

<b>3.2.1 RESPONSES TO QUESTIONS RAISED AT PRIOR MEETINGS.....</b>	<b>3</b>
3.2.1.1 RESPONSE TO QUESTION WITHOUT NOTICE - 28 MARCH 2022 - R RUSSELL.....	3
3.2.1.2 RESPONSE TO QUESTIONS WITHOUT NOTICE - 28 MARCH 2022 - D JANNEY.....	5
3.2.1.3 RESPONSE TO QUESTIONS WITHOUT NOTICE - 28 MARCH 2022 - T SMITH.....	6
<b>3.2.2 QUESTIONS ON NOTICE FROM THE PUBLIC.....</b>	<b>8</b>
3.2.2.1 QUESTIONS ON NOTICE - 26 APRIL 2022 - MR VELLACOTT.....	8
<b>5.1 WASTE STRATEGY 2018-2023 - YEAR 4 STATUS UPDATE.....</b>	<b>10</b>
5.1.1 WASTE STRATEGY 2018-2023 - YEAR 4 STATUS - ACTION LIST.....	10
<b>5.2 NATURE STRIP POLICY.....</b>	<b>13</b>
5.2.1 NATURE STRIP POLICY 2022 - DRAFT.....	13
<b>5.3 RENAMING OF DON RESERVE HALL.....</b>	<b>19</b>
5.3.1 INFORMATION FROM DCC ARCHIVES RELATING TO MR JOHN LUCK.....	19
<b>5.4 ADDENDUM TO INSTRUMENT OF DELEGATION FOR GENERAL MANAGER - LEGISLATIVE UPDATES.....</b>	<b>21</b>
5.4.1 ADDENDUM TO INSTRUMENT OF DELEGATION - APRIL 2022 - POST LGAT DELEGATIONS REGISTER REVIEW.....	21
<b>5.5 TEN DAYS ON THE ISLAND PARTNERSHIP PROPOSAL.....</b>	<b>23</b>
5.5.1 DEVONPORT CC PRESENTATION TEN DAY ON THE ISLAND MAPALI 2023.....	23
<b>5.7 DRAFT GREATER DEVONPORT RESIDENTIAL GROWTH STRATEGY 2021-2041 - RELEASE FOR CONSULTATION.....</b>	<b>48</b>
5.7.1 DRAFT GREATER DEVONPORT RESIDENTIAL GROWTH STRATEGY 2021-2041.....	48
5.7.2 APPENDIX A - MAP SHOWING EXISTING RESIDENTIAL ZONED LAND (CURRENT AT 1 JANUARY 2022).....	69
5.7.3 APPENDIX B - MAP SHOWING GROWTH BOUNDARIES AND FUTURE INVESTIGATION.....	70

5.7.4 FAQs DOCUMENT.....	71
<b>6.3 GENERAL MANAGER'S REPORT.....</b>	<b>78</b>
6.3.1 CURRENT AND PREVIOUS MINUTES RESOLUTIONS - APRIL 2022.....	78
<b>7.1 PLANNING AUTHORITY COMMITTEE MEETING 11 APRIL 2022.....</b>	<b>79</b>
7.1.1 MINUTES - PLANNING AUTHORITY COMMITTEE - 11 APRIL 2022.....	79



## DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

1 April 2022

Mr R Russell  
225 Steele Street  
DEVONPORT TAS 7310

Dear Mr Russell

### **RESPONSE TO QUESTIONS WITHOUT NOTICE RAISED MONDAY 28 MARCH 2022**

I write in response to your questions without notice, taken on notice at the Council Meeting on Monday, 28 March 2022, as outlined below.

**Q2.** Community Services Report – Partnership Agreements – RANT Arts – 5 year rental agreement – in kind funding, no dollar amount shown. Question, so will it be rent free for the next five years?

#### **Response**

The 2021-2026 Partnership Agreement with RANT Arts was endorsed at the Council Meeting on 25 October 2021. The report outlined an increasing rental payment arrangement over the five-year period as follows:

- Nov 2021 – Nov 2022: \$2,000
- Nov 2022 – Nov 2023: \$4,000
- Nov 2023 – Nov 2024: \$6,000
- Nov 2024 – Nov 2026: \$8,000
- Nov 2026 – Nov 2027: \$10,000

**Q3.** I see that Council are using devices to monitor the occupancy of public toilets.

Question can you give me some idea of how you are doing this while still maintaining the privacy and dignity of persons using these facilities?

#### **Response**

As a part of Council's Smart City Trial project, it is proposed to install sensors that monitor the use patterns of the public amenity infrastructure at the Bluff Precinct, which includes BBQ shelter, waste and recycling bins, and the public toilets.

The devices to be used for the public toilets utilise infra-red sensor technology to detect occupancy, similar to a standard sensor light used to turn on the lighting when a person enters a cubicle. The utilisation data collected will be used to track overall use volumes, and also to ensure our cleaning and servicing activities for these facilities aligns with peak-use periods by the community.



*The City with Spirit*

- 2 -

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Matthew Atkins', with a stylized, cursive script.

Matthew Atkins  
GENERAL MANAGER





## DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

1 April 2022

Mr D Janney  
23 Watkinson Street  
DEVONPORT TAS 7310

Dear Mr Janney

### **RESPONSE TO QUESTION WITHOUT NOTICE RAISED MONDAY 28 MARCH 2022**

I write in response to your question without notice, taken on notice at the Council Meeting on Monday, 28 March 2022, as outlined below.

**Q1.** At what percentage of the car plots fill, is the multi-Storey car park profitable?

#### **Response**

Council does not analysis the profitability of any specific carpark. Carparks are provided as public infrastructure to meet the requirements of drivers frequenting the CBD.

Fees are established across a whole of city basis, by balancing both capacity to pay and cost recovery via user charges.

Usage and revenue statistics relating to Council's carparks are reported bi-monthly in the Council meeting agenda.

Income this financial year is averaging approximately \$20,000 per month for the multi-level CBD carpark, or 33% above budget expectations.

Total construction cost of the multilevel carpark was \$14 million.

Yours sincerely

Matthew Atkins  
GENERAL MANAGER



*The City with Spirit*



## DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

8 April 2022

Mr T Smith  
7 Glen Court  
DEVONPORT TAS 7310

Dear Mr Smith

### RESPONSE TO QUESTIONS WITHOUT NOTICE RAISED MONDAY 28 MARCH 2022

I write in response to your questions without notice, taken on notice at the Council Meeting on Monday, 28 March 2022, as outlined below.

**Q1.** At the traffic light intersection with Lovett Street/Sorell Street and Don Road, you recently had cream coloured markings, painted onto the bitumen.

What was the purpose of this?

What was the cost to the Ratepayers of Devonport, to have this done?

At the intersection of Watkinson Street and Don Road, you have similar markings in a red colour.

These red safety markings have faded significantly, when will these markings be renewed?

### Response

The purpose of the painted walkways at the signalised intersection of Lovett Street/Sorell Street and Don Road is to highlight the existence of pedestrians, improving safety, as the pedestrian movements are filtered with turning traffic. While this was not the primary objective of the project, it was noted that a crash involving a pedestrian had occurred at the intersection.

The cost to the ratepayers was \$0 as the project was funded from the Australian Government's Blackspot project.

The red marking at the termination of Watkinson Street were installed in 2016 and is similar to what was there prior to the project. The application is different at this site, in that vehicles are slowing or stopping at the give-way intersection, and a pedestrian refuge exists to reduce the crossing distance. Council's engineering team will undertake an assessment as to whether the coloured marking is still required. The coloured marking may not be renewed.

**Q2.** At last month's Council meeting, a fellow Ratepayer asked a question about the tiles falling off the indoor pool at the Splash Aquatic Centre.



*The City with Spirit*

- 2 -

What is the reason, why the tiles on the indoor 50mtr pool are failing, after only being replaced recently as 3 years ago?

What is going to be the cost to the Ratepayers of Devonport to replace these tiles?

Is this issue going to be occurring every couple of years, as it is now?

**Response**

The failed tiles at the eastern end of the 25m pool are the original tiles installed in 2013. Repairs have been undertaken to two other areas of the indoor pools previously. This area is scheduled for refiling in the summer of 2022-23 when the outdoor pool reopens, subject to a suitable budget allocation. Work is underway to prepare a scope and estimate for the work, but an indicative cost estimate is \$40,000.

Yours sincerely



Matthew Atkins  
GENERAL MANAGER

QsoN RBV for 26 April 2022 RTI and parkland

FROM – R B VELLACOTT  
11 COCKER PLACE  
DEVONPORT 7310

TO -THE GENERAL MANAGER  
MAYOR AND COUNCILLORS  
DEVONPORT CITY COUNCIL  
137 ROOKE ST.  
DEVONPORT 7310

Subject – Questions on Notice for the DCC Ordinary Meeting 26<sup>th</sup> April 2022

**Q1** I am aware that Council recently received a notice from the Tasmanian State Ombudsman to release certain information about Providore Place to a ratepayer; please inform -

(a) when were all councillors first informed / made aware that there was ,in fact, a Right to Information request had been made and was being processed ?

(b) was legal advice obtained to try and avoid disclosing the information requested?

(c) if legal advice was obtained then what was the cost ?

**Q2** A recent site visit (13th Aril) to that part of Waterfront Parkland now opened to the public ,which is situated behind the bus terminal , revealed that the sandy clay mixed gravel pathway and circular area was ,at best, an utter disgrace with uneven sections due to wash away, sodden areas mixed in with tree leaves and circles of what appeared to be bicycle wheel ruts measuring up to 50 mm in depth.

I n response to my question without notice asked at the DCC meeting 28<sup>th</sup> March 2022 – *“When will the sections of gravelled pathways be completed, i.e. paved, that are situated in the Waterfront parkland that is now opened to the public?”* The General Manager said words to the effect that they were not to be paved.

**N. B.** In no way whatsoever can it be construed that I accuse the contractor of poor workmanship, to the contrary because I believe the material used and placement is in accord with the job plans and specifications.

Therefore

i) do the surfaces of all the pathways / pedestrian areas comply with the Australian Standards especially for persons with mobility issues i.e. are they suitable for those with walking frames, gopher scooters etc?

ii) are all the surfaces suitable to ride bikes on or for those wearing high heeled foot wear ?

iii). who made the final decision to approve the plans and specifications for materials used?

vi ) will ratepayers now, in the meantime, be responsible for the cost to restore the surfaces to an acceptable level and maintain them until they are properly paved?

I request all of above and answers are included in the agenda and minutes of 26 April 2022 .

**R. B. Vellacott** (16 April 2022)



## Action Plan

### Waste Strategy 2018 – 2023 – Year Four Status (2022)

No	Action:	Year Planned					Priority: H, M, L	Status	Outputs	Responsible Department
		2018/19	2019/20	2020/21	2021/22	2023/23				
	Objective 1: Reduce the average amount of waste generated									
1.1	Promote and/or deliver programs to increase community and business awareness, education and action to avoid and minimise waste						High	Ongoing	Council works in partnership with Dulverton Waste Management (DWM) and Cradle Coast Waste Management Group (CCWMG) to deliver a suite of programs.	Infrastructure & Works Community Services Communications
1.2	Encourage reuse of construction and demolition waste						High	Ongoing	Council has exhausted its supply of crushed (recycled) concrete, selling the gravel substitute to internal and external customers.  The feasibility of a large fill site at the Works Depot is being investigated which could make use of clean fill and rubble generated from Council projects.	All departments
1.3	Explore alternative mechanisms to encourage residents to reduce waste						High	Underway	Planning work is underway on two significant changes: <ul style="list-style-type: none"><li>• Introduction of the State Waste Levy, with planned changes at the Spreyton WTS required to increase diversion and minimise the cost impact of the levy</li><li>• Introduction of a FOGO kerbside collection service in 2023</li></ul>	All departments
1.4	Progressively transition to more on-line platforms for delivery of Council services						High	Underway	Council has delivered a modern website with more than 95 online services available to the community. 10 additional service have been added in the last year.	All departments
1.5	Work with event organisers to improve waste management at public events						Medium	Ongoing	CCWMG has made bin toppers available for Council and community events to enable diversion of recyclables. This action is currently on hold due to pandemic restrictions.	Community Services


Attachment 5.1.1 Waste Strategy 2018-2023 - Year 4 Status - action list

No	Action:	Year Planned					Priority:	Status	Outputs	Responsible Department
1.6	Support for community gardens and home composting to reduce overall food waste, including waste generated through commercial food production and generation						Medium	Ongoing	Council delivers programs on living lightly, which include content on composting minimising food waste.	Community Services
1.7	Improve the quality and accuracy of waste data collected to understand opportunities for improvement						Medium	Ongoing	Waste data reported publicly bi-monthly and reported to DWM for regional analysis	Infrastructure & Works
<b>Objective 2: Reduce the amount of waste to landfill by increasing the recovery and recycling of resources across all waste streams</b>										
2.1	Investigate opportunities to segregate green waste from landfill						High	Complete	Planned Waste Transfer Station changes and a FOGO collection service will make strong conditions to this.	Infrastructure & Works
2.2	Participate in bulk collection or free drop-off schemes for recyclables not collected through the domestic collection service (e.g. e-waste)						High	Ongoing	Council accepts e-waste paint, household batteries, mobile phones, chemical drums, fluorescent tubes and tyres for recycling with assistance from DWM. Council collected flares on behalf of MAST in 2021/22.	Infrastructure & Works
2.3	Identify opportunities to increase resource recovery and recycling through Council facilities and operations						High	Underway	A 'Towards Zero Waste' project is underway to identify and reduce waste from activities within the parnaple centre.	Continuous Improvement
2.4	Deliver and/or support public education campaigns to encourage appropriate recycling.						Medium	Ongoing	Council supports the public education campaigns of DWM and CCWVG, creating regional consistency. This includes social media and TV campaigns.	Community Services Communications
2.5	Promote reuse through local businesses and charities						Medium	Ongoing	Council supports the Troll Shop at the Spreyton WTS and provides locations for charity donation bins on Council land.	Community Services Communications
2.6	Actively implement Council's business processes and policies to reflect sustainability outcomes						Medium	Ongoing	Council's purchasing policy requires a consideration of sustainability.	Organisational Performance
2.7	Explore and trial recycling bins in public places						Low	Complete	17 public recycling bins installed in December 2021	Infrastructure & Works
<b>Objective 3: Protect our natural environment by reducing the total amount of litter and illegal dumping</b>										

Attachment 5.1.1 Waste Strategy 2018-2023 - Year 4 Status - action list

No	Action:	Year Planned					Priority:	Status	Outputs	Responsible Department
3.1	Reduce litter and illegal dumping of waste through compliance and awareness raising activities						High	Ongoing	Surveillance programs are established (grant funding has been obtained to facilitate) and resources are allocated to compliance	Risk Management
3.2	Participate in community action programs to improve awareness of litter and its impact (e.g. Clean Up Australia Day, Beachwatch)						Medium	Ongoing	Council supports groups and events aimed at cleaning up litter.	Community Services
3.3	Investigate smart options to optimise management of public waste infrastructure to minimise litter						Low	Underway	A pilot project has commenced	Infrastructure & Works



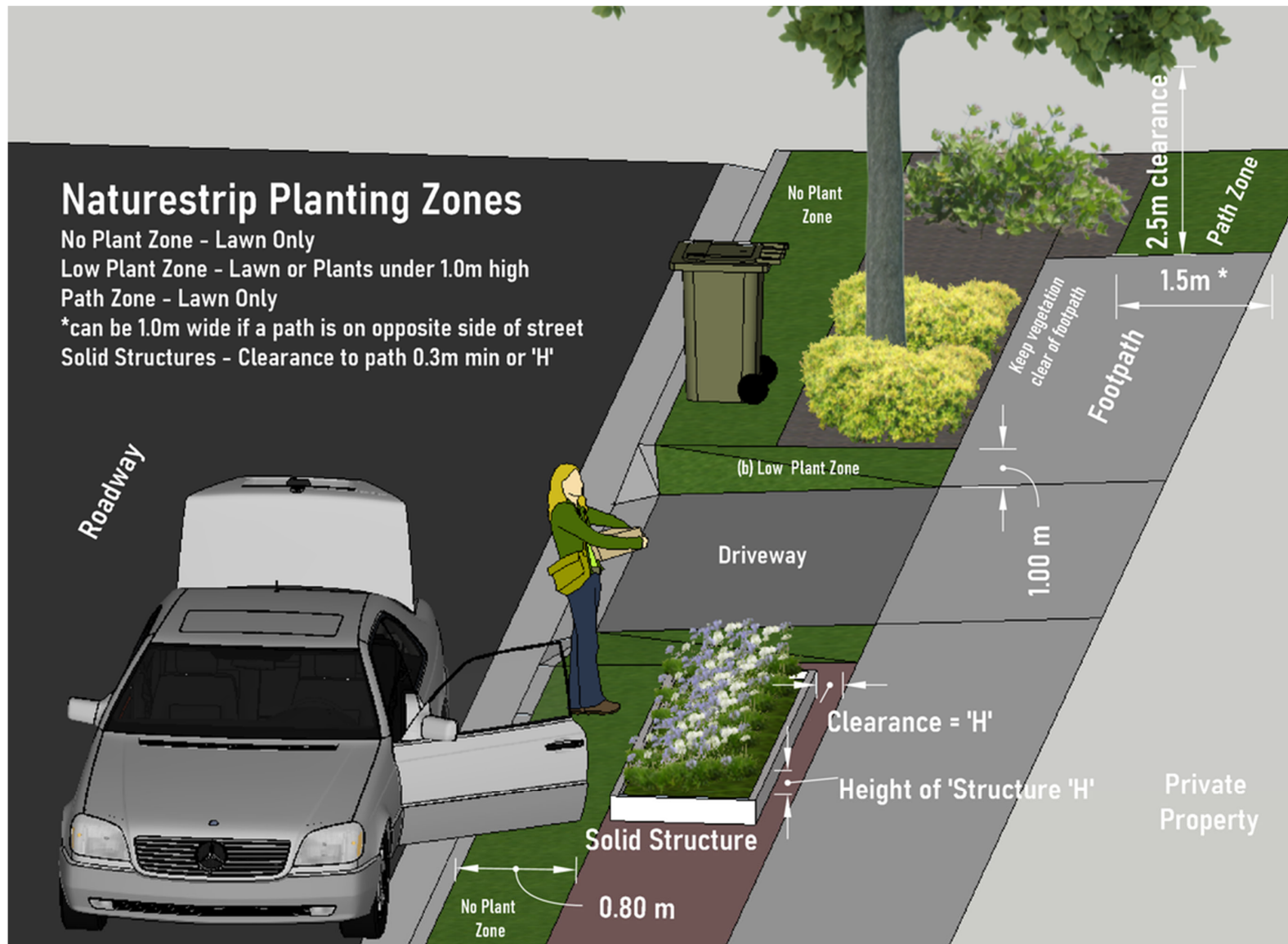
	<h2 style="text-align: center;">NATURE STRIP POLICY</h2>			
POLICY TYPE	DOCUMENT CONTROLLER	RESPONSIBLE MANAGER	POLICY ADOPTED	REVIEW DUE
Council	Infrastructure and Works Manager	Infrastructure and Works Manager	TBC	TBC
<b>PURPOSE</b>	<p>The purpose of this policy is to define the expectations of property owners and Council regarding the maintenance of nature strips and the options available to property owners improving their nature strips.</p>			
<b>SCOPE</b>	<p>This Policy applies to nature strips in the Urban area of Devonport City Council. Rural roadsides are excluded from the Policy.</p> <p>This policy is not intended to apply retrospectively (i.e. to work completed before adoption) unless a high risk is identified.</p> <p>The policy supersedes Council's Community Food Garden – Nature Strip Guidelines.</p>			
<b>DEFINITIONS</b>	<p>For the purposes of this Policy, the following definitions apply:</p> <p><b>Nature Strip</b> – the strip of land between the property boundary and edge of the road, excluding the footpath if present. If the footpath occupies the entire width between the property and road, then no nature strip exists.</p> <p><b>Property Owner</b> – is the owner of the property to which the nature strip is adjacent. This may be an individual, co-owner, a company or body corporate. A property owner assumes responsibility for the actions of their tenants/occupiers of the property.</p> <p><b>Street Trees</b> – trees in nature strips planted and maintained by Council, usually in avenues (groups).</p> <p><b>Urban Area</b> – areas of Devonport where kerb and channel exists at the road edge and the speed limit is 60km/h or lower.</p>			
<b>POLICY</b>	<p>Most nature strips are grassed, whilst others have varying extents of planting and hard landscaping.</p> <p>Traditional grassed nature strips:</p> <ul style="list-style-type: none"> <li>• contribute to the amenity of the street;</li> <li>• allow runoff to absorb into the soil, instead of increasing the load in the stormwater system; and</li> <li>• provide a corridor for underground services.</li> </ul> <p>If planted with trees and shrubs, nature strips provide environmental benefits including:</p> <ul style="list-style-type: none"> <li>• habitat and food for insects and birds;</li> <li>• shade;</li> <li>• cooling; and</li> </ul>			

