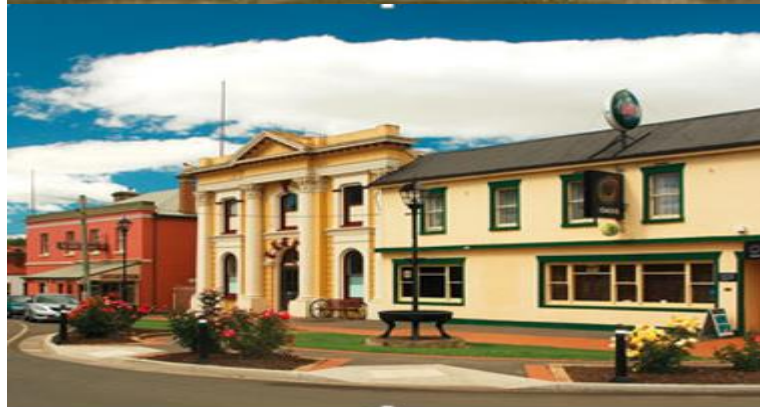


Local Provision Schedule Supporting Report



NORTHERN
MIDLANDS
COUNCIL

February 2021

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1. INTRODUCTION

In 2015 the State Government legislated to implement a Tasmanian Planning Scheme (TPS), whereby every planning scheme across the State would be consistent in policy and operational provisions.

The amendments to the *Land Use Planning and Approvals Act 1993* (LUPAA) established the State Planning Provisions (SPP) which comprise the 'rules', and instructions to apply the rules, which all planning authorities must comply with when preparing the planning scheme for their municipality.

This report supports the submission of the Northern Midlands draft Local Provisions Schedule (LPS) to the Tasmanian Planning Commission (TPC) under section 35(1) of LUPAA for assessment as to whether it is suitable for approval by the Minister for formal public exhibition. The report demonstrates that the draft LPS meets the LPS criteria in section 34(2) of LUPAA.

2. LPS Criteria – Section 34 of LUPAA

2.1. Provisions to be contained in an LPS – s.34(2)(a)

Section 34(2)(a) of LUPAA requires that a LPS must contain all of the provisions that the SPPs specify must be included. Section LPI.0 of the SPPs outlines requirements for the content of the SPPs and includes:

- Zone Maps;
- Local Area Objectives;
- Particular Purpose Zones (PPZ);
- Specific Area Plans (SAP);
- Site Specific Qualifications (SSQ);
- Code Overlay Maps; and
- Code Lists in Tables.

The draft LPS contains all the mandatory requirements of the SPPs. Each of the mandatory and optional components is discussed below under the relevant heading.

2.2. Contents of LPS's – Section 32 of LUPAA – s.34(2)(b)

2.2.1. Municipal Area – s.32(2)(a)

The LPS specifies that it applies to the Northern Midlands municipal area in accordance with the SPP template.

2.2.2. Mandatory requirements s.32(2)(b)

The mandatory requirements are adopted in full.

2.2.3. Spatial Application of the State Planning Provisions s.32(2)(c) & (e)

Section 32(2)(c) and (e) requires that an LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPPs. Section LPI.0 of the SPPs outlines the way the spatial application of the SPPs is to be presented.

The draft LPS is prepared in accordance with the application and drafting instructions included in the SPPs and in *Guideline No.1 - Local Provisions Schedule Zone and Code Application* (the Guidelines) issued by the TPC.

2.2.4. Sections 11 & 12 of LUPAA – s.32(2)(d) & (f)

Formerly Section 20 of LUPAA, Sections 11 and 12 of the Act prescribe the contents of planning schemes and refer to the TPS. In particular, the sections outline the matters that a planning scheme may, or may not, regulate.

Section 12 recognises the continuing use and development rights for those uses and developments that were in existence before new planning scheme provisions take effect, or that have been granted a permit but have not yet been completed.

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in Sections 11 and 12 of the Act. It is noted that the legal protections for existing uses informs decisions about the applications of zones to land.

2.2.5. Use of overlays & Lists – s.32(2)(e)

The SPP includes a number of Codes that are only given effect through maps or lists in the LPS. See Section 4 for more detail.

