

Northern Midlands Council  
13 Smith Street  
Longford, TAS. 7301

To Whom it May Concern,

**RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION**

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

**CURRENT ZONING**

The current zoning of the entire Breadalbane area is Rural Resource.

**PROPOSED ZONING**

The proposal is to zone the entire Breadalbane area to Agriculture.

**ZONE PURPOSE**

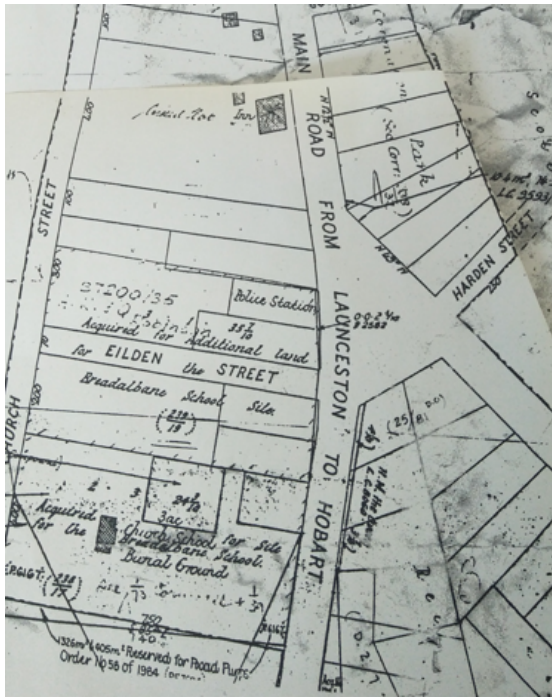
The purpose of the Agriculture Zone is:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
  - (a) conflict with or interference from non-agricultural uses;
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

We submit that the proposed change of zoning has been applied in correctly and we are seeking the review of the zoning to something that is more in character and pattern development with current land use of the area.

**BACKGROUND**

The township of Breadalbane has a long history on residential and non-agricultural uses. The original mapping shows that the township had plans for school, a church, and a police station.



The Northern Midlands Council web site promotes Breadalbane as...