	<ul style="list-style-type: none"> <li>• additional visual amenity of the street.</li> </ul> <p>Inappropriately constructed or maintained nature strips can:</p> <ul style="list-style-type: none"> <li>• create a risk to path or road users;</li> <li>• increase stormwater runoff;</li> <li>• damage adjacent assets, including underground services.</li> </ul> <p>It would be financially unsustainable and logistically difficult for Council to maintain nature strips to meet the range of expectations of property owners of Devonport.</p> <p>Council expects the property owner to maintain the nature strip within reasonable constraints, as is the case across Australia. Property owners will have a variety of ideas and preferences for their nature strips.</p> <p><b>1. What can property owners do?</b></p> <p>1.1 Maintain a grassed nature strip as most property owners currently do. This includes reinforced turf installations.</p> <p>1.2 Plant and maintain appropriate trees, shrubs, grasses or flowering plants. Larger species are to be selected from Council's Tree and Plant Preferred Species List.</p> <p>1.3 Undertake minor landscaping. Kerbs, garden beds or other solid structures are to be offset from the path by at least the height of the solid structure and a minimum clearance of 0.3m. Retaining walls may be exempt from this requirement if it can be demonstrated that such an installation is a lower risk than the alternatives.</p> <p>1.4 Plant edible plants. Council recommends obtaining a soil contamination report before planting and recommends fruiting crops over root or leaf vegetables.</p> <p>1.5 Place mulch, if the slope of the nature strip is 1.5:1 or flatter.</p> <p>1.6 Install synthetic grass, if on a sand or gravel base (i.e., not on concrete), and in accordance with the manufacturer's recommendations.</p> <p>1.7 Spray weeds only in accordance with the Tasmanian Government's Code of Practice for Spraying in Public Places.</p> <p>1.8 Undertake work to address a safety issue on their nature strip if directed by Council.</p> <p><b>2. What can't property owners do?</b></p> <p>2.1 Occupy nature strips of other properties.</p> <p>2.2 Use materials or a design that creates a hazard for road or path users. Examples include, but are not limited to:</p> <ul style="list-style-type: none"> <li>(a) use of garden borders with sharp edges;</li> <li>(b) use of metal stakes or droppers; and</li> </ul>
--	--

	<p>(c) placement of pipes or cords across the footpath.</p> <p>2.3 Install shelters or similar structures.</p> <p>2.4 Install permanent irrigation.</p> <p>2.5 Install lighting or power.</p> <p>2.6 Install impervious surfaces such as concrete, asphalt or pavers.</p> <p>2.7 Place loose or uncompacted gravel.</p> <p>2.8 House animals.</p> <p>2.9 Conduct or advertise a business without a Street Trading Permit (refer <a href="https://www.devonport.tas.gov.au/building-development/business/doing-business-in-devonport/street-trading-outdoor-dining/">https://www.devonport.tas.gov.au/building-development/business/doing-business-in-devonport/street-trading-outdoor-dining/</a> for information).</p> <p>2.10 Block access for pedestrians. Where no footpath exists, a 1.5m wide and 2.5m high clear area that aligns with the nearest path must be left available for pedestrians. The width may be reduced to 1.0m if there is a footpath on the other side of the road.</p> <p>2.11 Block sight distance for driveways or intersection. Plants greater than 1m high must be 1m clear from driveways to provide suitable sight distance.</p> <p>2.12 Block access for bin collection and car door opening. A 0.8m wide buffer is required behind the kerb, which can be part of the footpath if it exists.</p> <p>2.13 Plant inappropriate species for the location. This includes species that are:</p> <ul style="list-style-type: none"> <li>(a) likely to damage nearby road or footpath assets due to root growth;</li> <li>(b) likely to damage underground or overhead services;</li> <li>(c) likely to overhang the road or footpath at hazardous heights;</li> <li>(d) are vulnerable to wind or known to drop limbs; and</li> <li>(e) are thorny, poisonous or contain a common irritant.</li> </ul> <p>2.14 Plant, or fail to control declared, non-declared agricultural or environmental weeds.</p> <p>2.15 Remove or trim street trees. Council may seek to recover costs of maintaining or replacing a damaged tree.</p> <p><b>3. What does Council do?</b></p> <p>3.1 Mows to maintain intersection sight lines.</p> <p>3.2 Mows to address a fire hazard or nuisance.</p>
--	---

	<p>3.3 Plants and maintains avenues of street trees.</p> <p>3.4 Plants and maintains garden beds in high profile areas.</p> <p>3.5 Rectifies level differences between footpaths and nature strips.</p> <p>3.6 Reinstates nature strips as like-for-like as part of projects and maintenance work it undertakes where the nature strip complies with this Policy (other asset owners may not).</p> <p>3.7 Applies chemical-based herbicides to footpaths and kerbs, unless the property is on the 'No Spray Register' (refer <a href="https://www.devonport.tas.gov.au/live/home-property/no-spray-register/">https://www.devonport.tas.gov.au/live/home-property/no-spray-register/</a>).</p> <p>3.8 Undertakes risk assessments on nature strips and may direct property owners to undertake works to address an identified risk, at no cost to Council.</p> <p>3.9 If a property owner fails to follow a direction made by Council regarding a nature strip, Council may undertake work and may seek to recover costs from the property owner.</p> <p><b>4. Permits</b></p> <p>4.1 For work in a nature strip that requires traffic or pedestrian management, the property owner must obtain a road reserve permit before commencing work. Information on permits is available here: <a href="https://www.devonport.tas.gov.au/live/residents/parking-roads-transport/road-reserve-permits/">https://www.devonport.tas.gov.au/live/residents/parking-roads-transport/road-reserve-permits/</a></p> <p>On properties that front the State Road Network, a works permit from the Department of State Growth may also be required.</p> <p>4.2 A road reserve permit is not required for normal maintenance of a nature strip such as mowing, weeding and minor pruning, but the property owner is responsible for ensuring work is carried out safely and pedestrians and vehicles are not unreasonably impacted.</p> <p><b>5. Underground services</b></p> <p>Underground services including gas, water, sewer, stormwater, telecommunications and power are common beneath nature strips. It is the property owner's responsibility to undertake due diligence with respect to underground services. Property owners must make a Dial Before You Dig enquiry (<a href="https://www.1100.com.au/">https://www.1100.com.au/</a>) before starting any work.</p> <p><b>6. Liability</b></p> <p>The property owner is responsible for any loss or damage resultant from improvements/modifications to a nature strip. This includes any loss or damage that occurs during the carrying out of improvements/modifications. The property owner will indemnify Council against any action, judgement, claim, demand, cost,</p>
--	--

	<p>expense, loss or damage, death or injury to any person or damage to any property caused by the property owner in relation to the improvements/modifications to a nature strip.</p> <p><b>7. Change of ownership</b></p> <p>7.1 When a property is sold, the new property owner accepts responsibility for the maintenance of the nature strip.</p> <p>7.2 If a property owner is no longer able to maintain their nature strip, Council may return the developed nature strip to grass and may seek to recover costs from the current property owner.</p>	
<b>LEGISLATION AND RELATED DOCUMENTS</b>	<p>Local Government (Highways) Act 1982  Street Trading By-Law No. 1 of 2020  Code of Practice for Spraying in Public Places  <a href="https://nre.tas.gov.au/agriculture/agvet-chemicals/codes-of-practice-guidelines-and-information-sheets/codes-of-practice/code-of-practice-for-spraying-in-public-places">https://nre.tas.gov.au/agriculture/agvet-chemicals/codes-of-practice-guidelines-and-information-sheets/codes-of-practice/code-of-practice-for-spraying-in-public-places</a>  Tasmanian weed indexes <a href="https://nre.tas.gov.au/invasive-species/weeds/weeds-index">https://nre.tas.gov.au/invasive-species/weeds/weeds-index</a>  Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling  Tree Policy  Street Trading Policy  Tree and Plant Preferred Species List  No Spray Register  Roads and Stormwater Service Level Document</p>	
<b>ATTACHMENTS (IF APPLICABLE)</b>	Nature Strip Planting Zones	
<b>STRATEGIC REFERENCE</b>	<p>2.3.2 Provide and maintain roads, bridges, paths and car parks to appropriate standards</p> <p>5.4.1 Provide timely, efficient, consistent services which are aligned with and meet customer needs</p>	
<b>MINUTE REFERENCE</b>	TBA	
<b>OFFICE USE ONLY</b>	Update Register	Training/Communication
	Advise Document Controller	Advise HR / MCO
	<p>Management Sign Off:</p>   <p>Date:</p>	





#### DEATH OF MR. JOHN LUCK.

##### Honored and Useful Citizen A MAN OF STERLING CHARACTER.

The death took place last evening of Mr. John Luck, who suffered a paralytic stroke some months ago. While still an invalid he developed pneumonia, which proved fatal, and he passed away quietly about 6 p.m. yesterday.

It would be impossible to write the life story of the late Cr. John Luck without writing also a history of the development of Devonport. No citizen was animated with more patriotic fervor for serving his adopted town. His energy was restless, his vision far-seeing, his ideas large and broad in their outlook, and his executive faculties daring and well judged. He was the type of man that given a good education in his youth and a wider scope for the exercise of his talents and his name might not be merely associated with provincial progress, but with the advancement of the nation. Born 74 years ago last June at Hagley he was one of a numerous family. He was not born in the purple, and had to rough it in a rough period of the early history of the colony. He used to relate how he had to get up early as a boy, milk the cows and trudge five miles to school. School-masters were not any more indulgent than to-day, probably much less so, and boys of school ago then were not always without a fault. In any case young Luck was "kept in" on numerous occasions and often completed his five mile tramp home in the dark, but after that came the attention to animals before he could hope for any supper.

The growing youth was put to a trade and became a mechanical engineer, and as a young man he built the Avoca bridge. That was over 50 years ago. His next big work was undertaking the construction of the Table Cape lighthouse, which will stand for centuries as a monument to his skill. Some 35 years ago he came to Formby, and there he had resided ever since in the Devonport he loved so well and worked so hard for. He built the well known flour mill which has been associated with his name ever since. For years the milling industry gave good profits, but as is well known, it was an unfortunate enterprise. Tasmania cannot compete with the mills on the mainland, or rather with the mainland flour, and one after another they have been closed down with very few exceptions. Mr. Luck lost a lot of money in the milling business. A few years back it was revived by his brother, Mr. Alf. Luck, and under the title of Luck Bros. the business is still being conducted.

In the prosperous days of the milling industry Mr. John Luck was one of the largest employers of labor in Devonport. A hard worker himself he saw that his men did their work also. But he found time for various forms of public activities, and in whatever he entered he was a forceful personality, a man of quick judgment and indomitable will. He was associated with the town board in the early days, and in conjunction with Cr. H. H. M'Fie he did much to advance Devonport. It might be said that these two worked in double harness for the progress of the place. Mr. Luck used to recall with pride his part in securing the Spreyton road entrance to Devonport. At that time, over 30 years ago, there was no direct road to the town. The main road led to Don, the one time centre, and to make Devonport—or Formby as it was called—one had to take a circuitous route. Mr. Luck with his quick eye for the future needs saw that it was essential to secure a direct road from the back country along the river side, and it was largely owing to his persistence that it was secured, and it is now the main highway into the town leading from Spreyton, Latrobe and Barrington. He took a leading part in securing a water supply for the town, and his name is inscribed on the foundation stone of the Town Hall, which was opened by the Hon. B. S. Bird as Treasurer in 1900. Mr. Luck was for many years on the town board, and on several occasions he occupied the position of chairman.

When the present system of municipal government was inaugurated he retired from local affairs, but several years ago he was persuaded to again enter the field, and was a councillor for a further considerable period. In civic affairs, as in other activities, he made his mark, he was a man with an opinion and did not fail to express it, and his judgment was usually sound.

Determined to the point of stubbornness, he took his own course, but oftener than not he gained his point.

His interest in the town did not stop with the municipal activities. He was the proposer of the resolution to found the North-western Tourist Association. He was a member of the first chamber of commerce in Devonport and was also a representative on the fire brigade board and a justice of the peace. Not only does the Town Hall foundation stone bear his name but the extension of the Victoria

Parade towards the Bluff is known as Luck's Parade, a tribute to the energy of the man in promoting and popularising the well-known Devonport seaside resort at the Bluff.

Mr. Luck was a lover of good horses. A most capable horseman—in which his daughters follow his lead—he owned only the best, and in other days was generally an exhibitor at the shows.

He took a very keen interest in agricultural exhibitions, and was one of the leading officials at the Latrobe show. When the Devonport Agricultural Society was founded he also took a keen interest in it. He occupied the position of treasurer, and in fact, was most closely associated with its striking progress.

But it was as secretary of the Devonport Racing Club that his name is best known of late years to the outside public. Though officially secretary he was more than secretary; it might also be said that he was the club, in a sense.

The club was started by him some 21 years ago, and he had been responsible for carrying out the notable improvements to the ground. The fine grandstand which was built last year at a cost of £1,500 was designed by Mr. Luck, who was also the clerk of works. While the town will be the poorer for his demise his death is a calamity to the Racing Club, but seeing the position which the club occupies, of being the chief racing organisation in the State outside of the cities and Deloraine, the hope may be expressed that the work will be efficiently carried on.

The foundations have been well laid indeed. Mr. Luck was keenly interested in racing and at different times in other years owned different horses, and was interested in others. The well known hurdle racer Lighthouse will be remembered by many turfites.

Mr. Luck dabbled in mining to a considerable extent and was chairman of directors of the Mt. Cleveland and the Dreadnought-Boulder tin mines.

He paid frequent visits to the mines, and his skilled knowledge was often made available in plant erection and extension. It might also be said that his professional skill, perfected by years of practical work, made him a valuable municipal councillor, and gave him a right to speak with an authority on many technical subjects before the appointment of an engineer at Devonport.

After the decline of the flour milling industry Mr. Luck, after an interval, went into the hotel-keeping business, and seven years ago he became licensee of the Formby Hotel, the oldest hostelry in the town, and with the aid of his capable daughters the place was run on excellent lines. He later purchased the Palace Hotel, and also had other property interests in the town and district. He suffered the loss of his wife nine years ago, and leaves a family of five daughters, Mrs. N. Reid (Devonport), Mrs. C. Coulter (Hobart), Mrs. J. Purcell (Devonport), and Misses Dulcie and Cora Luck, for whom sincere sympathy will be felt. Amongst his brothers are Mr. Alf. Luck, who has been conducting with his sons the Devonport mill for some time, and Mr. William Luck, who has been living retired in the town of recent years.

It can be said that by the death of Mr. Luck Devonport is the poorer. A man of sterling character, sturdy to being brusque, he had withal a kindly heart. He was a sincere friend, an upright, citizen; a kindly parent, and a man of wide sympathies. He made hosts of friends and very few enemies.