2.2.6. Land Reserved for Public Purposes – s.32(2)(g)

The LPS does not expressly designate land for public purposes, however it does zone public land appropriately.

2.2.7. Application of the detail of the SPP to a particular place or matter – s.32(2)(h)

The LPS applies the SPP via zones and overlays consistent with the Guidelines issued by the TPC.

2.2.8. Overriding provisions – s.32(2)(i)

The draft LPS contains overriding provisions in that the contents of PPZs, SAPs and SSQs override some provisions of the SPPs where those provisions modify or are in substitution for the SPPs.

The draft LPS contains overriding provisions protected under transitional arrangements in which PPZs, SAPs and SSQs that applied in relation to the municipal area, immediately before the draft LPS commencement day can automatically carry forward with the consent

of the Minister. The following list is a summary of the overriding provisions protected under transitional arrangements as per Schedule 6, Clause 8A(1) of LUPAA in the draft LPS, Sections 4 and 5 provide details.

- One PPZ
 - NOR-PI.0 Particular Purpose Zone – Service Station
- One SAP
 - NOR-SI.0 Translink Specific Area Plan
- Eight SSQs
 - NOR-Site Specific Qualifications

2.2.9. Modification of Application of SPPs – s.32(2)(j)

The draft LPS does not seek to modify application of the SPPs. The SPPs are applied to land, use and development in accordance with the directions prescribed in Section LPI.0 of the SPPs and in consideration of the Guidelines.

The draft LPS aims to achieve as much consistency as possible with the SPPs and only seeks to include overriding provisions where the Act requirements for the compliance with the Schedule 1 Objectives of LUPAA; or the requirements of a number of relevant strategic documents including the Northern Midlands Land Use Development Strategy, as well as a number of higher level strategic documents such as the Northern Midlands Council Strategic Plan 2017-2027, The Greater Launceston Plan (2014) and the Northern Tasmanian Regional Land Use Strategy 2018 (NTRLUS); cannot be met without local provisions. Section 4 and 5 provide details.

2.2.10. Limitations of LPS – s.32(2)(k) & (l)

The provisions at Section 32(2)(k) & (l) require an LPS to not include provisions that:

- the SPP specifies cannot be included in an LPS;
- otherwise exist in the SPP; and
- are inconsistent with the SPP.

It is considered that the draft LPS is compliant with these limitations.

2.2.11. LPS may include – s.32 (3), (4) & (5)

The LPS may include PPZs, SAPs and SSQs only if:

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The following list is a summary of the new overriding provisions in the draft LPS, Sections 4

and 5 provide details.

- One PPZ
 - NOR-P2.0 Particular Purpose Zone – Epping Forest
- Seven SAPs
 - NOR-S2.0 Campbell Town Specific Area Plan;
 - NOR-S3.0 Cressy Specific Area Plan;
 - NOR-S4.0 Devon Hill Specific Area Plan;
 - NOR-S5.0 Evandale Specific Area Plan;
 - NOR-S6.0 Longford Specific Area Plan;
 - NOR-S7.0 Perth Specific Area Plan; and
 - NOR-S8.0 Ross Specific Area Plan.
- One SSQ
 - NOR-11.4 502 Hobart Road, Youngtown (CT 141257/1)

Northern Midlands Council commissioned a Land Use Development Strategy which provides the strategic basis for the proposed overriding provisions.

The circumstances and the rationale required for the local provisions under Section 32(4) is described in Section 4.0 and Section 5.0 of this report.

2.3. Schedule I Objectives

Schedule I of LUPAA prescribes the Objectives of the Resource Management and Planning System of Tasmania (Part 1) and the Objectives of the Planning Process (Part 2).

Together they emphasize ‘sustainable development’. The Schedule clarifies that reference to ‘Sustainable Development’ means:

managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

(a) Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying or mitigating any adverse effects of activities on the environment.

It is not possible for the LPS to meet these obligations without the inclusion of localised provisions. The Act provides for overriding provisions to be included in an LPS, subject to meeting the criteria of section 32(4), which also correlate with the Schedule I Objectives. The two components effectively work together to establish the rationale for inclusion of PPZs, SAPs and SSQs in an LPS.