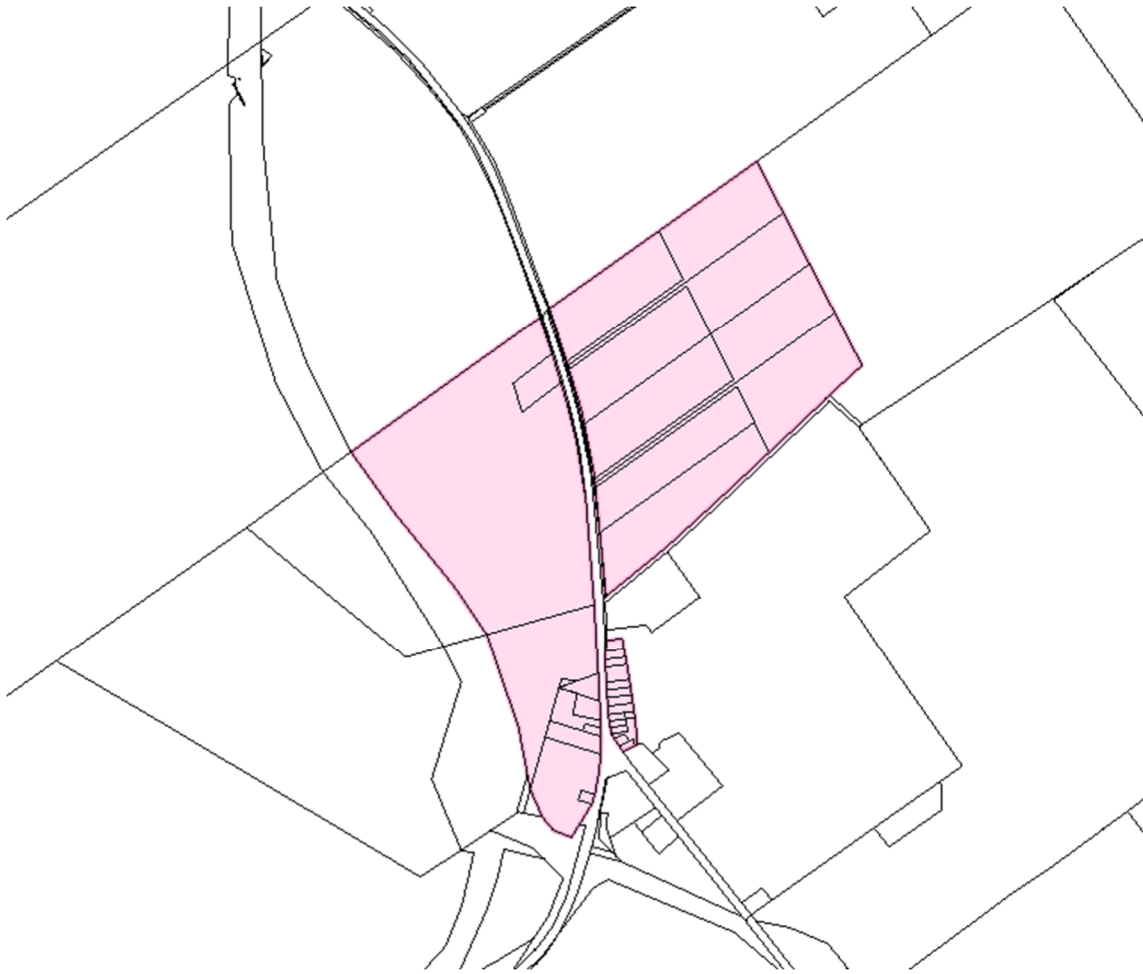
*Situated on the Midlands Highway, 13 kms from Launceston, Breadalbane was named by Governor Macquarie after the Earl of Breadalbane, his wife's cousin. Earlier the district was known as 'Cocked Hat', 'The Springs' and 'Brumby's Plain'. The Breadalbane area was notorious in the early 19th century for sheep stealing. In the colonial days there were three inns at Breadalbane, The Albion, The Temperance Hotel, and The Woolpack Inn (today, only the Woolpack Inn still stands). Increased traffic on the roads into Launceston in the 1860's saw the introduction of a toll gate at Breadalbane. Road tolls were unpopular and were eventually abolished in 1880.*

*Today, there is an important roundabout at Breadalbane at the entrance to the city of Launceston, and Launceston Airport.*

The history of Breadalbane is one of supporting the surrounding agricultural land but not as a primary function.

#### EXISTING CHARACTER

The existing character of Breadalbane is predominantly residential in in size, appearance, and function.



There are approx. 35 land titles within a 76ha land area, thus an average lot density of 2Ha. These titles are as small as 550m<sup>2</sup>, and the majority are residential with single dwellings, with some of the larger titles being used as hobby farms, the balance being lifestyle properties. The area is connected to reticulated water and there is firefighting services within the street. There is no reticulated sewer or stormwater.