[*Advocate (Burnie, Tas. : 1890 - 1954)* Tuesday 12 February 1924 p 2]



## ADDENDUM TO INSTRUMENT OF DELEGATION – GENERAL MANAGER – APRIL 2022

The following functions and powers are to be delegated by the Council to the General Manager in accordance with section 22 of the *Local Government Act 1993*:

***Building Act 2016***

<b>Section</b>	<b>Item Delegated / Authorisation</b>	<b>Conditions and Limitations</b>
s8(3) Delegation	Delegate to any person any of its powers and functions under this Act, other than this power of delegation	Council

***Environmental Management and Pollution Control Act 1994***

<b>Section</b>	<b>Item Delegated / Authorisation</b>	<b>Conditions and Limitations</b>
s64 Recovery of technical costs associated with prosecutions	Where a person is convicted of an offence against this Act, apply to the court to order the convicted person pay council's reasonable costs and expenses incurred in the taking of samples, conduct of tests, examinations or analyses in the course of investigation and prosecution of the offence	Council
s103 Fees imposed by councils	Impose fees in relation to functions or services carried out by the Council under this Act	Council

***Traffic Act 1925***

<b>Section</b>	<b>Item Delegated / Authorisation</b>	<b>Conditions and Limitations</b>
s41CA Declaration of road for use by personal mobility devices	By notice in the Gazette, declare a road to be a road on which a PMD user may travel, subject to such terms and conditions as are specified in the notice. Publish a copy of a declaration on the website and ensure a copy is available while the declaration remains in force	Road Authority

## ADDENDUM TO INSTRUMENT OF DELEGATION – GENERAL MANAGER – APRIL 2022

***Dog Control Act 2000***

<b>Section</b>	<b>Item Delegated / Authorisation</b>	<b>Conditions and Limitations</b>
s7 Dog management policy	Develop, make and implement a policy relating to dog management. Invite submissions relating to the proposed policy or amendment to policy, consult with appropriate bodies or organisations and consider submissions received and results of any consultation. Review the Policy at least once every five years	Council

***Monetary Penalties Enforcement Act 2005***

<b>Section</b>	<b>Item Delegated / Authorisation</b>	<b>Conditions and Limitations</b>
s28(4) Application to fee-paying public sector body for variation of payment conditions	If an applicant fails to comply with a determination, refer the infringement notice to the Director for enforcement under this Act	Fee-paying public sector body

***Place Names Act 2020***

<b>Section</b>	<b>Item Delegated / Authorisation</b>	<b>Conditions and Limitations</b>
s11(2) Naming of roads, streets	In accordance with the guidelines, may do one or more of the following in respect of a place – name a place; alter or revoke an approved name of a place; alter, clarify, extend or reduce the location, boundary or extent of a place	Responsible authority
s11(3) Naming of roads, streets	Ensure that any naming action performed in respect of a place complies with relevant provisions of the guidelines; this Act and any other applicable Act; and the relevant procedures of the responsible authority	Responsible authority
s11(4) Naming of roads, streets	As soon as possible after performing a naming action in respect of a place, submit details of the action to the Registrar for recording in the register	Responsible authority

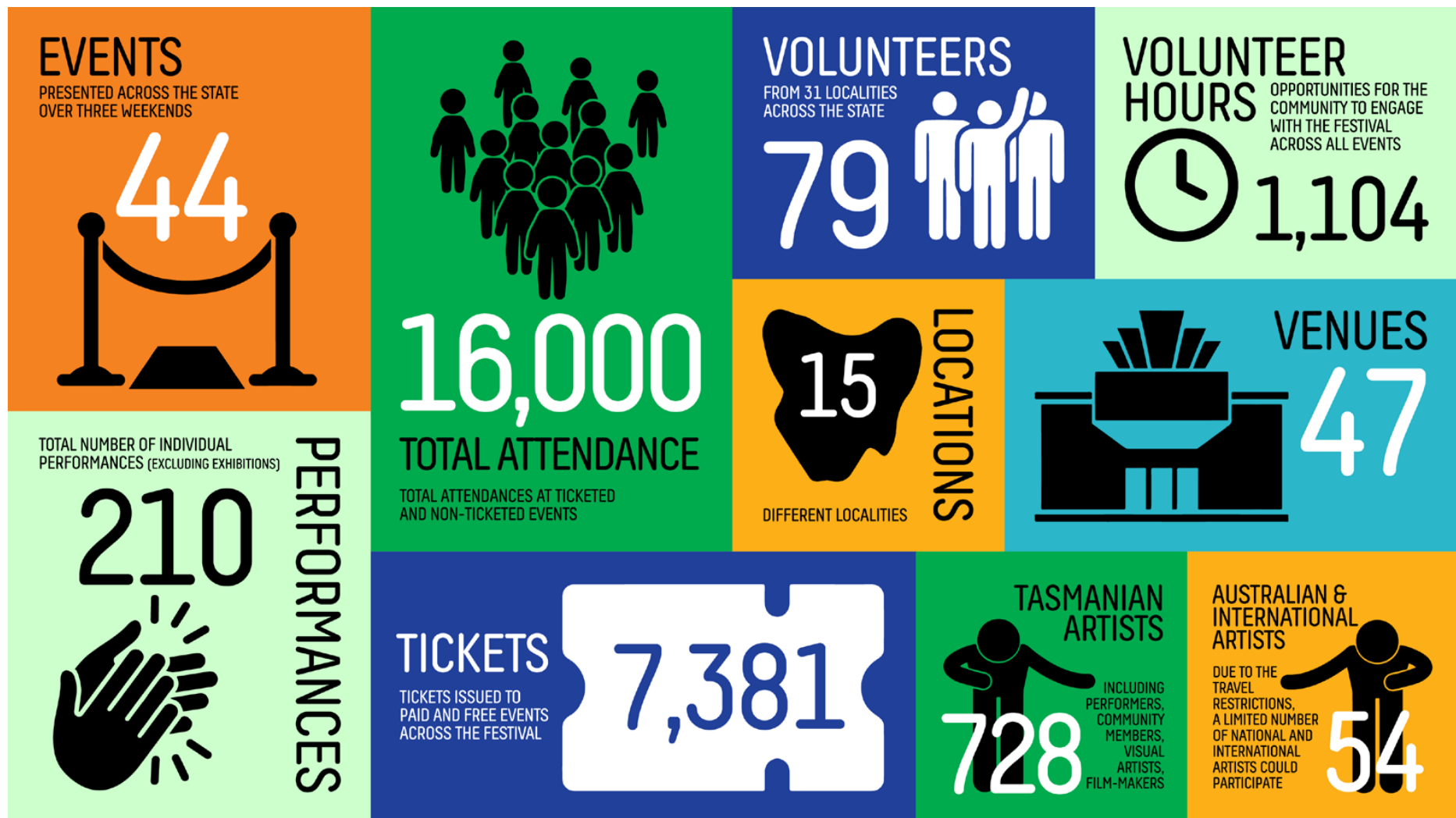


# TEN DAYS ON THE ISLAND



Every part of Australia is, always was and always will be, Aboriginal land. As a community gathering-place, a festival of arts, cultural exchange and celebration and as a site for the sharing of ideas and stories, Ten Days on the Island pays respect to the palawa – original owners and cultural custodians – of all the lands and waters across lutruwita/ Tasmania upon which our Festival takes place.









## FESTIVAL 2023



3-5 MARCH



10-13 MARCH



17-19 MARCH

In 2023 Ten Days on the Island, lutruwita/Tasmania's premier statewide arts festival will take locals and visitors alike on a Tasmanian journey, traversing the state for three weekends in March.

Festival 2023 will continue to play an important part in Tasmania's recovery and rebuilding.

"Arts and culture will help drag us to the new future; it will be something we can aim for and something our community can rally behind. I am certain that Ten Days will not only serve this community proud, but will be important to the rebuild we do right across the state."

**Premier Peter Gutwein**



# mapali, Dawn Gathering

## **Bluff Beach, Devonport**

Festival 2019

At the inaugural event 500 people gathered at dawn on Bluff Beach in Devonport. Local performers, community groups, families and visitors to the Island gathered en masse from across the North of the Island at dawn, to breathe as one in a shared moment of reflection and ritual.



## mapali, Dawn Gathering

### **Foreshore pataway/Burnie**

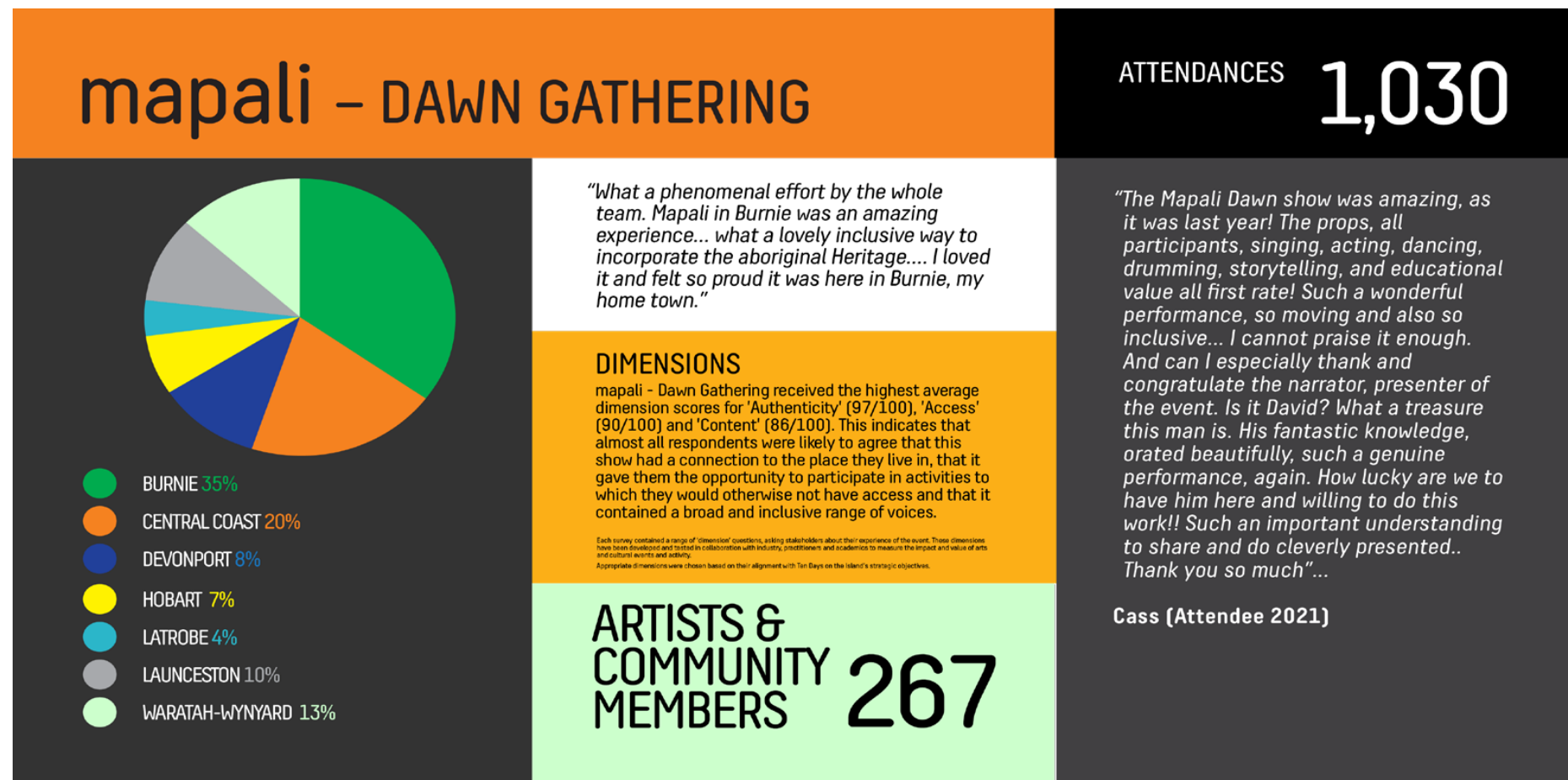
Festival 2021

The pataway/Burnie community were excited to witness this event on their foreshore. 1030 people attended the expanded event which lifted the profile of the Festival and Partners and raised the voices of important lutruwita/Tasmanian First Nations artists.





The northwest coast audience for the festival has increased fourfold since 2015. Media coverage for the *mapali, Dawn Gathering* Festival 2021 opening event reached an audience of 10.6K.



## mapali, Dawn Gathering

This event introduced regional Tasmanian audiences to significant Creation characters from deep time and the beginning of lutruwita/Tasmania. The skill sharing from leaders and cultural knowledge custodians was significant, reaching beyond the First Nations community and including school children, performers and collaborators from diverse cultural backgrounds.

















# Ten Days on the Island & Devonport City Council Partnership Proposal



This partnership proposal centres Devonport City Council's support of Ten Days on the Island on the closing event *mapali* 2023. The connection of this signature event to the city and the sea, as well as Devonport's role as the original home for this event, makes for a natural partnership for this community event.









## Budget

A \$25,000 partnership with the Devonport City Council will directly support artist fees, casual event staff, and some site preparation expenses.

*mapali* is estimated to cost \$142,335, plus \$91,655 for marketing and staff overheads. The overheads will be funded by the State Government through Arts Tasmania as part of Ten Days' ongoing funding arrangements. The remaining \$117,335 will be funded as a cash investment by Ten Days on the Island, TasPorts, philanthropic donations and corporate partnerships currently being sourced.

Local businesses, artists and staff will be contracted to assist with the delivery of the event. In addition to the extra business generated by the event, Ten Days has ongoing supplier arrangements with Devonport businesses. In 2020-21 financial year, Ten Days spent \$51,261 with Devonport businesses across a range of services including printing, IT, ground transport, production supplies & catering.



## Marketing & Media Reach

Ten Days will have a state and nationwide marketing presence across digital and traditional media, raising the profile and impact of the organisation. The media campaign for Festival 2021 achieved a broad reach with 210mil for editorial and 2.55mil for advertising. Working with Culture Counts for Festival 2021 has provided a rigorous analysis of the audience and their connection to

the festival enabling Ten Days to leverage these results to continue building for Festival 2023.

Devonport City Council will be recognised in our Festival brochure and on the Ten Days website. We will work with Devonport City Council on collaborative marketing strategies that reach shared audiences.



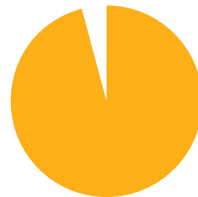
## SNAPSHOT SUMMARY FROM CULTURE COUNTS AUDIENCE SURVEYS

# 649 SURVEY RESPONSES



**96%**

AGREED THAT IT'S  
IMPORTANT THAT IT  
HAPPENS HERE



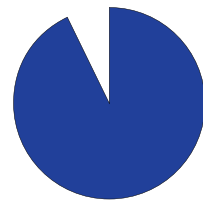
**96%**

AGREED THAT THE EVENT  
WAS WELL PRODUCED  
AND PRESENTED



**91%**

AGREED THAT IT WAS  
DIFFERENT FROM  
THINGS THEY'VE  
EXPERIENCED BEFORE



**93%**

AGREE THAT THE  
ARTISTS WERE NOT  
AFRAID TO TRY  
NEW THINGS



**23%**

ATTENDED TEN DAYS ON  
THE ISLAND FOR THE  
FIRST TIME IN 2021



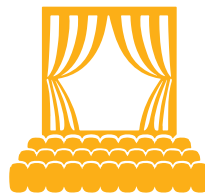
**73**

NET  
PROMOTER  
SCORE



**95%**

HAD A POSITIVE  
OVERALL EXPERIENCE



**97%**

BELIEVE THAT IT'S IMPORTANT  
FOR TASMANIAN BUSINESS  
TO SUPPORT THE LOCAL ARTS  
AND CULTURAL SECTOR



**61%**

OF VISITORS SAID THE  
FESTIVAL WAS THEIR MAIN  
REASON FOR TRAVELLING  
TO THE REGION



# PARTNER RECOGNITION

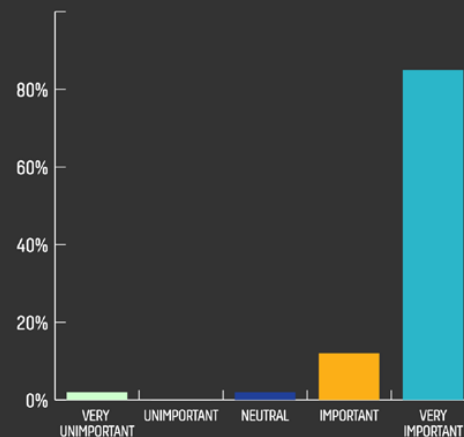
BROCHURES PRINTED  
**25,000**

WEBSITE SESSIONS  
**67,662**  
42,289 USERS

ENEWS SUBSCRIBERS  
**11,211**

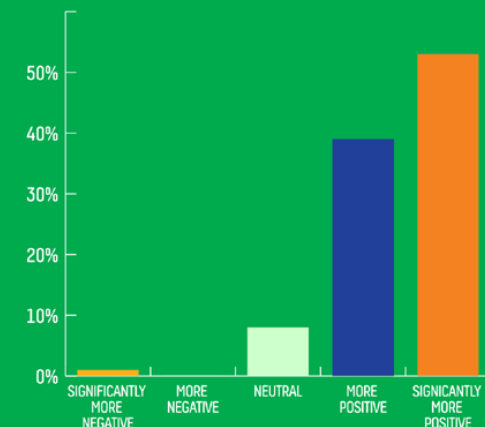
## IMPORTANCE OF BUSINESS SUPPORT

HOW IMPORTANT DO YOU BELIEVE IT IS THAT TASMANIAN BUSINESSES SUPPORT THE LOCAL ARTS AND CULTURAL SECTOR?

