

Department of State Growth

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Mr Des Jennings
General Manager
Northern Midlands Council
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Via email: lps@nmc.tas.gov.au

Dear Mr Jennings

Northern Midlands Draft Local Provisions Schedule

Thank you for the opportunity to comment on the Northern Midlands Draft Local Provisions Schedule ('Draft LPS').

The Department of State Growth ('State Growth') has reviewed the Draft LPS, supporting mapping and overlay information and believes it largely reflects a sound translation from the *Northern Midlands Interim Planning Scheme 2013* in accordance with the Tasmanian Planning Commission's *Guideline No. 1 Local Provisions Schedule (LPS) zone and code application*.

A detailed review has however highlighted a small number of issues that will require rectification or further discussion with Council officers and the Tasmanian Planning Commission. I have outlined each of the issues in the attached document for your consideration.

Please do not hesitate to contact Patrick Carroll, Principal Land Use Planning Analyst at Patrick.Carroll@stategrowth.tas.gov.au or on 03 6166 4472 who can arrange for relevant officers to respond to the matters raised in this submission.

Yours sincerely

James Verrier
Director, Transport Systems and Planning Policy

20 December 2021

Attachment I – State Growth Comments – Northern Midlands Draft Local Provisions Schedule

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Future Urban Zone, south of Perth

Land to the south of the Perth township, located between Drummond Street and the Midland Highway, is proposed to be zoned Future Urban under the draft LPS. This land is currently zoned Rural Resource under the *Northern Midlands Interim Scheme 2013* (the ‘Interim Scheme’).

It is noted that the land is identified as a ‘Priority Investigation Area – Residential’ under the *Northern Tasmania Regional Land Use Strategy* (refer to Figure I), and that the Strategy considers these areas to be within the Urban Growth Area and suitable for rezoning for urban development.



Figure I. Extract of Map D.3 Regional Framework Plan: Northern Townships of the Northern Tasmania Regional Land Use Strategy. The pink hatching denotes the ‘Priority Investigation Area – Residential’.

As such, the proposed zoning is considered consistent with FUZ I of Guideline No I – Local Provisions Schedule (LPS) zone and code application (the ‘Guidelines’)¹.

Assuming the proposed LPS zoning is adopted, State Growth requests the following matters be addressed by the proponent prior to any rezoning to residential (e.g. General Residential):

- Noise modelling undertaken for the Midland Highway - Perth Link Roads project in 2017, indicated a significant part of the land is subject to traffic noise impacts. A Noise Impact Assessment should be undertaken, with particular reference to future zoning, any impacts on sensitive uses and the appropriateness of a mapped road attenuation area under the Road and Railway Assets Code.
- Hydrological impacts on the adjacent State Road network.

¹ Tasmanian Planning Commission (2018) Guideline No. I – Local Provisions Schedule (LPS): zone and code application. Version 2.0. Accessed at https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/583854/Section-8A-Guideline-No.-I-Local-Provisions-Schedule-LPS-zone-and-code-application-version-2.pdf

State Road Network

Zoning of State Road Network

Consistent with UZ 1 of the Guidelines, the State Road network generally appears to be zoned Utilities, based on the State Road Casement layer published on the LIST. This layer was developed in 2018 to assist Councils in drafting their LPSs, with the intent to clearly identify land forming part of the State Road network for inclusion within the Utilities Zone.

However, since 2018, there have been changes to the State Road network. The draft LPS requires corrections or updates for the following parcels:

- Midland Highway – Perth Link Roads (part of South Perth roundabout is not zoned Utilities) – CT 114189/1 - see Figure 2 & 3 below.
- Midland Highway – Breadalbane Interchange (part of slip lanes are not zoned Utilities – CT 301143/1 - see Figure 4 & 5 below.
- Midland Highway Safety Upgrade – Symmons Plains to south of Perth (acquired adjoining land parcels are not zoned Utilities, per the State Road Casement).
- Midland Highway Safety Upgrade – Epping Forest to Powranna to Symmons Plains (acquired adjoining land parcels are not zoned Utilities, per the State Road Casement).
- Evandale Main Road Duplication (acquired adjoining land parcels are not zoned Utilities, per the State Road Casement).



Figure 2 (left): Land at Perth Links Road required to be zoned Utilities.

Figure 3 (right): Proposed Agriculture zoning under draft LPS.



Figure 4 (left): Land at Breadalbane Interchange required to be zoned Utilities.

Figure 5 (right): Proposed Agriculture zoning under draft LPS.

Road and Railway Assets Code - Road and Railway Attenuation Area

State Growth supports Council's approach to rely on the written application of the Road and Railway Attenuation Area provisions, rather than applying the Attenuation Area via overlay mapping. The latter approach would require the overlay mapping to be updated via a planning scheme amendment each time a parcel of land is acquire or disposed of for road development purposes.

The approach taken ensures consistency with other approved LPSs, such as, Brighton, Meander Valley, West Coast, Circular Head, Burnie, Glenorchy and Devonport.

Natural Assets Code – Priority Vegetation Overlay

There are several instances where the Natural Assets Code overlay maps Priority Vegetation Areas over the existing carriageway of the State Road Network. Application of this overlay of the State Road Network has the potential to constrain future use and development of the road network.

As per NAC 11 of the Guidelines, it is requested that – unless sufficient justification can be provided – the draft Natural Assets Code Overlay Maps are removed from the State Road network, which is most appropriately zoned Utilities.

Anomalies

There are several anomalies between Table 6 of Council's LPS Supporting Report and the Exhibited Mapping, as detailed in the table below.

It is requested that Council clarify the proposed zoning for the identified parcels.

Property	Existing Interim Scheme Zoning	Proposed Zoning within LPS Supporting Report	Proposed Zoning within Exhibited Mapping
1 Archer Street, Longford	Rural Resource	General Residential	Rural
Lot 1 Drummond Street, Perth	Rural Resource	General Residential	Landscape Conservation
38 Phillip Street, Perth	Particular Purpose	General Residential	Future Urban
44 Phillip Street, Perth	Particular Purpose	General Residential	Future Urban
114 Main Road, Perth	Rural Resource	Rural Living	Future Urban
15962 Midland Highway, Perth	Rural Resource	Rural Living	Agriculture