#### **AGRICULTURAL LAND MAPPING**

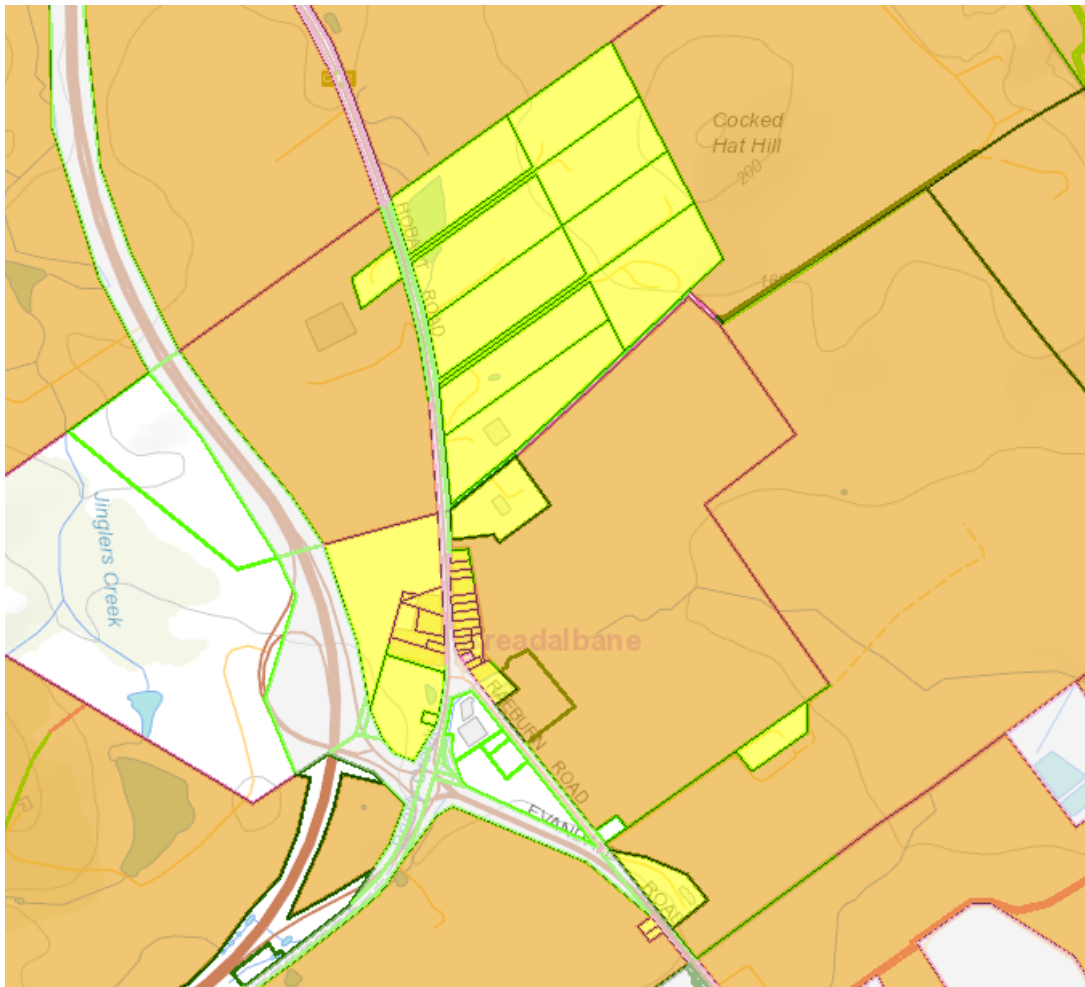
The agricultural land mapping project which was undertaken by the state government, assisted each municipal area in zoning and code overlay mapping, this project stated:

*The Rural Zone and Agriculture Zone in the State Planning Provisions reflect a recalibration of the Rural Resource Zone and Significant Agriculture Zone (the rural zones) that are currently applied in Interim Planning Schemes. The primary aim of the project is to identify Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area. This report was provided to avoid a repeat of the inconsistent use and application of the zones that occurred in the preparation of the Interim Planning Schemes.*

Furthermore, this report states

*Residential use in the Agriculture Zone must either be required as part of an agricultural use or located on land not capable of supporting agricultural use and not confine or restrain any adjoining agricultural use.*

The agricultural land mapping project 2017 identified areas of agricultural land that was potential constrained and not suitable for commercial agricultural use.



A review of the Breadalbane township shows that the area has been identified as constrained (hatched yellow)

A report by JMG titled "Zone & Code Recommendations" was prepared to assist the Northern Midland Council review land use. In this report JMG suggest that land identified as potentially constrained and located adjacent to multiple lots should be considered in the rural living not the agriculture zone (note this report has now since been removed)

#### **THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY**

The Northern Tasmania Regional Land Use Strategy identifies...