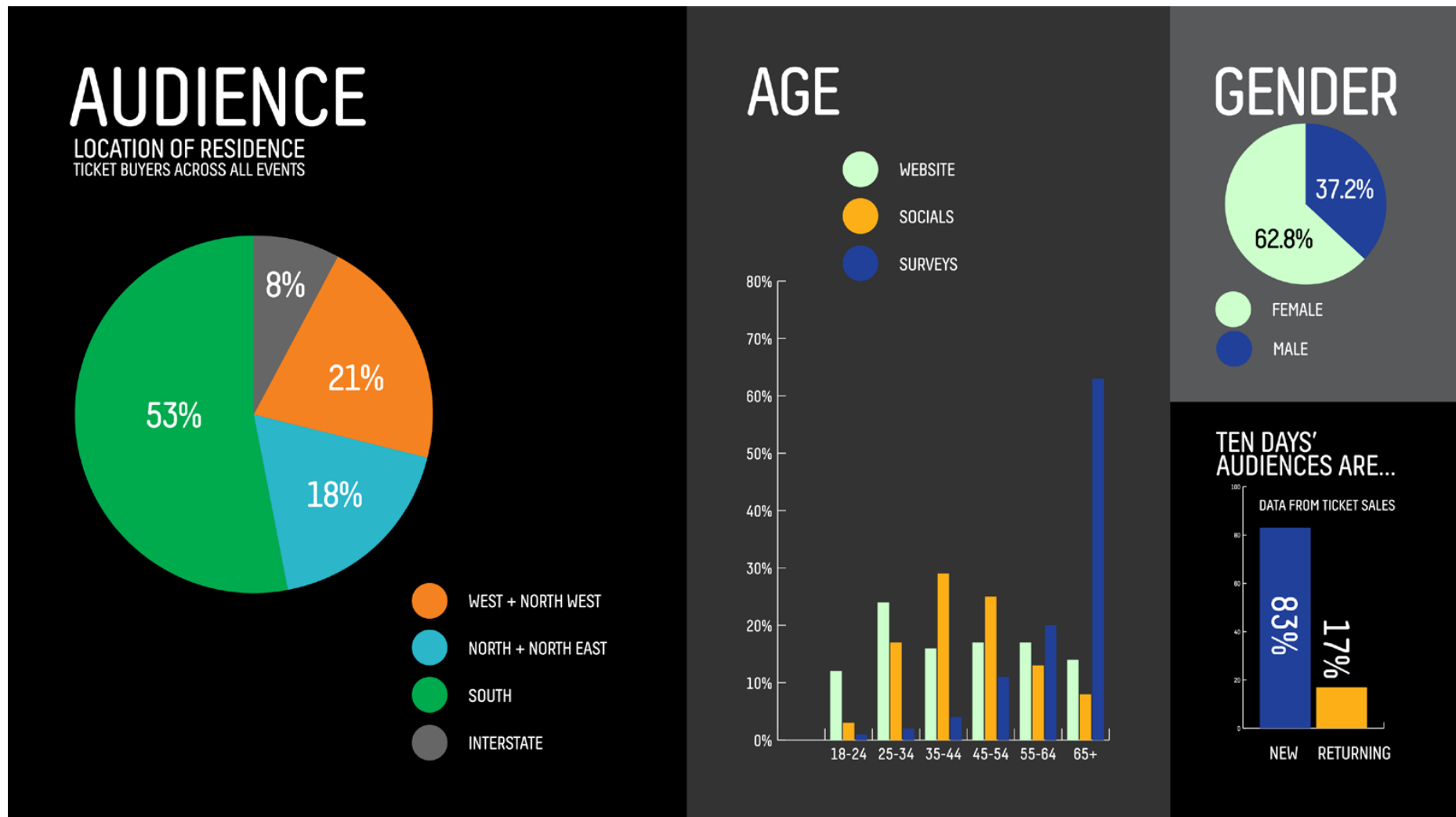


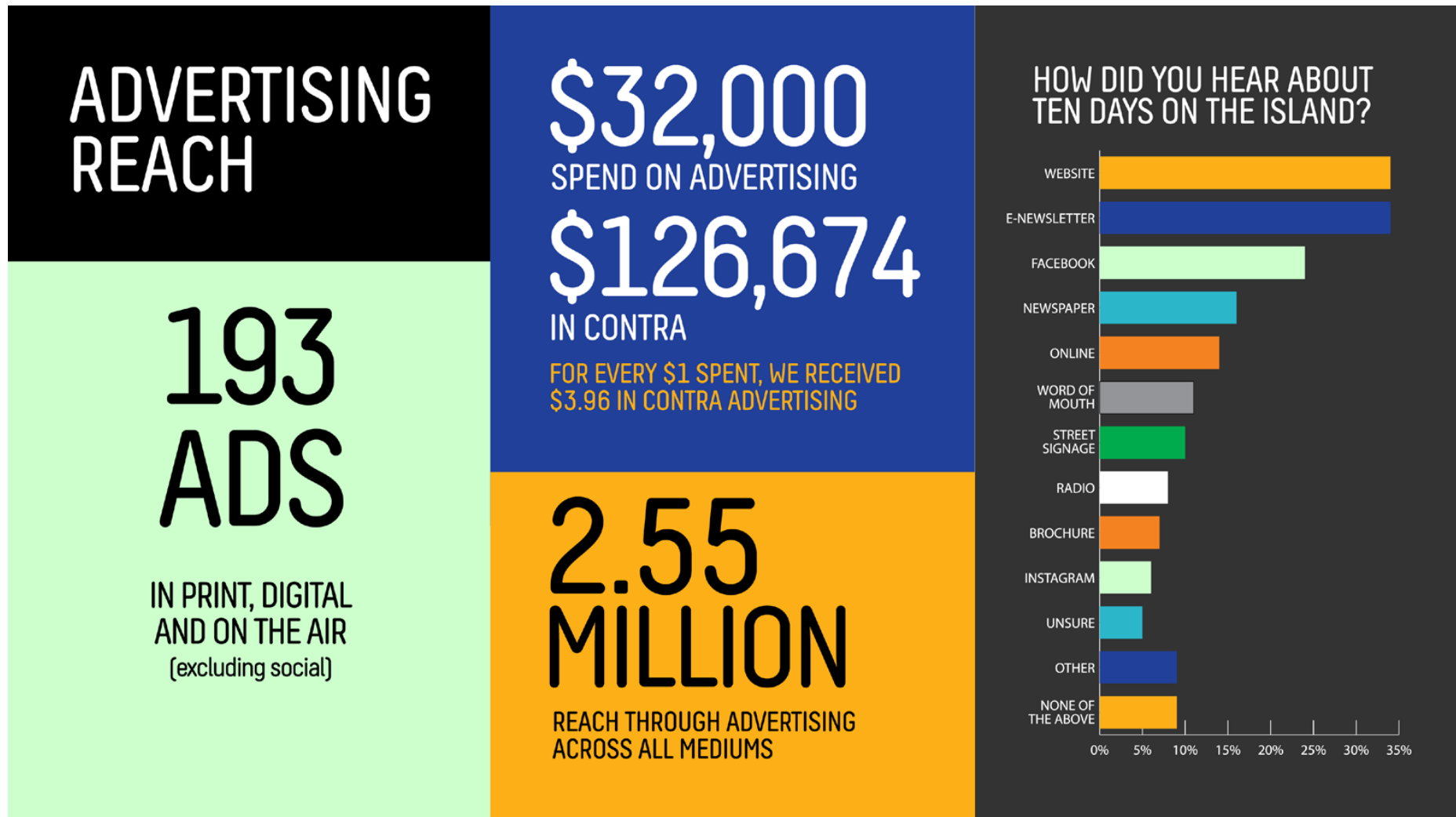
## FEELINGS TOWARDS SUPPORTERS

HOW DO YOU FEEL ABOUT ORGANISATIONS THAT SUPPORT TEN DAYS ON THE ISLAND

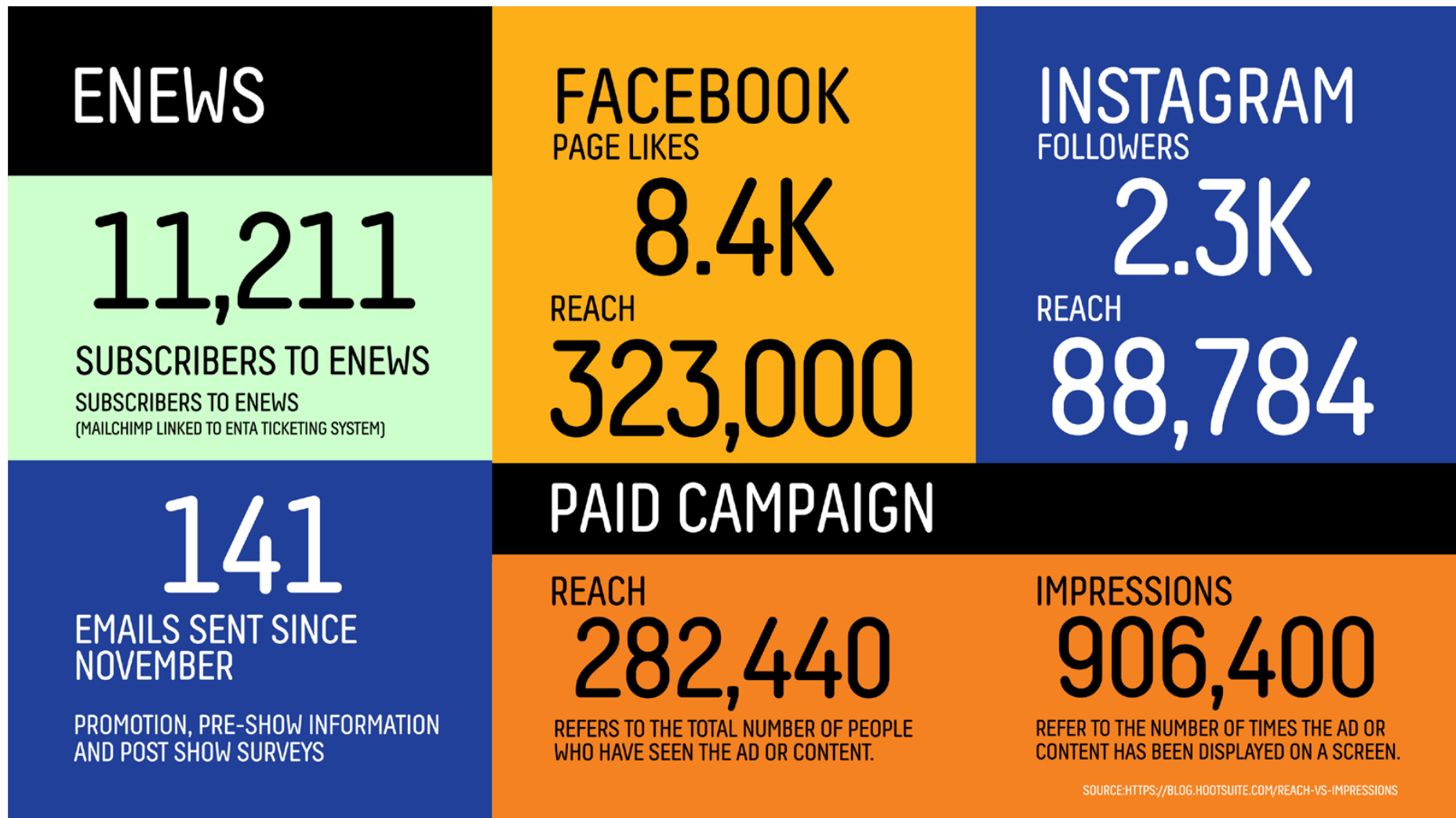


**97%** BELIEVE SUPPORT FROM BUSINESS IS IMPORTANT











181

STORIES IN  
MAINSTREAM MEDIA

SEP 2020 – APR 2021

DATA PULLED FROM MELTWATER © REPORTS. ALL ARTICLES AND STORIES THAT MENTION 'TEN DAYS ON THE ISLAND'. ACCESSED APRIL 2021.

1.91 MILLION

VALUE OF  
MEDIA COVERAGE



VALUE OF MEDIA COVERAGE – THE AVE (ADVERTISING VALUE EQUIVALENCY) PLACES A MONETARY VALUE ON MEDIA COVERAGE BASED ON THE COLUMN CENTIMETRES OF STORIES.



REACH OF  
MEDIA COVERAGE

206.79 MILLION

REACH OF MEDIA COVERAGE – THE POTENTIAL REACH PROVIDES INSIGHT INTO THE NUMBER OF POTENTIAL VIEWERS THAT HAVE BEEN EXPOSED TO THE MEDIA COVERAGE.







Devonport City Council

## Greater Devonport Residential Growth Strategy 2021-2041

April 2022

## **Contents**

<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>PART A – SUPPORTING BACKGROUND INFORMATION .....</b>	<b>6</b>
A1 – Population summary and general settlement characteristics .....	6
A2 – Population trends (estimated resident population 2010-2020) .....	7
A3 – Dwelling approval statistics (2011-2021) .....	8
A4 – Population Growth.....	9
A4.1 Aspirational population growth .....	9
A4.2 Population growth scenarios .....	9
A4.3 Department of Treasury and Finance population projections .....	10
A5 – Future housing demand estimations .....	12
A6 – Relationship of this Strategy to the <i>Cradle Coast Regional Land Use Strategy 2010-2030</i> .....	13
<b>PART B – STRATEGIC POLICY DIRECTIONS .....</b>	<b>14</b>
B1 – Aspirational population growth .....	14
B1.1 Policy context.....	14
B1.2 A positive approach towards population growth .....	14
B1.3 Strategic policy actions.....	15
B2 – Residential land supply .....	15
B2.1 Policy context.....	15
B2.2 Existing residential land supply a critical issue .....	16
B2.3 Further considerations for land supply to accommodate residential growth .....	17
B2.4 Strategic policy actions.....	17
B3 – Strategic direction for future residential growth.....	18
B3.1 Policy context.....	18
B3.2 Growth boundaries.....	18
B3.3 Future Investigation Areas.....	19
B3.4 Strategic policy actions.....	19
B4 – Providing diversity in housing options .....	19
B4.1 Policy Context .....	19
B4.2 Opportunities to encourage a range of housing types and densities .....	20
B4.3 Strategic policy actions.....	20
B5 – Monitoring and review .....	21
B5.1 Policy context.....	21
B5.2 Strategic policy actions.....	21

## **Appendices**

**Appendix A** – Map showing existing residential zoned land (current at 1 Jan 2022).

**Appendix B** – Map showing growth boundaries and future investigation areas.

### **Document version control**

Version	Particulars	Issue date
1	DRAFT Strategy released for consultation	20/04/2022

## EXECUTIVE SUMMARY

The Devonport local government area represents the largest population centre in the North-West region of Tasmania and the sixth most populous local government area in the State. It is centrally located, with ready access to established public and commercial services, employment centres and other service aligned infrastructure including major port, rail, airport and road transport networks.

As at 30 June 2020 the estimated residential population of the Devonport local government area was 25,747 people with the majority of this population base contained within the three main suburban residential centres of Devonport, East Devonport and Spreyton.

The purpose of the *Greater Devonport Residential Strategy 2021-2041* (the Strategy) is to provide an overarching strategic policy direction for residential growth in the greater Devonport area over the next 20 years. First and foremost, the Strategy is designed as a policy and advocacy tool.

The Strategy includes an aspirational context for population growth to recognise and enhance Devonport's status as the major population centre in the North-West region of Tasmania and to promote Devonport as an attractive and prominent destination to live, work and invest. It represents a strategy for continued growth that seeks to build upon the economic confidence and positive momentum for growth catalysed by Council's recent *LIVING CITY* urban renewal initiative.

The Strategy will be used to assist Council's decision making relating to a range of purposes, including:

- (i) amendments to Council's planning scheme;
- (ii) relevant Council policies and strategies;
- (iii) State and regional planning initiatives; and
- (iv) planning for the provision of future infrastructure.

### **Composition of the Strategy**

The Strategy document comprises two parts:

- **Part A** – sets out the supporting background information (including statistical data) that has been utilised to guide and inform the policy settings and strategic directions included within Part B of the Strategy.
- **Part B** – sets out the policy rationale and the strategic policy directions to deliver the intent of the Strategy which is to provide an overarching strategic policy direction for residential growth in the greater Devonport area over the next 20 years.

The Strategy endorses an overarching strategic policy mandate for residential growth and is prepared around the five central strategic policy directions shown below, which are designed to be interpreted and applied collectively and to operate in a mutually reinforcing context.

- (1) aspirational population growth;
- (2) residential land supply;
- (3) strategic direction for future residential growth;
- (4) providing diversity in housing options; and
- (5) monitoring and review.

These five central strategic policy directions enable a focussed consideration for Council to leverage appropriate mechanisms and measures to stimulate and encourage residential growth. Each strategic policy direction is underpinned by a key objective and associated strategies for implementation.

### **Recognition of existing residential land supply challenges**

The Strategy recognises that existing residential land supply is a critical issue and a significant impediment to population growth within the greater Devonport area. The provisioning of appropriate residential land supplies represents the major platform towards accommodating future growth.

Current estimates as at 30 June 2021, indicate a forward land supply of appropriately development ready General Residential Zone land in the range of only 2.8 – 3.1 years. The supply of vacant Rural Living Zone land fares only slightly better with an estimated forward supply range of 5.2 – 8.5 years.

These current supply levels are well below common practice strategic planning thresholds for residential growth which usually contemplate a minimum 10-15 year forward supply.

The greater Devonport area is not immune to the growing pressures in housing accessibility and affordability. Increasing the supply of residential land to enable an increase in dwelling stock, and also encouraging a range of dwelling types and densities, is also considered to positively influence both housing affordability and accessibility, and that increased supply will likely contribute towards downward pressure on these factors.

Whilst the Strategy includes policy directions and implementation measures designed to assist with increasing residential land supplies, it is important to understand that the adoption of the Strategy by itself does not immediately remedy land supply issues to accommodate residential growth. The release of new land for residential growth can be a complex issue which includes, but is not necessarily limited to, consideration of the willingness of landowners to make land available for release, and also relevant statutory/legislative processes.

Similarly, the Strategy is not about forced land releases or the forced displacement of local business or industry. The Strategy is designed to guide and inform decision making around where residential growth could occur (or where it could be further investigated or considered), and how that growth can be appropriately managed and provided for into the future. Any future land releases are largely contingent on the willingness of landowners to make land available for release. Furthermore, the rezoning of land involves the amendment of Council's planning scheme which is subject to a statutory process in accordance with the provisions of the *Land Use Planning and Approvals Act 1993*. This legislated process includes statutory public exhibition and final determination by the independent Tasmanian Planning Commission. The Strategy is aimed to support the decision making associated with the usual statutory process – not to replace it.

The Strategy is a policy tool that will form an important part of the conversation around addressing land supply issues, it does not represent the full extent or conclusion of that conversation.

#### **Strategic policy actions endorsed by the Strategy**

The suite of strategic policy actions forming part of this Strategy are shown below. Some actions will be directly deliverable as part of adoption of the Strategy (such as endorsement of future population growth targets and urban growth boundary mapping) whilst others represent ongoing actions.

	Policy direction	Key objective(s)	Strategies for implementation	Deliverability
1	<b>Aspirational population growth</b>	Actively encourage population growth to recognise and enhance Devonport's status as the major population centre in the North-West region and to promote Devonport as an attractive and prominent destination to live, work and invest.	Endorse and actively promote population targets of: (a) 30,000 by the year 2030; and (b) 35,000 by the year 2040.	Population growth targets to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
			Ensure that there is sufficient and readily available residential land to accommodate aspirational population growth and actively entice people to live in Devonport.	Ongoing action.
			Engage with the State Government and other relevant agencies to promote Devonport as an attractive and prominent destination to live, work and invest.	Ongoing action.
			Encourage appropriate economic development opportunities that support population growth and promote Devonport as an attractive place for investment and to facilitate increased employment opportunities.	Ongoing action.
2	<b>Residential land supply</b>	Maintain an adequate supply of residential land to accommodate future residential growth (including aspirational growth).	Provide and maintain a minimum fifteen (15) year forward supply of both General Residential zoned land and Rural Living zoned land that is appropriately 'development ready' and not otherwise unreasonably constrained for timely or cost-effective residential use and development.	Ongoing action.
			Prepare land supply and demand analyses a minimum of every two (2) years to	Ongoing/future action



	Policy direction	Key objective(s)	Strategies for implementation	Deliverability
			evaluate and monitor residential land supplies.	Initial baseline study prepared and used to inform the preparation of this Strategy. Action to be repeated every two (2) years.
			In consultation with landowners explore opportunities to encourage land releases that are consistent with this Strategy, including: (a) support appropriate amendments to Council's planning scheme to maintain adequate residential land supplies; (b) appropriate mechanisms to incentivise land releases; and (c) engage with the State Government and other relevant agencies to support initiatives that promote land releases for delivery of increased housing and residential growth.	Ongoing action.
3	<b>Strategic direction for future residential growth</b>	Provide overarching strategic direction for the logical and orderly growth of residential settlement areas in the Greater Devonport area.	Promote the well-defined, orderly and compact form of residential settlement areas through the provision of urban and peri-urban growth boundaries.	The mapping of urban growth and peri-urban growth boundaries to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
			Encourage and support appropriate opportunities for 'urban in-fill' residential use and development at suitable locations.	Ongoing action.
			Identify 'future investigation areas' where future residential growth could be further considered and investigated.	The mapping of Future Investigation Areas to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
			Ensure that areas identified for future residential growth are made cognisant of existing and planned service infrastructure capabilities.	Ongoing action.
4	<b>Providing diversity in housing options</b>	Encourage the provision a range of housing types and densities.	Encourage higher density residential use and development at locations in close proximity to the Devonport CBD area and other business areas (including land within the Central Business Zone, General Business Zone, Urban Mixed Use Zone and Local Business Zone) where there is good access to public and commercial services, public transport networks, and places for employment opportunities.	Ongoing action.
			Engage with the State Government and other relevant agencies to identify and support appropriate opportunities for affordable and social housing initiatives.	Ongoing action.
			Recognise rural-residential as a legitimate and attractive housing option and provide appropriate opportunities for growth.	Ongoing action.
5	<b>Monitoring and review</b>	Maintain a contemporary policy and strategic planning context for	Monitor and review population growth and development trends annually.	Ongoing action.
			Maintain a current residential land supply database to appropriately monitor	Ongoing action.

