

18.3	Huonville Residential & Commercial Precinct Structure Plan
Report Number	18.010/26*
Strategic Plan	1. An empowered, healthy and connected community 2. An economy that supports the wellbeing of the community 3. A resilient and climate-adaptive environment 4. Vibrant towns and villages 5. A transparent and trusted Council
File Reference	NA
Responsible Officer	Technical Manager Strategic Land Use Planning
Reporting Brief	Director Community and Place presenting a report on Huonville Residential and Commercial Precinct Structure Plan
Conflict of Interest	No officer declared an interest under the <i>Local Government Act</i> 1993 (LGA 1993) in the preparation of this report.
Attachments	1. Huonville Residential & Commercial Precinct Structure Plan [18.010/26*.1 - 116 pages] 2. Huonville Residential Precinct Structure Plan - Engagement Summary [18.010/26*.2 - 22 pages]

Background

1. The *Huonville Residential & Commercial Precinct Structure Plan, December 2025* (the Structure Plan) has been developed as a comprehensive 20-year planning framework to guide sustainable growth and development within Huonville's key residential and commercial areas.
2. The Structure Plan is included as Attachment 1 to this Report and was prepared following extensive stakeholder and community engagement.
3. The project responds to Huonville's role as the primary service and administrative centre for the Huon Valley, addressing current opportunities and challenges while establishing a strategic vision for coordinated development.
4. The Structure Plan's completion is strategically aligned with the recently executed Huonville Relimagined Federal Grant deed, which provides \$4.7 million in Federal funding for implementation of planning recommendations.
5. This precinct was identified in the original grant application and represents an advanced planning area ready for immediate implementation, while other precincts within the broader Huonville area still require detailed structure planning processes.
6. The purpose of this Report is to adopt the Structure Plan.

Council Policy

7. The Structure Plan aligns with Council's Land Use and Development Strategy (LUDS), Strategic Goal 1 "An empowered, healthy and connected community" and Strategic Goal 4 "Vibrant towns and villages." The Plan implements the Southern Tasmania Regional Land Use Strategy (STRLUS) requirements for strategic planning and coordinated development.

Legislative Requirements

8. The Structure Plan provides the strategic foundation for future Local Provisions Schedule amendments under the *Land Use Planning and Approvals Act 1993*.
9. Implementation will require compliance with planning scheme amendment processes and Tasmanian Planning Commission assessment procedures.

Risk Implications

10. **Service Delivery:** The Structure Plan provides strategic certainty for coordinated development and infrastructure delivery in Huonville's key growth area. Without adoption, ad-hoc development could compromise integrated planning outcomes.
11. **Business Continuity:** The Plan positions Council to effectively utilize Federal grant funding and implement strategic development in a coordinated manner, supporting long-term economic and community sustainability.

Financial and Budgetary Risks

12. The Structure Plan's implementation plan is likely to be supported by the Huonville Relimagined Federal Grant Program (\$4.7 million), significantly reducing any potential financial risks to Council.
13. The Structure Plan also provides the foundation for securing additional developer contributions and infrastructure funding through coordinated development / planning scheme amendment processes.

Environmental Risks

14. The Structure Plan includes comprehensive environmental management through integrated stormwater management, protection of existing trees and natural values, and climate-responsive design requirements.
15. The Council will take into consideration the impacts of Climate Change through the Structure Plan's implementation requirements for sustainable design and flood resilience.

Engagement

16. Extensive stakeholder and community engagement was undertaken during the Structure Plan's development, including targeted stakeholder interviews, community workshops, public exhibition, and consultation with key landowners and service providers and is detailed in the Engagement Summary Report included as Attachment 2 to this Report.
17. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes available on Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

18. Council aims to implement the Structure Plan Recommendations through the Huonville Relimagined Federal Grant Program, which includes dedicated funding for human and project resources and funding for the next phase of work including Special Area Plan development and planning scheme amendments.
19. No additional permanent staffing implications are anticipated beyond normal grant program management.
20. All human resource and financial implications are contained within council's annual budget.

DiscussionStructure Plan Overview

21. The Structure Plan presents a comprehensive 20-year planning framework for Huonville's future growth and development.
22. Prepared by SGS Economics & Planning, Form Planning, WSP, and Sugden & Gee, with significant contributions from Council's internal Project Working Group, the Plan establishes a strategic vision for sustainable, inclusive development that directly responds to community aspirations and local context.