##### *D.2.2.2 Rural Residential Areas*

*The regions landscape includes land suitable for opportunities for rural residential use and development of large allotments. These rural residential areas should be considered where established residential uses are found and are:*

- *predominantly residential land use including lifestyle blocks, hobby farms and /or low-density residential subdivision and*
- *fragmentation of cadastral base and property ownership, and may include,*
- *topographical constraints resulting in physical impediments to rural resource use or connectivity*

*In practice, this will mean that land that may have been included in low density residential, rural residential, village or rural zones will be identified based on existing land use patterns that are predominantly rural residential in character.*

*The Rural Residential Area counters residential demands for and diverts pressure away from Productive Resource Areas by providing options for rural and environmental lifestyle preferences. This will minimise future land use conflicts and maximise infrastructure efficiencies.*

*Additional demand for land will be met through intensification of existing Rural Residential Area where it can meet sustainability criteria. It must be demonstrated that this is preferable to land use intensification that better meets sustainability objectives.*

*Intensification must balance a range of matters including:*

- *Impact on the agricultural and environmental values of the land and surrounding areas.*
- *Proximity to existing settlements containing social services.*
- *Land use efficiency, consolidating gaps in established rural residential land use patterns.*
- *Access to road infrastructure with capacity to support an intensified land use.*
- *On-site wastewater system suitability.*
- *Impact on natural values or the potential land use limitations as a result of natural values.*
- *Impact on agricultural land and land conversion.*
- *Impact on water resources required for agricultural and environmental purposes.*
- *Consideration of natural hazard management.*
- *Existing land supply within the region.*
- *Potential future requirement for the land for urban purposes; and*
- *The ability to achieve positive environmental outcomes through rezoning.*

We propose that given the predominant residential and small acreages lots already found in the Breadalbane area, and in accordance with the Northern Tasmania Regional Land Use Categories, suggest the most appropriate zoning for this area is Rural Living.

#### **RURAL LIVING ZONE**

The purpose of the Rural Living Zone is:

- To provide for residential use or development in a rural setting where:
  - (a) services are limited; or
  - (b) existing natural and landscape values are to be retained.
- To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.
- To provide for Visitor Accommodation that is compatible with residential character.

On review of the Breadalbane township and when applied against the requirements of the Land Use Strategy Guide, the various zones available it is obvious that this area should be not an agriculture zone and the most appropriate zoning is Rural Living.

#### **CONCLUSION**

We are seeking consideration that the identified land surrounding the township of Breadalbane be zoned Rural Living under the LPS due to the following:

- It is defined by residential uses.
- It has reduced land capability (entirely non-prime ag land);
- It has been Identified as constrained and not limited opportunity for agricultural use
- Physical and topographical constraints – combined with the position of existing development upon the land (e.g., houses) – constrain the ability of the land to be utilised in conjunction with adjoining primary industry operations.
- The properties are less than 10 mins drive to the CBD of Launceston and short commutes to the townships of Perth, Longford, and Evandale,
- The area is well connected to major road infrastructure and is serviced by reticulated water (with a reasonable fire hydrant network also serving the area); and

- The area is excluded from the North Esk Irrigation District, which surrounds the perimeter of the cluster area, the fact that the irrigations district is not internally connected to any of the identified lots in the cluster area further reinforces the 'non-viable' agricultural emphasis of the land.

The area whilst clearly suitable for a Rural Living Zone could be a mix of Rural Living A – 1 Ha lot size and Rural Living B - 2Ha lot sizes. Development standards for rural living zone are consistent with the existing characteristics of the area.

Furthermore, the area identified above meets the requirement of the land use strategy for the area of Breadalbane to be zoned Rural Living in that it,

- clearly comprises a pattern of development consistent with being identified as an established rural residential area
- services are limited and the other natural and landscape values are retained.
- Currently the residential properties co-exist with surrounding land uses.
- A change in zoning would have no effect of amenity, be that noise, scale intensity, traffic or other off-site activities.
- Existing uses are still compatible within a rural living zoning
- The prominent use is residential and single dwellings (in rural living zone this would be no permit required, however if zoned agricultural single dwelling would discretionary)
- Permissible use classes under the Rural Living Zone are far more compatible with the character of the area (and minimising land use conflict scenarios) compared to that available under the Agriculture Zone
- Rural Living Zone would reduce regulatory assessment burdens on both council and landowners

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely



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