	Policy direction	Key objective(s)	Strategies for implementation	Deliverability
		residential settlement growth.	residential land supply reserves to accommodate future settlement growth.	
			Review this Strategy every two (2) years, or as otherwise required, to ensure that it remains contemporary and fit for purpose.	Future action.

## PART A – SUPPORTING BACKGROUND INFORMATION

### A1 – Population summary and general settlement characteristics

The Devonport local government area comprises a land area of approximately 111.259km<sup>2</sup> and is currently home to an estimated 25,747<sup>1</sup> people.

Table A1.1 – Key estimated resident population statistics for the Devonport local government area at 30 June 2020	
Estimated resident population (no. persons)	25,747
Population density (persons/km <sup>2</sup> )	231.4
Estimated resident population - males	12,227
Estimated resident population - females	13,520
Median age – males (years)	41.9
Median age – females (years)	44.2
Median age – all persons (years)	43.1
Working age population - aged 15-64 years (no. persons)	15,331
Working age population – aged 15-64 years (as % of all persons)	59.5
Source: Australian Bureau of Statistics.	

Existing residential settlement areas have a relatively compact form and the majority of the population base is contained within the three main urban residential centres of Devonport, East Devonport and Spreyton. These main centres are supported by the suburban settlements of Ambleside, Miandetta, Stony Rise, Don and Quoiba, and also rural residential settlements such as Tugrah, Melrose, Aberdeen and Eugenana.

With respect to zone designations for these residential settlement areas as part of the Tasmanian Planning Scheme, the main urban residential areas are described by the application of the General Residential Zone, whilst rural-residential settlements areas are generally described by the Rural Living Zone. The spatial application of these zones within the Devonport LGA is shown with the mapping information included with **Appendix A**.

It is also appropriate to acknowledge that Devonport supports a wider settlement catchment than that described only by its local government area boundary. As a major centre for commerce, transport and industry as well as the ready access to a broad range of services and infrastructure, Devonport also supports a wider population base at a regional level. Similarly, as Devonport represents a major employment centre within the region it is reasonable to conclude that a significant number of people journey to work in the Devonport local government area whilst residing elsewhere.

As shown in Table A2.1, the Devonport local government area accounts for the highest population density in the North West region of Tasmania.

Table A1.2 – Population density of local government areas in the North West Region	
Local Government Area	Population density (persons/km <sup>2</sup> ) at 30 June 2020
Burnie	32.2
Central Coast	23.7
Circular Head	1.7

<sup>1</sup> Estimated resident population at 30 June 2020 (Australian Bureau of Statistics).

Devonport	231.4
Kentish	5.5
King Island	1.5
Latrobe	19.9
Waratah-Wynyard	3.9
West Coast	0.4
Source: Australian Bureau of Statistics.	

## A2 - Population trends (estimated resident population 2010-2020)

The most recent estimated residential population figure available for the Devonport local government area was 25,747 people at 30 June 2020. The Estimated Resident Population (ERP) figures are the official population measure published by the Australian Bureau of Statistics (ABS) and represents the best possible estimate of resident populations<sup>2</sup>. The preparation of this Strategy has considered ERP data observed across a 10-year period from 2010-2020. A summary of this information is presented in the following tables.

Table A2.1 - Estimated Resident Population (ERP) trends 2010-2020											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Devonport	25,712	25,752	25,562	25,407	25,295	25,162	25,128	25,217	25,413	25,633	25,747
North West Region	113,897	114,084	113,329	112,575	112,333	111,369	111,003	111,273	111,941	112,763	113,755
Tasmania	508,847	511,483	511,724	512,231	513,621	515,117	517,514	522,410	528,298	548,971	555,301
Source: Australian Bureau of Statistics.											

Table A2.2 - Adjoining local government areas: Estimated Resident Population (ERP) trends 2010-2020											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Devonport	25,712	25,752	25,562	25,407	25,295	25,162	25,128	25,217	25,413	25,633	25,747
Latrobe	10,063	10,275	10,343	10,433	10,569	10,723	10,927	11,111	11,328	11,638	11,961
Central Coast	22,291	22,332	22,245	22,122	21,989	21,847	21,736	21,835	21,902	21,937	22,157
Kentish	6,364	6,369	6,351	6,334	6,317	6,286	6,263	6,297	6,324	6,315	6,393
Source: Australian Bureau of Statistics.											

Table A2.3 - Devonport City LGA: Annual estimated population growth rates 2010-2020 (change in ERP)											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Devonport	--	0.16%	-0.74%	-0.61%	-0.44%	-0.53%	-0.14%	0.35%	0.78%	0.87%	0.44%
North West Region	--	0.16%	-0.66%	-0.67%	-0.55%	-0.52%	-0.33%	0.24%	0.60%	0.73%	0.88%
Tasmania	--	0.52%	0.05%	0.10%	0.27%	0.29%	0.47%	0.95%	1.13%	3.91%	1.15%
Source: Australian Bureau of Statistics.											

Table A2.4 - Adjoining local government areas: Annual estimated population growth rates 2010-2020 (change in ERP)											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Devonport	--	0.16%	-0.74%	-0.61%	-0.44%	-0.53%	-0.14%	0.35%	0.78%	0.87%	0.44%
Latrobe	--	2.11	0.66	0.87	1.30	1.46	1.90	1.68	1.95	2.74	2.78

<sup>2</sup> Australian Bureau of Statistics

Central Coast	--	0.18	-0.39	-0.55	-0.60	-0.65	-0.51	0.46	0.31	0.16	1.00
Kentish	--	0.08	-0.28	-0.27	-0.27	-0.49	-0.37	0.54	0.43	-0.14	1.24

Source: Australian Bureau of Statistics.

Table A2.5 - Average annual Estimated Residential Population (ERP) growth rates Devonport local government area	
3-year ERP average growth rate (2018-2020)	0.70%
5-year ERP average growth rate (2016-2020)	0.46%
10-year ERP average growth rate (2011-2020)	0.02%

Source: Australian Bureau of Statistics.

### A3 – Dwelling approval statistics (2011-2021)

To assist with the evaluation of existing residential land supplies, and estimated projections for future housing demand, dwelling approval statistics have been reviewed for the 10-year period from 2011-2021. This information considers building approvals for new dwellings (not necessarily completion of those new dwellings) and is reported upon an end of financial year basis. A summary of this information is presented in Table A3.1 below and accompanying graph.

Table A3.1 – End of Financial Year (EOFY) dwelling approvals Devonport local government area 2011-2021											
Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
Number of dwellings approved	77	53	125	139	88	109	114	110	138	168	1121

Source: Australian Bureau of Statistics



**Graph A3.1** – End of financial year building approvals for new dwellings 2011-2021 Devonport local government area (Source: Australian Bureau of Statistics).

Table A3.2 – Average annual EOFY dwelling approvals Devonport local government area (2011-2021)	
Scenario	Average number of dwelling approvals per year
3-year average (2018-2021)	138.7
5-year average (2016-2021)	127.8

10-year average (2011-2021)	112.1
-----------------------------	-------

To assess the proportion of dwelling approvals in rural-residential locations (i.e. on Rural Living zoned land under the planning scheme), these dwelling approvals were assessed across a 5-year period from 2016-2021. This information is presented in Table A3.3 below.

Table A3.3 – EOFY dwelling approvals on Rural Living zoned land Devonport local government area (2016-2021)						
Year	No. dwelling approvals in Rural Living Zone	Total dwelling approvals	RLZ dwelling approvals as % of total dwelling approvals	3-year annual average for RLZ dwelling approvals (2018/19 - 2020/21)	5-year annual average for RLZ dwelling approvals (2016/17 - 2020/21)	Average Rural Living Zone dwelling approvals as % of total dwelling approvals (2016-2021)
2016/2017	16	109	14.7%	13.0	13.4	10.5%
2017/2018	12	114	10.5%			
2018/2019	10	110	9.1%			
2019/2020	8	138	5.8%			
2020/2021	21	168	12.5%			

## A4 – Population Growth

### A4.1 Aspirational population growth

Strategic planning involves the setting of aspirational goals – a future to strive for and aspire towards. A key element of the Strategy is an aspirational context and targets for population growth and to promote the greater Devonport area as an attractive and prominent destination to work, live and invest.

The Strategy endorses and promotes future population targets of:

- (a) 30, 000 by the year 2030; and
- (b) 35, 000 by the year 2040.

To meet the initial population target of 30, 000 by 2030 this generally represents an approximate 1.65% average annual population growth. Whilst this is an ambitious growth rate when compared to longer-term growth rates in Devonport and other Tasmanian local government areas, it is considered to be both realistic and achievable based on the analysis outlined in the strategy and current levels of demand and development activity in the region.

The data and projections included with this Strategy incorporate this aspirational growth scenario.

### A4.2 Population growth scenarios

The Strategy adopts a 'scenario' based approach to population growth, land supply and predictions for future housing demand. This approach enables consideration of various outcomes and a flexibility to make appropriate responses.

The growth scenarios included with the Strategy are based on the observed trends in recent population statistics, dwelling approval data, and also the aspirational growth scenario presented in section A4.1.

Table A4.1 – Explanation of adopted growth rate scenarios.	
Growth rate scenario	Explanation
3-year Estimated Resident Population (ERP) average growth of 0.70% (2018 - 2020)	This growth rate scenario of 0.70% is based on the 3-year average of annual ERP growth from the years 2018-2020.
5-year ERP average growth of 0.46% (2016 - 2020)	This growth rate scenario of 0.46% is based on the 5-year average of annual ERP growth from the years 2016-2020.
Aspirational Growth Population Targets (1.65% annual growth)	<p>The Strategy endorses the following aspirational growth targets:</p> <ul style="list-style-type: none"> <li>(a) 30, 000 by the year 2030; and</li> <li>(b) 35, 000 by the year 2040.</li> </ul> <p>To meet the <b>initial</b> population target of 30, 000 people by 2030:</p> <ul style="list-style-type: none"> <li>- requires increase of 4, 253 people from the current 2020 Estimated Residential Population (ERP) of 25, 747 (a 16.5% population increase from 2020 ERP level).</li> </ul>

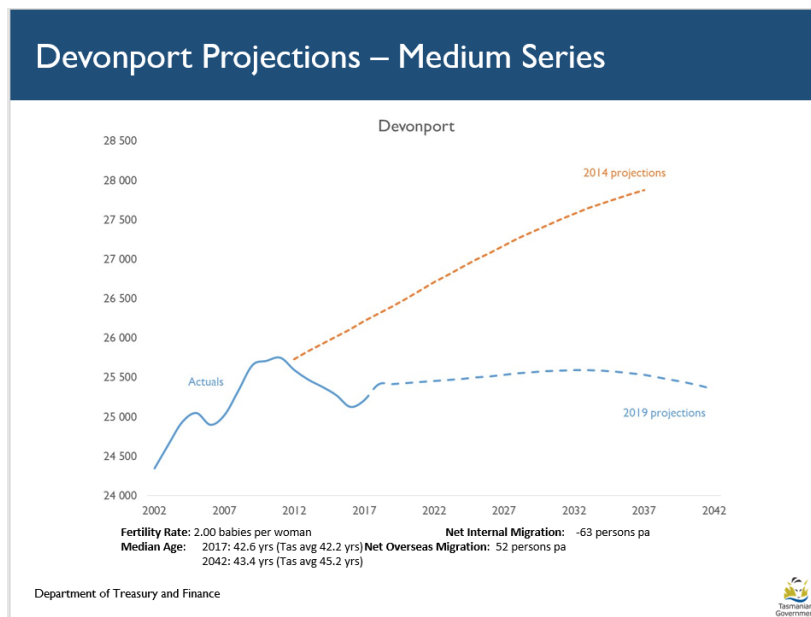
	<ul style="list-style-type: none"> <li>- equates to an average annual population increase of 425 people per year for the 10-year period 2020 - 2030.</li> <li>- translates to <b>1.65%</b> population growth on average per year for the 10-year period 2020 -2030.</li> </ul> <p>As shown in Table A4.2, this 1.65% aspirational annual population growth rate is then carried forward to meet the population target of 35, 000 people in the year 2040.</p>
--	---

Table A4.2 – Population growth rate scenarios			
Year	3-year ERP average growth of 0.70% (2018 - 2020)	5-year ERP average growth of 0.46% (2016 - 2020)	Aspirational population growth (1.65% annual growth)
2021	25, 927	25, 865	26, 172
2022	26, 109	25, 984	26, 604
2023	26, 291	26, 104	27, 043
2024	26, 476	26, 224	27, 489
2025	26, 661	26, 345	27, 942
2026	26, 847	26, 466	28, 403
2027	27, 035	26, 588	28, 872
2028	27, 225	26, 710	29, 348
2029	27, 415	26, 833	29, 833
2030	<b>27, 607</b>	<b>26, 956</b>	<b>30, 325</b>
2031	27, 800	27, 080	30, 825
2032	27, 995	27, 205	31, 334
2033	28, 191	27, 330	31, 851
2034	28, 388	27, 456	32, 377
2035	28, 587	27, 582	32, 911
2036	28, 787	27, 709	33, 454
2037	28, 989	27, 836	34, 006
2038	29, 192	27, 964	34, 567
2039	29, 396	28, 093	35, 137
2040	<b>29, 602</b>	<b>28, 222</b>	<b>35, 717</b>
2041	29, 809	28, 352	36, 306

#### A4.3 Department of Treasury and Finance population projections

The Tasmanian Department of Treasury and Finance (DoTF) prepares population projections for Tasmanian local government areas every four years. The most recent projections were prepared in 2019 and contemplate a 25 year forward period (2017 to 2042). These replaced the previous projections prepared in 2014.

As can be seen in Figure A4.1 below, there is a high degree of variance between the 2014 and 2019 projections which is understood to reflect a change in the methodology previously used by the DoTF for the preparation of these projections. This downward turn in population projections (from the 2014 estimates) is a general trend across most of the Tasmanian local government areas. The medium growth scenario (or the medium series) of these projections represents the recommended scenario for most planning and policy purposes.

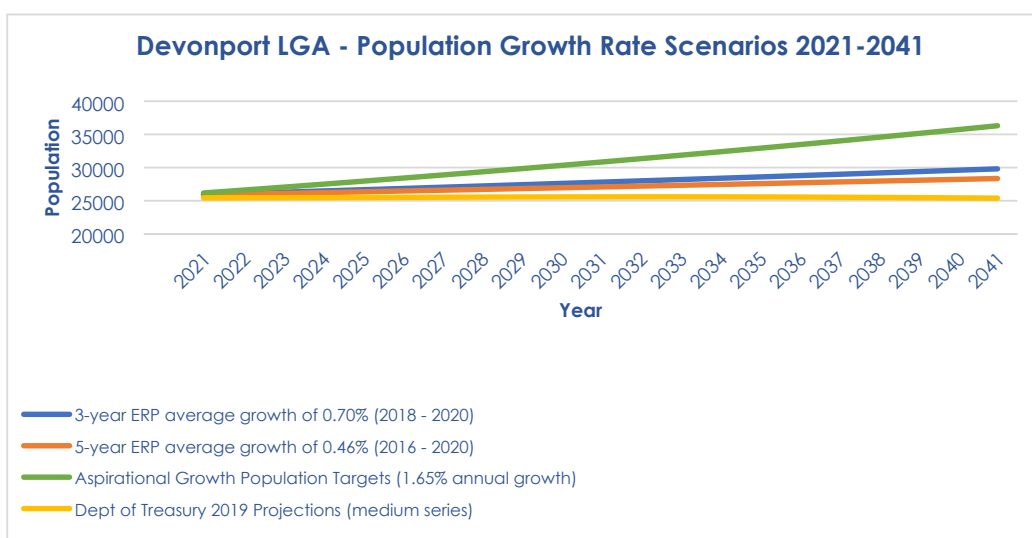


**Figure A4.1** – Department of Treasury and Finance population projections for the Devonport local government area 2019.

(Source: Department of Treasury and Finance (2019)).

It is important to recognise and understand that these population projections do have limitations with their use and interpretation. As advised in the accompanying detail supplied by the DoTF with the release of these projections, these figures are not population forecasts. Instead, they represent projections to indicate possible population outcomes which feature different assumptions based on recent population trends (leading up to their release in 2019). Advice from the DoTF also provides caution that “these projections do not include the demographic impacts of any Government policies, such as a population strategy, any major land releases or the development of major new industries. These projections are therefore not forecasts and should not be used as a standalone decision making tool”.

This provides a relevant context for the differentiation between the growth contemplated by the DoTF projections and the aspirational growth endorsed by the *Greater Devonport Residential Growth Strategy 2021-2041*. This Strategy adopts a deliberate policy direction for residential growth including the endorsement of population growth targets. It therefore holds a more optimistic and aspirational position for population growth in comparison to the 2019 DoTF projections.



**Graph A4.1** – Population growth scenarios



Another relevant consideration is the degree of variance between the 2019 DoTF projections and the actual estimated resident population data reported by the Australian Bureau of Statistics. This information is examined in Table A4.3 below.

Year	DoTF 2019 population projections (total persons)	Actual estimated resident population as reported by the ABS	Difference in DoTF projections vs actual ERP	% Difference
2017	25212	25,217	5	0.02
2018	25410	25,413	3	0.01
2019	25417	25,633	216	0.85
2020	25427	25,747	320	1.26

More recent trends in population growth in the Devonport area are also being reported in regional forums (such as the Regional Australia Institute) which identifies Devonport as performing well in regional growth and also inward migration. This seems generally indicative of a wider recent trend of migration into regional areas. Furthermore, in recent years and following the investment of Council's *Living City* urban renewal initiative, there is a growing sense of renewed economic confidence and subsequent positive growth. This has been reflected through indicators such as increased activity in development applications, property sales, and growing interest in new retail and commercial investments. These emerging anecdotal trends paint a brighter and more optimistic context for growth. This Strategy embraces that optimism.