Federal Grant Integration

23. The completion of this Structure Plan is strategically significant and timely. The Federal Minister has recently executed the Huonville Relimagined project deed, securing \$4.7 million in Federal funding.
24. This precinct was identified in the original grant application and is now at an advanced planning stage, positioning it as the priority area for immediate implementation under the Federal program.

Key Planning Framework

25. The Structure Plan provides an integrated planning framework comprising:

- Vision and Objectives: A masterplan vision featuring key elements including central park spaces, integrated stormwater management through green-blue corridors, and mixed-use development opportunities;
- Implementation Roadmap: Detailed implementation actions with specific timing, responsibilities, and coordination requirements across stakeholders;
- Development Controls: Comprehensive developer requirements to guide future subdivision applications and building development;
- Design Standards: Specific design guidelines and built form requirements for both residential and commercial development; and
- Infrastructure Planning: Coordinated frameworks for water, sewer, stormwater, electricity, and transport infrastructure delivery.

Implementation Strategy

26. The Structure Plan identifies a staged implementation approach across multiple timeframes:

Short-Term Priorities:

- Residential and Commercial Precinct Specific Area Plan preparation and statutory adoption;
- Rezoning of key sites including Village Zone to Urban Mixed Use and Inner Residential zones;
- Rezoning of Future Urban Zone land to General Residential Zone;

Short-Medium Term Actions:

- Precinct-wide rezoning amendments through the Local Provisions Schedule;
- Infrastructure coordination studies with TasWater and TasNetworks;
- Developer contribution framework establishment;

Medium-Term Initiatives:

- Delivery of strategic infrastructure including green-blue corridors and stormwater systems;
- Commercial precinct revitalisation aligned with Main Street activation;

Long-Term Directions:

- Heritage review and protection mechanisms;
- Open space network completion and enhancement;
- Ongoing monitoring and five-yearly review cycles.

Strategic Significance

27. This Draft Structure Plan represents a significant advancement in strategic planning for Huonville, providing detailed guidance for the municipal areas primary growth area while other precincts across the broader Huon Valley still require comprehensive planning frameworks.
28. The Federal funding creates immediate opportunities to progress the Plan's recommendations, including:
 - Planning scheme amendment processes to implement recommended rezonings;
 - Development of Specific Area Plans for residential and commercial precincts;
 - Infrastructure coordination and capacity studies in partnership with service authorities;
 - Establishment of developer contribution mechanisms to fund public infrastructure;
 - Main Street activation and public realm enhancement projects; and
 - Community infrastructure planning aligned with residential growth.
29. The Structure Plan's alignment with the LUDS ensures consistency with broader municipal strategic directions, particularly regarding housing diversity, infrastructure coordination, climate resilience, and protection of natural and cultural values.

Conclusion and Recommendation

30. The Structure Plan provides a robust strategic framework for coordinated development in Huonville's key growth area.
31. The recent execution of the Federal funding deed creates immediate opportunities to implement the Plan's recommendations through the \$4.7 million Huonville Relimagined program.
32. Adoption of the Structure Plan positions Council to effectively utilise Federal resources and deliver strategic planning outcomes for the community.

18.010/26***RESOLVED****MOVED: Cr Lukas Mrosek****SECONDED: Cr Paul Gibson****That:**

- a) **The Report on Huonville Residential and Commercial Precinct Structure Plan be received and noted.**
- b) **The *Huonville Residential & Commercial Precinct Structure Plan dated December 2025* (the Structure Plan) included as Attachment 1 to this Report is adopted as a strategic planning document to guide future development and planning scheme amendments within the precinct area.**
- c) **Council officers progress the priority short-term actions identified in the Implementation Plan, including:**
 - **Development of Special Area Plans (SAPs) for residential and commercial precincts**
 - **Preparation of planning scheme amendments to implement Structure Plan recommendations**
 - **Coordination of infrastructure studies and developer contribution frameworks.**
- d) **The Structure Plan be made publicly available and used to guide assessment of development applications within the precinct area pending formal planning scheme amendments.**
- e) **Council officers report back on Implementation Plan progress for the Structure Plan and Federal Grant utilisation within 12 months of adoption.**

Cr Sally Doyle, Cr Toby Thorpe, Cr Paul Gibson, Cr Debbie Armstrong, Cr David O'Neill, Cr Mark Jessop, Cr Amy Robertson and Cr Lukas Mrosek voted for the motion and Nil voted against the motion.

8 / 0 CARRIED UNANIMOUSLY