Table I below provides an analysis of the LPS against the Schedule I Objectives, highlighting those areas where the SPPs and the objectives are in tension. A detailed discussion of the proposed PPZs, SAPs and SSQs against the criteria of section 32(4) is provided in Section 5 of this report.

Table 1 Comparison of the draft LPS against Schedule 1 Objectives of the Land Use Planning and Approvals Act 1993.

PART 1
<i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>
<p>Within the legislative framework of the TPS and the SPPs, the draft LPS seeks to ensure that the implementation of the SPPs results in sustainable outcomes.</p> <p>The draft LPS achieves this through the application of appropriate zones and codes and, where necessary, the inclusion of overriding local provisions to protect the environmental capability of the land and the capacity of infrastructure. The provisions set out in Section 32(4) of LUPPA allow for local provisions that are inconsistent with the SPPs, subject to criteria that demonstrates the need. This recognises that the broad application of one set of standardised provisions will not always result in sustainable outcomes.</p> <p>The draft SPPs require a priority vegetation area overlay to be mapped but restricts the overlay to certain zones only. Of note, the Agriculture Zone is excluded from the priority vegetation area. The Agriculture Zone will be the largest zone in the Municipality by area and this exclusion is therefore a significant land use policy expressed in the SPP. It also represents a significant shift from the Northern Midlands Interim Planning Scheme 2013 (NMIPs 2013), where the Rural Resource zone was applied to agricultural land uses which allowed for the application of the Biodiversity Code.</p> <p>The rural/agricultural landscape throughout the Northern Midlands municipality contains significant area of priority vegetation within the municipality included in an assessment of Biodiversity Hot Spot conservation in Iftekhar et al 2014. Such areas have been generally well managed through planning provisions that can take account of the unique circumstances that exist on each property.</p> <p>Using the presence or absence of priority vegetation to informed the application of the Rural and Agricultural zones has been extremely limited by the requirement of Guideline 1; namely to zone land to reflect the primary purpose of the land, as much of the land within the Municipality has been provided access to irrigation schemes signaling its primary use for agricultural purposes or is subject to Private Timber Reserves and Future Production Forest.</p> <p>Looking beyond the priority vegetation issue, the LPS otherwise provides adequate protection to natural and physical resources by:</p> <ul style="list-style-type: none"> • protection of natural watercourses and wetlands, in a manner similar to the interim planning scheme; • applying the Environmental Management Zone to reserves;

<ul style="list-style-type: none"> • using the best available data and method to prepare the priority vegetation area through the Regional Ecosystem Model; and • containing settlements to existing footprints.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water.</i>
<p>With the exception of rural areas, the LPS provides minimal change to the zoning of land from NMIPS 2013.</p> <p>Within towns, some relatively minor changes are proposed, and these are specifically identified and justified in Section 3.2.</p> <p>Of note is the extension of the Future Urban Zone, south of Perth to provide for the future residential development of that land as per the Northern Midlands Land Use Development Strategy 2018-2038.</p> <p>The draft LPS also provides for the land associated with the Midland Highway Perth Bypass to transition to Utilities Zone.</p> <p>In rural areas, the Rural Zone, Agriculture Zone and Landscape Conservation Zone are essentially new zones. Use and development control within each zone is established by the SPP, and the application of the zones informed by the Guidelines and the NMC Land Use Development Strategy 2018-2038.</p> <p>Appendix 1 to this report provides a high-level summary of changes between the NMIPS 2013 and the SPP which, among other elements, identifies where use rights (permitted or discretionary) vary.</p> <p>Of note, is the rezoning of Low Density Residential land north of Perth (Gibbet Hill Area) to Rural Living A to more closely reflect historic patterns of use. and rezoning of some Rural Resource Land (identified as potentially constrained for Agriculture) to Rural Living B, C and D to better reflect current patterns of use.</p>
<i>(c) to encourage public involvement in resources management and planning.</i>
When directed to do so, the draft LPS will be exhibited and subject to the 60-day statutory notification period in accordance with Section 35(c) of LUPAA.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).</i>
<p>The State government has stated that the policy behind the drafting of the SPPs is to apply regulation only to the extent necessary, thereby ‘cutting red tape’. The express purpose of doing this is to facilitate economic development and certainty, it is well documented that in practice, overregulation acts as a disincentive to economic development. The key is to find the right level of regulation.</p> <p>The Guidelines for applying zones and codes in the LPS and simplification of standards from the NMIPS 2013 to the SPPs do not always give enough consideration to objectives (a), (b) and (c). For example, the inability to apply the priority vegetation area overlay to agricultural land prioritises the agricultural economy over the natural environment.</p> <p>A further example is the SPPs provision of a Permitted pathway for an infinite number of multiple dwellings without any need for public involvement. There is also an absence of design and landscaping standards which are critical elements in providing the social, economic and cultural wellbeing for people and communities. Arguably, economic development is facilitated without</p>

consideration of the other objectives.