#### **A5 – Future housing demand estimations**

To assist with understanding the future housing (dwelling) demand under the different population growth scenarios presented previously in section A4.2 of this Strategy, Table A5.1 below details the cumulative demand estimations for each of these growth scenarios (i.e. the total number of additional dwellings required by the year 2041). These dwelling demand estimation figures are based on the average Tasmanian household size of 2.3 persons as reported with the 2016 Australian Census, whilst the population growth figures extend forward from the 2020 estimated resident population for the Devonport local government area of 25,747 persons.

	SCENARIO 1		SCENARIO 2		SCENARIO 3	
Year	Population based on 3-year ERP average growth (2018 - 2020)	Cumulative housing demand estimation (additional dwellings)	Population based on 5-year ERP average growth (2016 - 2020)	Cumulative housing demand estimation (additional dwellings)	Population based on Aspirational Growth Towards Population Targets (1.65% annual growth)	Cumulative housing demand estimation (additional dwellings)
<b>2021</b>	25,927	78	25,865	51	26,172	185
<b>2022</b>	26,109	157	25,984	103	26,604	372
<b>2023</b>	26,291	237	26,104	155	27,043	563
<b>2024</b>	26,476	317	26,224	207	27,489	757
<b>2025</b>	26,661	397	26,345	260	27,942	955
<b>2026</b>	26,847	478	26,466	313	28,403	1155
<b>2027</b>	27,035	560	26,588	365	28,872	1359
<b>2028</b>	27,225	642	26,710	419	29,348	1566
<b>2029</b>	27,415	725	26,833	472	29,833	1776
<b>2030</b>	<b>27,607</b>	<b>809</b>	<b>26,956</b>	<b>526</b>	<b>30,325</b>	<b>1990</b>
<b>2031</b>	27,800	893	27,080	580	30,825	2208
<b>2032</b>	27,995	977	27,205	634	31,334	2429
<b>2033</b>	28,191	1063	27,330	688	31,851	2654
<b>2034</b>	28,388	1148	27,456	743	32,377	2882

<b>2035</b>	28, 587	1235	27, 582	798	32, 911	3115
<b>2036</b>	28, 787	1322	27, 709	853	33, 454	3351
<b>2037</b>	28, 989	1409	27, 836	908	34, 006	3591
<b>2038</b>	29, 192	1498	27, 964	964	34, 567	3835
<b>2039</b>	29, 396	1586	28, 093	1020	35, 137	4083
<b>2040</b>	<b>29, 602</b>	<b>1676</b>	<b>28, 222</b>	<b>1076</b>	<b>35, 717</b>	<b>4335</b>
<b>2041</b>	29, 809	1766	28, 352	1133	36, 306	4591

#### **A6 – Relationship of this Strategy to the Cradle Coast Regional Land Use Strategy 2010-2030**

In preparing the *Greater Devonport Area Residential Growth Strategy 2021-2041*, and particularly the strategic policy considerations contained with Part B, it is relevant to consider its relationship and context with the *Cradle Coast Regional Land Use Strategy 2010-2030 (the CCRLUS)*.

The CCRLUS outlines the strategic directions and desired outcomes for land use planning in the Cradle Coast region of Tasmania which comprises the nine local government areas of Devonport, Burnie, Central Coast, Circular Head, Kentish, King Island, Latrobe, Waratah-Wynyard and West Coast. The CCRLUS was originally declared by the Minister for Planning in October 2011.

The CCRLUS is given statutory effect through the *Land Use Planning and Approvals Act 1993* and amongst other purposes serves to guide and inform the preparation of planning schemes (and planning scheme amendments) within the region. In setting out what can generally be described as high level and broad strategic direction for land use planning in the region, the CCRLUS identifies five general policy groupings: implementation, wise use of resources, support for economic activity, places for people and planned provision for infrastructure. Given the broad nature of the policy direction contemplated by the CCRLUS, it is difficult to reconcile that any one particular policy direction should be read in isolation from the others in order imply a particular action or consequence.

Despite the need and intent for the CCRLUS to be kept under regular review to ensure that it remains contemporary and fit for purpose – this has not occurred. The CCRLUS has remained static without any form of review since its original inception more than a decade ago.

Furthermore, the policy settings included with the CCRLUS were prepared based on assumptions and trends taken from the 2006 Australian Census – which represents data recorded more than 15 years ago. There is now new information available and new challenges which require a more contemporary strategic response.

It is widely recognised that the CCRLUS is out of date and (along with the other two Tasmanian regional land use strategies) requires comprehensive review. The Tasmanian State Government has committed to this comprehensive review of the regional land use strategies which is understood will occur through 2022-2024. Given a comprehensive review of the CCRLUS will take time, there is a need to fill the current policy gap with a more contemporary and localised strategic response to growth – particularly in response to residential land supply issues and the growing pressures around housing accessibility and affordability. The *Greater Devonport Residential Growth Strategy 2021-2041* is designed to address this current policy gap.

The provisions of the *Land Use Planning and Approvals Act 1993 (at section 5A(5))* contemplates the incorporation or reference of local documents (such as a settlement strategy) and provides a means for implementing a more contemporary growth strategy prepared by local councils through a regional strategy.

The *Greater Devonport Area Residential Growth Strategy 2021-2041* adopts a deliberate policy position for residential growth including the endorsement of population growth targets. The intention is that this Strategy will be used to guide and inform the pending review of the CCRLUS.

Notwithstanding the need to review the CCRLUS, it continues to carry statutory effect. With regard to settlement growth management, the existing strategic direction of the CCRLUS currently prescribes a 'contained' settlement growth management for Devonport which 'promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and

*growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas<sup>3</sup>.*

Importantly the CCRLUS recognises that a contained management strategy does not exclude new residential land releases – but instead allows for that consideration in accordance with strategically planned expansion (such as through a local settlement growth strategy) and to accommodate higher growth rates. This strategic direction for settlement growth management is further supported by the relevant policy statements of the CCRLUS which require provision of adequate forward residential land supplies, the promotion and focus of growth to and contiguous with established settlement areas, and the provision of well-defined, orderly and compact form of residential settlement areas. This strategic direction is appropriately consistent with the policy direction adopted by the *Greater Devonport Residential Growth Strategy 2021-2041*.

## **PART B – STRATEGIC POLICY DIRECTIONS**

### **B1 – Aspirational population growth**

#### **B1.1 Policy context**

The Strategy adopts an aspirational context for population growth and to promote the greater Devonport area as an attractive and prominent destination to work, live and invest.

Increasing the population base provides an important platform for continued economic growth and investment, increasing employment opportunities, and promoting liveability not only within the greater Devonport area – but also the North West region more generally.

The Strategy endorses and promotes future population targets of:

- (a) **30,000 people by the year 2030**; and
- (b) **35,000 people by the year 2040**.

The abovementioned target numbers and corresponding years have been selected as they offer readily identifiable and recognisable target figures.

The attainment of the abovementioned population targets generally represents an approximate 1.65% average annual population growth across a twenty-year forward period from the 2020 estimated resident population level of 25,747. Whilst this is an ambitious growth rate, when compared to current growth rates in other Tasmanian local government areas, it is considered to be achievable. In support of these population targets Council will continue to encourage appropriate economic development opportunities that support population growth and promote Devonport as an attractive place for investment and to facilitate increased employment opportunities.

In a broader policy context, the Tasmanian State Government has an established policy to grow the population of Tasmania to 650,000 people by the year 2050 to *drive economic growth, create jobs and improve the standard of living for all Tasmanians*<sup>4</sup>.

The North West region will be an important contributor in the progress towards delivering this State population target – and in particular Devonport, which serves as the largest population centre in the Region and is centrally located, with well established public and commercial services, employment centres and other service aligned infrastructure (including port, rail, airport and road transport networks). It is not a reasonable proposition that the majority of this aspirational State population growth will be or should be confined to the Hobart and Launceston population centres, or otherwise limited to those local government areas currently experiencing strong/rapid growth.

#### **B1.2 A positive approach towards population growth**

Existing residential land supply is recognised as a significant impediment to population growth within the greater Devonport area and the provisioning of appropriate residential land supplies represents the major platform towards accommodating future growth.

---

<sup>3</sup> *Cradle Coast Regional Land Use Strategy 2010-2030*, Cradle Coast Regional Planning Initiative (2011).

<sup>4</sup> *Tasmanian Population Growth Strategy*, Department of State Growth (September 2015).

The notion that residential growth is not possible because there is no land available to accommodate that growth is not supported. This is not an appropriate strategic response and essentially consigns Devonport to a 'no growth scenario' which risks economic stagnation. Similarly, the assumption that growth can be directed to adjoining local government areas with well provisioned residential land supplies is not supported as a rational or reasonable approach. The acceptance of these challenges without the provision of an appropriate strategic response runs contrary to the purpose of strategic planning. It is difficult to reconcile that a policy of no residential growth would be an acceptable political position for a local council to embrace – especially a local government area such as Devonport that represents a centralised and logical base for growth in the region.

It is therefore important that the response engaged by the Strategy appropriately safeguards Devonport's key contribution as the major population centre in the region, and a major centre for commerce, transport and industry as well as the ready access to a broad range of services and infrastructure that Devonport provides. The support of a growing population base (including the availability of residential land to accommodate that growth) forms a key platform in the retention and attraction of business, industry, infrastructure and employment opportunities. Accordingly, the Strategy adopts a more optimistic and aspirational context for growth within the Devonport LGA and the flow on benefits from that growth.

This policy position for aspirational growth adopted by the Strategy is not about creating competition between local government areas in the region. It is about setting a strategic direction for future growth to occur. It is common practice for local government to make strategic policy to guide and inform these considerations and Devonport is no different.

Notwithstanding the above, and whilst it is important to recognise and support growth in neighbouring local government areas within a regional context more generally (which is of course beneficial to Devonport), it is equally important to recognise, promote and provide for residential growth within the Devonport local government area.

### B1.3 Strategic policy actions

Key objective	Strategies for implementation	Deliverability
Actively encourage population growth to recognise and enhance Devonport's status as the major population centre in the North-West region and to promote Devonport as an attractive and prominent destination to live, work and invest.	Endorse and actively promote population targets of: (a) 30, 000 by the year 2030; and (b) 35, 000 by the year 2040.	Population growth targets to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
	Ensure that there is sufficient and readily available residential land to accommodate aspirational population growth and actively entice people to live in Devonport.	Ongoing action
	Engage with the State Government and other relevant agencies to promote Devonport as an attractive and prominent destination to live, work and invest.	Ongoing action.
	Encourage appropriate economic development opportunities that support population growth and promote Devonport as an attractive place for investment and to facilitate increased employment opportunities.	Ongoing action.

## B2 – Residential land supply

### B2.1 Policy context

This Strategy is aimed at providing an overarching policy direction for residential growth in the greater Devonport area over the next 20 years. Accordingly, there is a need to provide and maintain an adequate supply of residential land to accommodate future residential growth (including aspirational growth).

The greater Devonport area is not immune to the growing pressures in housing accessibility and affordability. Increasing the supply of residential land to enable an increase in dwelling stock, and also encouraging a range of dwelling types and densities, is also considered to positively influence both housing affordability and accessibility. There is an apparent logic that increased supply will likely contribute towards downward pressure on these factors.

It is common practice for strategic planning for residential growth to contemplate a minimum 10-15 year forward supply period. Given the policy direction for residential growth endorsed by this Strategy, and also the existing residential land supply status in the greater Devonport area (which is further elaborated in section B2.2 below), a minimum fifteen (15) year forward supply of residentially zoned land is adopted by this Strategy. This is considered to represent an appropriate balance between accommodating aspirational growth, ensuring choice in the market and assisting affordability, whilst not alienating land unnecessarily from other uses in the meantime. The minimum fifteen-year provision is an ongoing requirement, meaning additional land needs to be added to the supply stock over time to ensure the continual supply. It is further necessary that the provision of this minimum forward land supply is appropriately 'development ready' and not otherwise unreasonably constrained for timely or cost-effective residential use and development. This represents an important consideration which requires appropriate reflection in this Strategy.

### B2.2 Existing residential land supply a critical issue

To inform an appropriate strategic response to the issue of land supply and the adequacy of that supply for the various growth scenarios considered by this Strategy, a baseline land supply study was undertaken to determine the existing supplies of residential land. This analysis examined the extent of vacant land zoned as General Residential or Rural Living under the Tasmanian Planning Scheme at 30 June 2021. These represent the zones where residential use is prioritised<sup>5</sup>.

For vacant land in the General Residential Zone<sup>6</sup>, this baseline study was further refined to recognise that, owing to a number of factors, some existing vacant land in this Zone is constrained for timely or cost effective residential use and development. The indicative estimations of residential land supplies from this baseline study against the various recent dwelling approval trends and predictions for housing demand under the aspirational growth scenario endorsed by this Strategy are shown in Table B2.1.

Table B2.1 - Estimated forward supply of vacant General Residential Zone land (at 30 June 2021)		
Estimated supply context	Dwelling approval scenario	Approx. number years forward supply
Raw total lots - without constraints assessment applied (815 lots)	2020-2021 dwelling approval rate (168 dwellings)	4.9
	2018-2021 3-year average annual dwelling approval rate (138.7 dwellings)	5.9
	2016-2021 5-year average annual dwelling approval rate (127.8 dwellings)	6.4
	Aspirational population growth average annual dwelling approval rate (185 <sup>A</sup> dwellings)	4.4
Refined total – constraints analysis applied (520 'development ready' lots)	2020-2021 dwelling approval rate (168 dwellings)	3.1
	2018-2021 3-year average annual dwelling approval rate (138.7 dwellings)	3.7
	2016-2021 5-year average annual dwelling approval rate (127.8 dwellings)	4.1
	Aspirational population growth average annual dwelling approval rate (185 <sup>A</sup> dwellings)	2.8
<b>Notes:</b> <sup>A</sup> The 185 dwelling per year is derived from the attainment of the initial population target of 30,000 people by the year 2030. This represents an increase of 4,253 people from the 2020 estimated resident population of 25,747. Assuming the average Tasmanian household size of 2.3 persons (as reported by the 2016 Australian Census) this equates to an approximate average of 185 dwellings/year by 2030.		

<sup>5</sup> Whilst the Tasmanian Planning Scheme includes the Inner Residential Zone, this zone currently has a limited application in the Devonport local government area and is only applied the particular site at 39A North Fenton Street, Devonport. This site was the subject of a Housing Land Supply Order issued by the Tasmanian State Government in July 2019, the effect of which was to rezone this site to the Inner Residential Zone to specifically accommodate higher density residential development. Given the above, and for the purposes of this Strategy, the baseline land supply study has considered land in the General Residential Zone and the Rural Living Zone.

<sup>6</sup> Given the non-urbanised nature of the Rural Living Zone as distinct from the General Residential Zone, the same constraints assessment has not been applied to the vacant land in the Rural Living Zone.



The baseline land supply study concludes that as at 30 June 2020, the Devonport local government area has a supply of vacant zoned General Residential to accommodate an estimated 815 lots. However, when factoring in constraints, this figure is reduced to only 520 lots which are considered to be appropriately development ready. The majority of this land can be generally characterized as dispersed minor urban infill properties consisting of single lots within existing urban settlements areas.

Following the various dwelling approval scenarios presented in Table B2.1, current estimates indicate a forward land supply of appropriately development ready General Residential Zone land in the range of only 2.8 – 3.1 years. This current supply is well below common practice strategic planning thresholds for the forward supply of urban residential land, and well short of the 15-year minimum supply endorsed by this Strategy.

This highlights that the lack of existing supply of General Residential Zone land in the Devonport local government area is a critical issue and represents a significant impediment to population growth.

With regard to existing land supplies to accommodate growth in rural-residential areas, Table B2.2 details that the supply of vacant Rural Living Zone land fares only slightly better with an estimated forward supply range of 5.2 – 8.5 years based on the various dwelling approval scenarios considered. Again, this supply level is below of usual practice strategic residential land supply thresholds.

Table B2.2 - Estimated forward supply of Rural Living Zone land (at 30 June 2021)		
Estimated current supply	Dwelling approval scenario	Approx. number years forward supply
110 lots	2020-2021 dwelling approval rate (21 dwellings)	5.2
	2018-2021 3-year average annual dwelling approval rate (13.0 dwellings)	8.5
	2016-2021 5-year average annual dwelling approval rate (13.4)	8.2
	Aspirational population growth average annual dwelling approval rate (19.4 <sup>A</sup> dwellings)	5.7
<b>Notes:</b> <sup>A</sup> The 19.4 dwelling per year is derived from the 185 dwelling per year figure presented and elaborated in Table B2.1. As presented with Table A3.3 previously, the 5-year average annual number of dwelling approvals (2016-2021) in the Rural Living Zone was 13.4 which represents approximately 10.5% of all dwelling approvals in that period. It follows that 10.5% of 185 dwellings per year equates to 19.4 dwellings per year estimated for the Rural Living Zone under the aspirational growth scenario.		

### B2.3 Further considerations for land supply to accommodate residential growth

In line with common practice for strategic estimations regarding residential land supply, the analysis presented in section B2.2 follows the general assumption of a single dwelling per lot – it does not include estimations for the occurrence of multiple dwelling development (i.e. unit development). In comparison to single dwelling estimations, multiple dwellings estimations would involve relatively complex and subjective assumptions and therefore have a limited reliability. Notwithstanding it should be recognized that multiple dwelling development in urban residential areas represents an appropriate and attractive housing option and the provision of such would have a positive influence on dwelling supply to accommodate future residential growth.

It is also important to recognise that dwelling supply is not limited to only land within the General Residential Zone or Rural Living Zone of the planning scheme (being those zones where residential use is prioritised). Other zones do make allowances for residential use and development to occur including land within the Central Business Zone, General Business Zone, Urban Mixed Use Zone and the Local Business Zone which may represent appropriate opportunities for higher density residential use and development. These areas should be appropriately recognised and promoted for their potential to contribute to dwelling supplies for future residential growth.

