

## Draft Greater Devonport residential growth strategy 2021-2041

### Frequently Asked Questions (FAQs)

	Question	Answer
1	<b>What is the purpose of the residential growth strategy?</b>	<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	<b>How will the Strategy provide for future residential growth</b>	<p>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 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	<b>Why is the implementation for the Strategy dated 2021-2041 and not 2022-2042?</b>	<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	<b>Why does the Strategy include different population growth scenarios?</b>	<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>

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		<p>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.</p>
5	<p><b>Why does the Strategy include population growth targets and are these realistic/achievable?</b></p>	<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.</p> <p>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, it is considered to be both realistic and achievable when compared to current growth rates in other Tasmanian local government areas, and further rationalised with the analysis outlined in the Strategy and current levels of demand and development activity in the region.</p>
6	<p><b>Why is the population growth considered by the Strategy different from the 2019 population projections prepared by the Tasmanian Department of Treasury and Finance?</b></p>	<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 <i>“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”</i>.</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 <i>Greater Devonport Residential Growth Strategy 2021-2041</i>.</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	<p><b>How were the future housing demand estimations included with the Strategy prepared?</b></p>	<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 estimated 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.</p>

	<b>Question</b>	<b>Answer</b>
8	<b>How will the Strategy seek to manage land supply, and to guide future land releases in an orderly fashion?</b>	<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> <li>(b) the identification of 'future investigation areas' where future residential growth could be considered; and</li> <li>(c) the inclusion of general strategies for implementation to: <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> </li> </ul>
9	<b>Why does the Strategy include 'urban growth boundaries' and 'peri-urban growth boundaries', and how were these boundaries identified?</b>	<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 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	<b>What are the Future Investigation Areas included with the Strategy?</b>	<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 made available 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 with and 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</p>

	Question	Answer
		<p>principles of consolidation with existing settlement areas and the promotion of well defined, orderly, and compact form of residential settlement areas.</p>
11	<p><b>Does the Strategy automatically rezone land to accommodate residential growth?</b></p>	<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	<p><b>Will the Strategy alone fix residential land supply issues (i.e., increase residential land supplies)?</b></p>	<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	<p><b>Will landowners be forced into land releases?</b></p>	<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	<p><b>Why doesn't the Strategy include more detailed plans for subdivision or development for areas of future residential growth including potential subdivision layouts, etc?</b></p>	<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,</p>

	Question	Answer
		including planning scheme amendment (rezoning) applications. Whilst Council provides input and advice in relation to these matters – the actual instigation and preparation of this specific planning detail is something that generally resides with the relevant landowners and/or developers.
15	Will the Strategy be regularly reviewed?	Yes. 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 the Strategy would be reviewed every 2 years, or as otherwise required, so there is an ability to respond to changing circumstances, demands, etc.

**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 (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 evaluate and monitor residential land supplies.	Initial baseline study prepared and used to inform the content of this Strategy. Action to be repeated every two (2) years.

	Policy direction	Key objective	Strategies for implementation	Deliverability
			<p>In consultation with landowners explore opportunities to encourage land releases that are consistent with this Strategy, including:</p> <ul style="list-style-type: none"> <li>(a) support appropriate amendments to Council's planning scheme to maintain adequate residential land supplies;</li> <li>(b) appropriate mechanisms to incentivise land releases; and</li> <li>(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.</li> </ul>	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.	<p>Promote the well-defined, orderly and compact form of residential settlement areas through the provision of urban and peri-urban growth boundaries.</p> <p>Encourage and support appropriate opportunities for 'urban in-fill' residential use and development at suitable locations.</p> <p>Identify 'future investigation areas' where future residential growth could be considered.</p> <p>Ensure that areas identified for future residential growth are made cognisant of existing and planned service infrastructure capabilities.</p>	<p>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.</p> <p>Ongoing action.</p> <p>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.</p> <p>Ongoing action.</p>
4	<b>Providing diversity in housing options</b>	Encourage the provision a range of housing types and densities.	<p>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.</p> <p>Engage with the State Government and other relevant agencies to identify and provide appropriate opportunities for</p>	<p>Ongoing action.</p> <p>Ongoing action.</p>

	Policy direction	Key objective	Strategies for implementation	Deliverability
			affordable and social housing initiatives.	
			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 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 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.