestyle opportunities.
- Liveable, efficient, attractive communities.
- Safer & healthier communities.
- Increasing accessibility.



Principle 12

The Strategy will aim to minimise land use conflict.

- Preventing environmental problems which might arise as a result of siting incompatible land uses close together.
- Protecting agricultural land resources from uses that would result in fettering or conversion to non-agricultural uses.
- Avoiding land use conflicts by separating sensitive and incompatible uses from industry and other economic activities with off-site impacts.
- Protecting areas and sites with significant historic, architectural, aesthetic, scientific and cultural values from inappropriate land use and development.

Principle 13

Strategically important industrial land will be recognised. The role and relative strength of each industrial area with respect to the region will be identified and reinforced.

Principle 14

In general, planning will aim to:

- Achieve appropriate levels of employment, services, retail and education facilities within each centre so as to reduce the need for cross-region travel.
- Provide appropriate levels of protection for the region's highly valued natural assets, cultural heritage, agricultural land, landscapes, resources, recreation areas.
- Recognise and account for the region's development constraints.
- Provide increased levels of certainty to investors, infrastructure providers, the community, and decision makers.

Principle 15

A Risk Management approach which aims to avoid or minimise hazards, will be adopted when identifying opportunities for use and development.

Principle 16

Planning policies and strategies to guide local decision making will be provided in the Regional Planning Framework