### B2.4 Strategic policy actions

Key objective	Strategies for implementation	Deliverability
Maintain an adequate supply of residential land to accommodate future	Provide and maintain a minimum fifteen (15) year forward supply of both General Residential zoned land and Rural Living zoned land that is appropriately 'development ready' and not otherwise unreasonably constrained	Ongoing action.

residential growth (including aspirational growth).	for timely or cost-effective residential use and development.	
	Prepare land supply and demand analyses a minimum of every two (2) years to evaluate and monitor residential land supplies.	Initial baseline study prepared and used to inform the preparation of this Strategy. Action to be repeated every two (2) years.
	In consultation with landowners explore opportunities to encourage land releases that are consistent with this Strategy, including: (a) support appropriate amendments to Council's planning scheme to maintain adequate residential land supplies; (b) appropriate mechanisms to incentivise land releases; and (c) engage with the State Government and other relevant agencies to support initiatives that promote land releases for delivery of increased housing and residential growth.	Ongoing action.

### B3 - Strategic direction for future residential growth

#### B3.1 Policy context

The Strategy aims to provide strategic direction for the logical and orderly growth of residential settlement areas through:

- (a) the setting of urban and peri-urban growth boundaries;
- (b) the identification of 'future investigation areas' where future residential growth could be further considered and investigated; and
- (c) the inclusion of general strategies for implementation to:
  - (i) encourage and support appropriate opportunities for 'urban in-fill' residential use and development at suitable locations; and
  - (ii) ensure that areas identified for future residential growth are made cognisant of existing and planned service infrastructure capabilities.

#### B3.2 Growth boundaries

The inclusion of the 'urban growth boundaries' and 'peri-urban growth boundaries' provides the strategic mapping direction for the logical and orderly growth of residential settlement areas in the greater Devonport area.

The 'urban growth boundary' provides guidance for the future growth/expansion of residential settlements in urbanised environments (for example where land releases where rezoning to General Residential would be considered appropriate) – whilst the 'peri-urban growth boundary' is aimed at providing guidance for future growth/expansion in non-urban type environments, for example the growth of rural-residential settlement areas.

The demarcation of these boundaries to guide future residential growth has been devised following the best practice strategic land use planning principles of consolidation with existing settlement patterns and the promotion of well defined, orderly, and compact form of residential settlements.

The alignment of the urban and peri-urban growth boundaries includes consideration of:

- (a) existing land use and development patterns (including planning scheme zone designations);
- (b) the consolidation with existing residential settlement areas, and the ability to achieve and maintain a compact settlement form; and
- (c) the location of natural boundaries (such as watercourses, etc.) as a logical alignment for growth boundaries.

The urban and peri-urban growth boundaries are included with the mapping detail shown in **Appendix B**.

### B3.3 Future Investigation Areas

As the name suggests the 'Future Investigation Areas' included with the Strategy represent locations where future residential growth could be further considered and investigated.

The Future Investigation Areas (FIAs) identified with this Strategy generally represent greenfield locations and typically at urban (and peri-urban) fringes. These locations are identified with the mapping detail shown in **Appendix B** and should be read in conjunction with the accompanying information provided with **Appendix C**.

These FIAs do not include areas of major urban infill located in and around urban centres, nor land already zoned for residential purposes. The information presented in Appendix C also includes some general indicative lot yield estimations for each of the identified future investigation areas.

The identification of land within a Future Investigation Area does not automatically guarantee that land will be released for residential use and development – instead these are designed to establish more detailed consideration/investigation of those areas to determine their suitability for residential use and development including appropriate consultation with relevant landowners.

Similar to the demarcation of the growth boundaries included with the Strategy, the preparation of the Future Investigation Areas follows the overarching strategic principles of consolidation with existing settlement areas and the promotion of well defined, orderly, and compact form of residential settlement areas.

### B3.4 Strategic policy actions

Key objective	Strategies for implementation	Deliverability
Provide overarching strategic direction for the logical and orderly growth of residential settlement areas in the Greater Devonport area.	Promote the well-defined, orderly and compact form of residential settlement areas through the provision of urban and peri-urban growth boundaries.	The mapping of urban growth and peri-urban growth boundaries to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
	Encourage and support appropriate opportunities for 'urban in-fill' residential use and development at suitable locations.	Ongoing action.
	Identify 'future investigation areas' where future residential growth could be further considered and investigated.	The mapping of Future Investigation Areas to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
	Ensure that areas identified for future residential growth are made cognisant of existing and planned service infrastructure capabilities.	Ongoing action.

## B4 - Providing diversity in housing options

### B4.1 Policy Context

Housing diversity is an essential component of any thriving community. A mix of housing types, lot sizes and densities helps foster a vibrant community and a more diverse range of residents. Housing diversity also helps maintain dynamic business activity centres, increased lifestyle choices, and a more efficient use of services and infrastructure.

An appropriate supply and range of dwelling types and densities is also considered to contribute a positive influence on both housing affordability and accessibility. Furthermore, the provision of diversity in housing options presents as an effective measure to encourage population growth - including the aspirational population growth endorsed by this Strategy.

The supply of a range of housing types means enables residents with a choice to align more closely with various needs. Groups such as the elderly, residents with disability, and households of smaller or larger than average sizes can benefit from a settlement providing a range of housing types. Housing diversity also enables residents to remain in the same area as their housing needs evolve over time.

#### **B4.2 Opportunities to encourage a range of housing types and densities**

Following the data reported with the 2016 Australian Census, the most prevalent form of housing in the greater Devonport area is single dwellings on individual lots followed by detached or semi-detached units. This is generally consistent with prevailing dwelling types both in a State and national context.

Whilst it can be reasonably expected that future housing demand will generally follow the current mix of dwelling types, there is opportunities to consider and encourage non-traditional dwelling types and densities – particularly in the context of the aspirational residential growth endorsed by this Strategy. As dwelling requirements continue to evolve so too must the strategic thinking for the supply of suitable dwelling stock to appeal to emerging new markets. Although demand for single dwellings is likely to remain high, there is anecdotal evidence to suggest that national trends such as inner city living and higher densities closer to business activity centres are becoming more popular in Devonport. It is important that these opportunities are appropriately encouraged.

This Strategy adopts a strategic position to recognise and encourage appropriate opportunities for higher density residential use and development at locations in close proximity to the Devonport CBD area and other business areas (including land within the Central Business Zone, General Business Zone, Urban Mixed Use Zone and Local Business Zone) and where there is good access to public and commercial services, public transport networks, and places for employment opportunities.

Whilst the market is currently working to supply a range of housing types, and which should be appropriately encouraged by the policy of this Strategy, it is also important to recognise and appropriately support the ongoing State Government initiatives with respect to social housing supply and housing affordability in Tasmania. The State Government has some important current initiatives and strategic directions in this space and it is essential that these receive the appropriate support at the local government level – particularly those local government areas with a major population base such as Devonport. Social housing represents an important component of the total housing supply particularly in low socio-economic areas.

This Strategy further recognises rural-residential as a legitimate and attractive housing option, and which requires appropriate provision to accommodate future growth in this housing market.

#### **B4.3 Strategic policy actions**

Key objective	Strategies for implementation	Deliverability
Encourage the provision a range of housing types and densities.	Encourage higher density residential use and development at locations in close proximity to the Devonport CBD area and other business areas (including land within the Central Business Zone, General Business Zone, Urban Mixed Use Zone and Local Business Zone) where there is good access to public and commercial services, public transport networks, and places for employment opportunities.	Ongoing action.
	Engage with the State Government and other relevant agencies to identify and support appropriate opportunities for affordable and social housing initiatives.	Ongoing action.
	Recognise rural-residential as a legitimate and attractive housing option and provide appropriate opportunities for growth.	Ongoing action.



## B5 - Monitoring and review

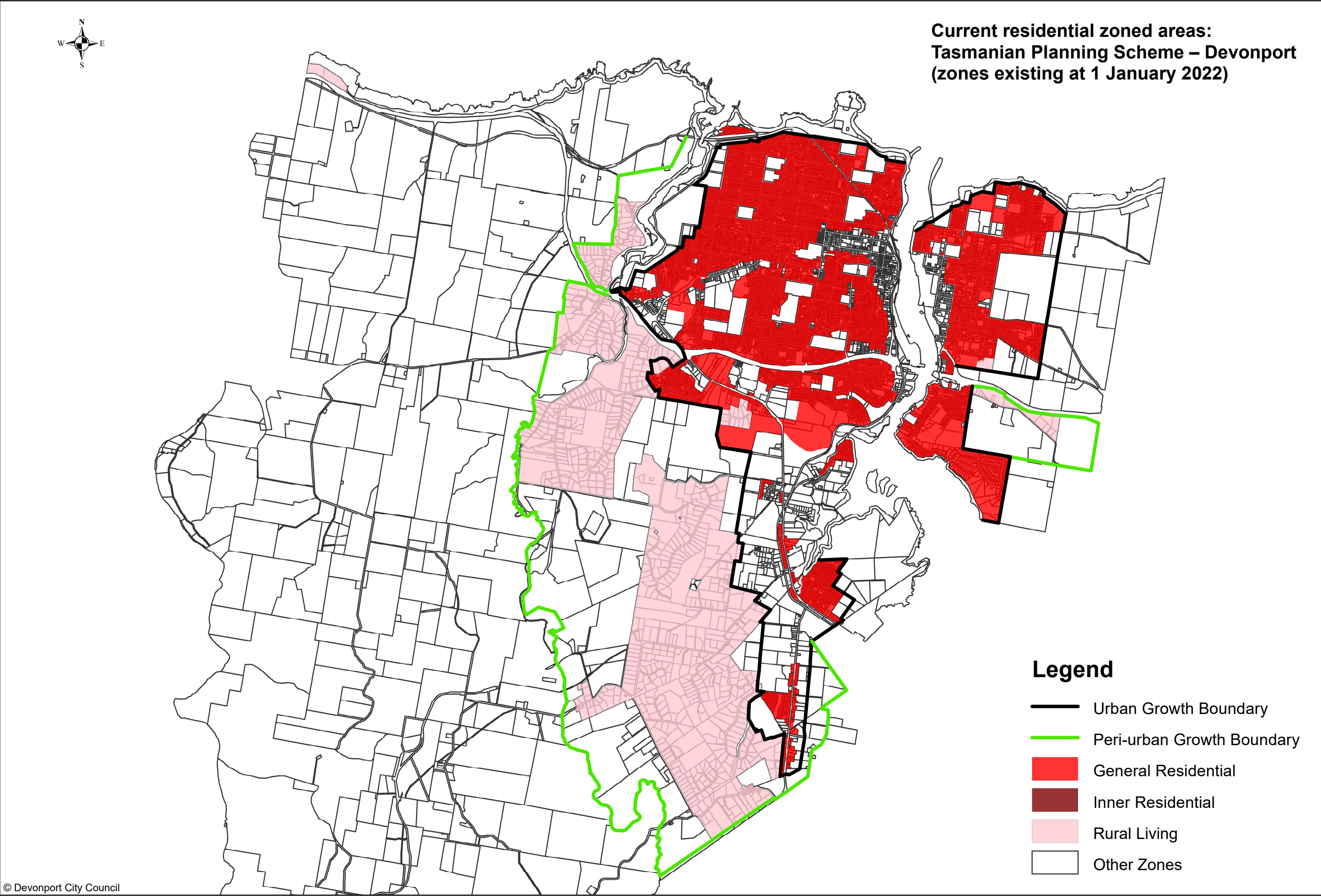
### B5.1 Policy context

A key element for any strategy is regular review and monitoring to ensure that it remains contemporary and fit for purpose. It is proposed that this Strategy will be reviewed every 2 years, or as otherwise required, so there is an ability to respond to changing circumstances such as demand fluctuations, change to legislation, changes to planning scheme zonings and any other relevant occurrences.

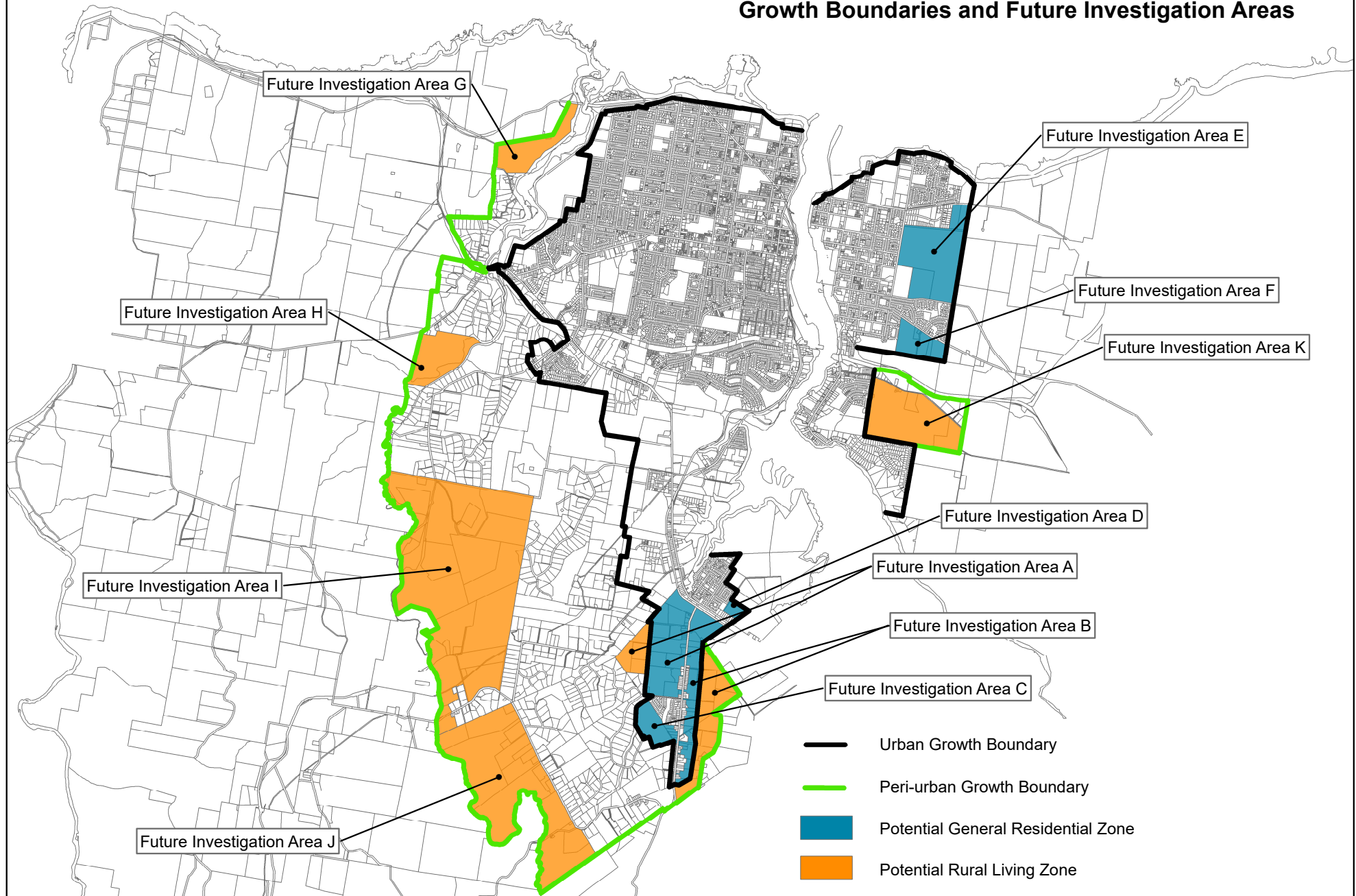
Maintaining a residential land supply database and statistical analysis surrounding supply and demand is key to each review and this analysis will be instrumental in whether the Strategy is fulfilling its intended purpose. The mapping information showing urban growth boundaries, peri-urban growth boundaries, and future investigation areas will also be evaluated as part of each review.

### B5.2 Strategic policy actions

Key objective	Strategies for implementation	Deliverability
Maintain a contemporary policy and strategic planning context for residential settlement growth.	Monitor and review population growth and development trends annually.	Ongoing action.
	Maintain a current residential land supply database to appropriately monitor residential land supply reserves to accommodate future settlement growth.	Ongoing action. Initial database prepared and used to inform the content of this Strategy. Database to be maintained going forward.
	Review this Strategy every two (2) years, or as otherwise required, to ensure that it remains contemporary and fit for purpose.	Future/ongoing action.



## Growth Boundaries and Future Investigation Areas





## DRAFT GREATER DEVONPORT RESIDENTIAL GROWTH STRATEGY 2021 – 2041

### FREQUENTLY ASKED QUESTIONS (FAQs)

	Question	Answer
1	What is the purpose of the residential growth strategy?	<p>The Strategy is aimed at providing an overarching policy direction for residential growth in the greater Devonport area over the next 20 years.</p> <p>The Strategy includes an aspirational context for population growth to recognise and enhance Devonport's status as the major population centre in the North West region of Tasmania and to promote Devonport as an attractive and prominent destination to live, work and invest.</p> <p>The Strategy will be used to assist Council's decision making relating to a range of purposes, including:</p> <ul style="list-style-type: none"> <li>(a) amendments to Council's planning scheme;</li> <li>(b) relevant Council policies and strategies;</li> <li>(c) State and regional planning initiatives; and</li> <li>(d) planning for the provision of future infrastructure.</li> </ul>
2	How will the Strategy provide for future residential growth	<p>The Strategy endorses an overarching strategic policy mandate for residential growth and is prepared around five central strategic policy directions which are designed to be interpreted and applied collectively in conjunction with each other and to operate in a mutually reinforcing context.</p> <ul style="list-style-type: none"> <li>(1) residential land supply;</li> <li>(2) aspirational population;</li> <li>(3) strategic direction for future residential growth;</li> <li>(4) providing diversity in housing options; and</li> <li>(5) monitoring and review.</li> </ul> <p>These five central strategic policy directions enable a focussed consideration for Council to leverage appropriate mechanisms and measures to stimulate and encourage residential growth. Each strategic policy theme is underpinned by a key objective and associated strategies for implementation.</p> <p>The resulting suite of strategic policy actions forming part of this Strategy are shown with <b>Table 1</b> at the conclusion of this document.</p> <p>Some actions will be directly deliverable as part of adoption of the Strategy (such as endorsement of future population growth targets and urban growth boundary mapping) whilst others represent ongoing actions.</p>
3	Why is the implementation for the Strategy dated 2021-2041 and not 2022 – 2042?	<p>The Strategy contemplates a 20 year forward period from 2021-2041.</p> <p>The selection of the year 2021 as the starting point for the Strategy is because the land supply and dwelling approval information that has been utilised in the preparation of this Strategy was taken at the 30 June 2021. This date presented a logical point in time to collate information and also from which to base future estimations such as growth scenarios and dwelling demands.</p>
4	Why does the Strategy include different population growth scenarios?	<p>The Strategy adopts a 'scenario' based approach to population growth, land supply and predictions for future housing demand. This approach enables consideration of various outcomes and a flexibility to make appropriate responses.</p>





	Question	Answer
		The growth scenarios included with the Strategy are based on trends in recent population statistics, dwelling approval data, and also an 'aspirational' population growth scenario.
5	Why does the Strategy include population growth targets and are these realistic/achievable?	<p>Strategic planning generally involves the setting of aspirational goals – a future to strive for and aspire towards. The Strategy includes an aspirational context for population growth and to promote the greater Devonport area as an attractive and prominent destination to work, live and invest. The Strategy endorses and promotes future population targets of:</p> <ul style="list-style-type: none"> <li>(a) 30, 000 by the year 2030; and</li> <li>(b) 35, 000 by the year 2040.</li> </ul> <p>To meet the initial population target of 30, 000 people by 2030 this generally represents an approximate 1.65% average annual population growth.</p> <p>Whilst this is an ambitious growth rate, when compared to current growth rates in other Tasmanian local government areas, it is considered to be both realistic and achievable.</p>
6	Why is the population growth considered by the Strategy different from the 2019 population projections prepared by the Tasmanian Department of Treasury and Finance?	<p>It is important to recognise/understand that the 2019 projections prepared by the Department of Treasury and Finance (DoTF) do have limitations with their use and interpretation. As advised in the accompanying detail supplied by the DoTF with the release of these projections, these figures are not population forecasts. They represent projections to indicate possible population outcomes which feature different assumptions based on recent population trends (leading up to their release in 2019).</p> <p>Advice from the DoTF also provides caution that “these projections do not include the demographic impacts of any Government policies, such as a population strategy, any major land releases or the development of major new industries. These projections are therefore not forecasts and should not be used as a standalone decision making tool”.</p> <p>This provides a relevant context for the differentiation between the growth contemplated by the DoTF projections and the aspirational growth endorsed by the Greater Devonport Residential Growth Strategy 2021-2041.</p> <p>This Strategy adopts a deliberate policy direction for residential growth including the endorsement of population growth targets. It therefore holds a more optimistic/aspirational position for population growth in comparison to the 2019 DoTF projections.</p>
7	How were the future housing demand estimations included with the Strategy prepared?	<p>To assist with understanding the future housing (dwelling) demands under the different population growth scenarios, the Strategy includes cumulative demand estimations for each of these growth scenarios (i.e. the total number of additional dwellings required by the year 2041).</p> <p>These dwelling demand estimation figures are based on the average Tasmanian household size of 2.3 persons as reported with the 2016 Australian Census, whilst the population growth figures extend forward from the 2020 estimated resident population for the Devonport local government area of 25, 747 persons.</p>
8	How will the Strategy seek to manage land supply, and to guide future land releases in an orderly fashion?	<p>The Strategy aims to provide overarching strategic direction for the logical and orderly growth of residential settlement areas through:</p> <ul style="list-style-type: none"> <li>(a) the setting of urban and peri-urban growth boundaries;</li> </ul>



	Question	Answer
		<p>(b) the identification of 'future investigation areas' where future residential growth could be considered; and</p> <p>(c) the inclusion of general strategies for implementation to:</p> <ul style="list-style-type: none"> <li>(i) encourage and support appropriate opportunities for 'urban in-fill' residential use and development at suitable locations; and</li> <li>(ii) ensure that areas identified for future residential growth are made cognisant of existing and planned service infrastructure capabilities.</li> </ul>
9	Why does the Strategy include 'urban growth boundaries' and 'peri-urban growth boundaries', and how were these boundaries identified?	<p>The inclusion of the 'urban growth boundaries' and 'peri-urban growth boundaries' provides the overarching strategic direction for the logical and orderly growth of residential settlement areas in the greater Devonport area.</p> <p>The 'urban growth boundary' provides guidance for the future growth/expansion of residential settlements in urbanised environments (for example where land releases where rezoning to General Residential would be considered appropriate).</p> <p>The 'peri-urban growth boundary' is aimed at providing guidance for future growth/expansion in non-urban type environments, for example the growth of rural-residential settlement areas.</p> <p>The demarcation of these boundaries to guide future residential growth has been devised following the best practice strategic planning principles of consolidation with existing settlement patterns and the promotion of well defined, orderly, and compact form of residential settlements.</p> <p>The alignment of the urban and peri-urban growth boundaries includes consideration of:</p> <ul style="list-style-type: none"> <li>(a) existing land use and development patterns (including planning scheme zone designations);</li> <li>(b) the consolidation with existing residential settlement areas, and the ability to achieve and maintain a compact settlement form; and</li> <li>(c) the location of natural boundaries (such as watercourses, etc.) as a logical point to conclude growth boundaries.</li> </ul>
10	What are the Future Investigation Areas included with the Strategy?	<p>As the name suggests the Future Investigation Areas represent locations where future residential growth could be further considered and investigated.</p> <p>The identification of land within a Future Investigation Area does not automatically guarantee that land will be released for residential use and development – instead these are designed to establish more detailed consideration of those areas to determine their suitability for residential use and development including appropriate consultation support from existing landowners and developers.</p> <p>Similar to the demarcation of the growth boundaries included with the Strategy, the preparation of the Future Investigation Areas follows the overarching strategic principles of consolidation with existing settlement areas and the promotion of well defined, orderly, and compact form of residential settlement areas.</p>



	Question	Answer
11	Does the Strategy automatically rezone land to accommodate residential growth?	<p>No.</p> <p>The rezoning of land involves the amendment of Council's planning scheme which is subject to a statutory process under the provisions of the <i>Land Use Planning and Approvals Act 1993</i>. This legislated process includes statutory public exhibition and final determination by the independent Tasmanian Planning Commission.</p> <p>The Strategy is aimed to support the decision making associated with the usual statutory process – not to replace it.</p>
12	Will the Strategy alone fix residential land supply issues (i.e., increase residential land supplies)?	<p>The Strategy recognises that existing residential land supply is a critical issue and a significant impediment to population growth within the greater Devonport area.</p> <p>Whilst the Strategy includes strategic policy directions and implementation measures designed to assist with increasing residential land supplies, it is important to understand that the adoption of the Strategy by itself does not immediately fix (or change) land supply issues to accommodate residential growth.</p> <p>The release of new land for residential growth can be a complex issue which includes, but is not necessarily limited to, consideration of the willingness of landowners to make land available for release, and also relevant statutory/legislative processes.</p> <p>The Strategy is a policy tool that will form an important part of the conversation around addressing land supply issues, it does not represent the full extent or conclusion of that conversation.</p>
13	Will landowners be forced into land releases?	<p>The Strategy is not about forced land releases or the forced displacement of local business or industry, or pre-emptive rezoning of land by Council.</p> <p>The Strategy is aimed at providing an overarching policy direction for residential growth in the greater Devonport area over the next 20 years. It is designed to guide and inform decision making around where residential growth could occur (or where it could be further investigated or considered), and how that growth can be appropriately managed and provided for into the future.</p> <p>Any future land releases are largely contingent on the willingness of landowners to make land available for release. Furthermore, the rezoning of land involves the amendment of Council's planning scheme which is subject to a statutory process under the provisions of the <i>Land Use Planning and Approvals Act 1993</i>. This legislated process includes statutory public exhibition and final determination by the independent Tasmanian Planning Commission.</p>
14	Why doesn't the Strategy include more detailed plans for subdivision or development for areas of future residential growth including potential subdivision layouts, etc?	<p>The Strategy is aimed at providing a broad and overarching policy direction to guide and inform decision making around where future residential growth could occur and under what circumstances.</p> <p>The provision of this finer level of detail associated with the development of future residential growth areas (such as potential subdivision layouts and the like) would be expected to support specific development proposals, including planning scheme amendment (rezoning) applications.</p> <p>Whilst Council provides input and advice in relation to these matters – the actual instigation and preparation of this</p>



	Question	Answer
		specific planning detail is something that generally resides with the relevant landowners and/or developers.
15	Will the Strategy be regularly reviewed?	<p>Yes.</p> <p>A key element for any strategy is regular review and monitoring to ensure that it remains contemporary and fit for purpose.</p> <p>It is proposed that the Strategy would be reviewed every 2 years, or as otherwise required, so there is an ability to respond to changing circumstances, demands, etc.</p>

**Table 1: Greater Devonport Residential Growth Strategy 2021-2041 – Suite of strategic policy actions.**

	Policy direction	Key objective	Strategies for implementation	Deliverability
1	<b>Aspirational population growth</b>	Actively encourage population growth to recognise and enhance Devonport's status as the major population centre in the North-West region and to promote Devonport as an attractive and prominent destination to live, work and invest.	Endorse and actively promote population targets of: (a) 30, 000 by the year 2030; and 35, 000 by the year 2040.	Population growth targets to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
			Ensure that there is sufficient and readily available residential land to accommodate aspirational population growth and actively entice people to live in Devonport.	Ongoing action.
			Engage with the State Government and other relevant agencies to promote Devonport as an attractive and prominent destination to live, work and invest.	Ongoing action.
			Encourage appropriate economic development opportunities that support population growth and promote Devonport as an attractive place for investment and to facilitate increased employment opportunities.	Ongoing action.
2	<b>Residential land supply</b>	Maintain an adequate supply of residential land to accommodate future residential growth (including aspirational growth).	Provide and maintain a minimum fifteen (15) year forward supply of both General Residential zoned land and Rural Living zoned land that is appropriately 'development ready' and not otherwise unreasonably constrained for timely or cost-effective residential use and development.	Ongoing action.
			Prepare land supply and demand analyses a minimum of every two (2) years to evaluate and monitor residential land supplies.	Ongoing/future action
			In consultation with landowners explore opportunities to encourage land releases that are consistent with this Strategy, including: (a) support appropriate amendments to Council's planning scheme to maintain	Ongoing action.





	Policy direction	Key objective	Strategies for implementation	Deliverability
			adequate residential land supplies; (b) appropriate mechanisms to incentivise land releases; and (c) engage with the State Government and other relevant agencies to support initiatives that promote land releases for delivery of increased housing and residential growth.	
3	<b>Strategic direction for future residential growth</b>	Provide overarching strategic direction for the logical and orderly growth of residential settlement areas in the Greater Devonport area.	Promote the well-defined, orderly and compact form of residential settlement areas through the provision of urban and peri-urban growth boundaries.	The mapping of urban growth and peri-urban growth boundaries to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
			Encourage and support appropriate opportunities for 'urban in-fill' residential use and development at suitable locations.	Ongoing action.
			Identify 'future investigation areas' where future residential growth could be considered.	The mapping of Future Investigation Areas to be included/directly adopted as part of this Strategy and carried forward/incorporated into other relevant Council policies and strategies as required.
			Ensure that areas identified for future residential growth are made cognisant of existing and planned service infrastructure capabilities.	Ongoing action.
4	<b>Providing diversity in housing options</b>	Encourage the provision a range of housing types and densities.	Encourage higher density residential use and development at locations in close proximity to the Devonport CBD and other business areas (including land within the Central Business Zone, General Business Zone, Urban Mixed Use Zone and Local Business Zone) where there is good access to public and commercial services, public transport networks, and places for employment opportunities.	Ongoing action.
			Engage with the State Government and other relevant agencies to identify and provide appropriate opportunities for affordable and social housing initiatives.	Ongoing action.
			Recognise rural-residential as a legitimate and attractive housing option and provide appropriate opportunities for growth.	Ongoing action.
5	<b>Monitoring and review</b>	Maintain a contemporary policy and strategic planning	Monitor and review population growth and development trends annually.	Ongoing/future action.



	Policy direction	Key objective	Strategies for implementation	Deliverability
		context for residential settlement growth.	Maintain a current residential land supply database to appropriately monitor residential land supply reserves to accommodate future settlement growth.	Ongoing/future action.
			Review this Strategy every two (2) years, or as otherwise required, to ensure that it remains contemporary and fit for purpose.	Future action.

Current & Previous Minutes Resolutions - April 2022					
Meeting Date	Res No.	Item	Status	Assignees	Action Taken
24/08/2020	20/66	Devonport Surf Life Saving Club - Kiosk proposal	Completed	Governance Officer	DSLSC have advised they are not proceeding with the proposal
28/03/2022	22/45	Confirmation of Previous Minutes	Completed	Governance Officer	Minutes of previous meeting confirmed
28/03/2022	22/46	Responses to Questions Raised at Prior Meetings	Completed	Governance Officer	Responses to questions from previous meeting noted
28/03/2022	22/47	Questions on Notice	Completed	Governance Officer	Responded proposed to correspondence received endorsed, and their release authorised
28/03/2022	22/48	Notice of Motion - Feasibility Study for Ocean Pool Within the Bluff Precinct	In progress	Executive Manager City Growth	Annual plan action included for 2022/23
28/03/2022	22/49	2022/23 Budget Consultation	Completed	Governance Officer	Report received and noted, and submissions referred for budget deliberations
28/03/2022	22/50	Financial Assistance Scheme Round Two 2021/2022	Completed	Community Services Manager	Successful and non-successful recipients have been notified. Grant documentation currently being administered
28/03/2022	22/51	Recognition of Achievements by North West Coasters	Completed	Executive Coordinator	Proponents advised and a 2022/23 Annual Plan Action has been submitted
28/03/2022	22/52	Workshops and Briefing Sessions held since the last Council Meeting	Completed	Governance Officer	Report received and noted
28/03/2022	22/53	Mayor's Monthly Report	Completed	Governance Officer	Report received and noted
28/03/2022	22/54	General Manager's Report	Completed	Governance Officer	Report received and noted
28/03/2022	22/55	Community Services Report January and February 2022	Completed	Governance Officer	Report received and noted
28/03/2022	22/56	General Management, People & Finance and Corporate Services Report January and February 2022	Completed	Governance Officer	Report received and noted
28/03/2022	22/57	Convention and Arts Report - January and February 2022	Completed	Governance Officer	Report received and noted
28/03/2022	22/58	Elected Members Expense Report to 28 February 2022	Completed	Governance Officer	Report received and noted
28/03/2022	22/59	Annual Plan Progress Report to 28 February 2022	Completed	Governance Officer	Report received and noted

**Minutes of the Planning Authority Committee of the Devonport City Council  
held in the Aberdeen Room, Level 2, paranaple centre, 137 Rooke Street, Devonport  
on Monday 11 April 2022 commencing at 5:15 PM**

**Present** Cr A Rockliff (Mayor) in the Chair  
Cr J Alexiou  
Cr P Hollister  
Cr S Milbourne  
Cr L Murphy  
Cr L Perry

**Councillors in Attendance** Cr A Jarman  
Cr L Laycock

**Council Officers:** General Manager, M Atkins  
Executive Manager City Growth, M Skirving  
Development Services Manager, K Lunson  
Land Use Planning Coordinator, A Mountney

**Audio Recording:** All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Digital Recording Policy. The meeting was live streamed via YouTube.

## 1 APOLOGIES

There were no apologies received.

## 2 DECLARATIONS OF INTEREST

The following Declarations of Interest were advised:

Councillor	Item No	Reason	Remain in Meeting? Yes/No	If remaining, reason/s for decision
Cr L Murphy	4.1	Employed in the Real Estate industry	Yes	Not known to the developer, nor had any dealings with the developer



### **3 DELEGATED APPROVALS**

#### **3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY**

##### **PAC22/1 RESOLUTION**

MOVED: Cr Perry  
SECONDED: Cr Murphy

That the list of delegated approvals be received.

FOR: Cr Alexiou, Cr Hollister, Cr Milbourne, Cr Murphy, Cr Perry and Cr Rockliff  
AGAINST: Nil

CARRIED 6 / 0

### **4 DEVELOPMENT REPORTS**

#### **4.1 PA2021.0166 - 49 WENVOE STREET DEVONPORT - RESIDENTIAL (SINGLE DWELLING)**

##### **PAC22/2 RESOLUTION**

MOVED: Cr Perry  
SECONDED: Cr Milbourne

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme - Devonport* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2021.0166 for Residential (single dwelling) subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the endorsed plans referenced as Proposed Residence - Project No. P18084 - Issue Date 19/10/21 - Revision A by n + b. A copy of which is attached and forming part of this permit.
2. The new driveway works are to be constructed generally in accordance with the Tasmanian Standard Drawing TSD-R09 V3.
3. A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.
4. The developer is to provide a suitable stormwater connection to the Council's reticulated stormwater system on Formby Road and is to demonstrate that the connection can service the proposed development. The proposed onsite stormwater disposal system will not be supported by Council.

Note: The following is provided for information purposes.

Minutes - Planning Authority Committee - 11 April 2022

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building & plumbing approvals & provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

The amenity of the area must not be detrimentally affected by the use or development through the:

- a) Transport of materials, goods or commodities to or from the land; or the
- b) Emission of noise, dust, odour, artificial light, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater or any waste products.

No burning of any waste materials (including cleared vegetation) is to be undertaken on site. Any waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to conditions 2-4 the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

FOR: Cr Alexiou, Cr Hollister, Cr Milbourne, Cr Murphy, Cr Perry and Cr Rockliff  
AGAINST: Nil

CARRIED 6 / 0

## **4.2 PA2021.0193 - 547 FORTHSIDE ROAD FORTHSIDE - RECYCLING AND WASTE DISPOSAL (EXPANSION TO AREA OF A LEVEL 2 ACTIVITY)**

### **PAC22/3 RESOLUTION**

MOVED: Cr Hollister  
SECONDED: Cr Milbourne

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme – Devonport 2020* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2021.0193 and grant a Permit to use and develop land identified as 547 Forthside Road, Forthside for the following purposes:

- Recycling and Waste Disposal (expansion to area of a Level 2 Activity)

Subject to the following conditions:

## PART A

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as:
  - a. Forthside Inert Landfill – Environmental Effects Report by Treloar Transport - Version 1, dated 2/7/20; and
  - b. Landslide Risk Assessment by Tasman Geotechnics Pty Ltd, Ref.TG21159/1 - 01report, dated 29/10/21.

Copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The person/s responsible for the activity must ensure adherence to the recommendations as detailed in Part 6 of Tasman Geotechnics report, Ref. TG21159/1.
3. The person/s responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) requires the planning authority to include in the permit, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994*.

## PART B

4. Environment Protection Authority *Permit Conditions – Environmental No. 10044*, a copy of which is attached and endorsed forming part of this Planning Permit. (Copy of EPA permit conditions is appended to this report as **Attachment 3**).

Note: The following is provided for information purposes.

Any development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

The person/s responsible for the activity should be aware of obligations under the *Threatened Species Protection Act 1995* with regards to both vegetation and animals, such as Wedge Tail Eagles.

Enquiries regarding Permit PART B must be directed to the Environmental Protection Authority.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

FOR: Cr Alexiou, Cr Hollister, Cr Milbourne, Cr Murphy, Cr Perry and Cr Rockliff  
 AGAINST: Nil

CARRIED 6 / 0

## **5 CLOSURE**

**There being no further business on the agenda the Mayor declared the meeting closed at 5:19pm.**

Confirmed

Chairperson