Overall, the LPS facilitates economic development in appropriate locations through the application of the SPP zones. The mapping is consistent with the Guidelines, but at odds with the NTRLUS and local strategy imbedded into the current NMIPS 2013 with regards to Biodiversity and Native Vegetation.

In the proposed SPP planning regime these elements will rely on the acumen of landowners and the provisions of the *Forest Practices Act 1985*, *Forest Practices Regulations 2017* and the Policy for Maintaining a Permanent Native Forest Estate (30 June 2017) (the policy). It is noted that these instruments are primarily concerned with Forest communities, and generally focus on “broad scale clearance and conversion” – defined as “*clearance and conversion of more than 20 hectares of native forest in any period of five consecutive calendar years per property*”. Furthermore, the policy provides for exemptions *for clearance and conversion of native forest where it:*

- *Is for agricultural purposes where it amounts to less than 40ha on a property in a 12-month period; and*
- *The land is subject to application is zoned as Rural, Rural Resource, Agriculture or Significant Agriculture, under a current local government planning instrument; and*
- *The native forest, which is subject to clearance and conversion, is not a threatened native vegetation community; or*
- *Has been authorized by the Forest practices Authority in accordance with provisions of clause 4 of the Policy for Maintaining a Permanent Native Forest Estate. (FPA – Information on land clearing controls in Tasmania, 2017)*

It is considered that reliance on the Forestry related instruments will provide inadequate protection for the areas identified in the Regional Ecosystem Model, which also considers native fauna habitat, non-tree vegetation communities and vegetation that provides important habitat connectivity.

The applied zones provide for a range of economic opportunities in ‘traditional’ rural, commercial, and industrial settings.

There are elements of the draft LPS that have the expressed purpose in facilitating economic development and enhancing social outcome by reducing the potential conflict between rural/agricultural and sensitive uses; such as the application of Low Density Residential zone at the outskirts of townships to provide increased opportunity for buffers.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The SPPs are structured considering the roles of other jurisdictions in the assessment of land use and development including the Local Government Act (Building and Miscellaneous Provisions) Act 1993 (LGBMP), Building process, Forest Practices System, Tasmanian Heritage Council and the Environmental Protection Authority.

The implementation of the SPPs and final approval of the Northern Midlands LPS requires cooperative planning between the TPC, State Agencies, TasWater, Council and to a degree, the broader community.

Overall, the LPS, and the Tasmanian Planning Scheme more generally, will have more input from State agencies and less flexibility at a local level, than the current NMIPS 2013.

PART 2

(a) to require sound strategic planning and co-ordinated action by State and local government.

The NTRLUS was developed through the cooperation of the 8 Northern Regional Councils; was declared by the Minister for Planning and is formally recognised as a Regional Strategy under LUPAA. The NTRLUS current version June 2018 was updated to more closely align with the intent of the TPS. It is one of several documents that have informed the Northern Midlands Land Use Development Strategy which is particularly relevant to the development of the draft LPS as detailed in Sections 4 and 5. The NTRLUS 2018 as the most comprehensive strategic document relevant to the development of the draft LPS's is considered in more detail in Section 2.5.2.

The Planning Policy Unit in the Department of Justice has proposed an updated process for the ongoing review of regional land use strategies as outlined in "Information Sheet RLUS 1 – Reviewing and Amending the Regional Land Use Strategies; Jan 2019".

Through the allocation of zones, development of Code mapping and utilisation of local overriding provisions (PPZs, SAPs and SSQs) the draft LPS is consistent with the NTRLUS.

However, the planning reform has not been done in the most strategic order.

A new legislative mechanism was proposed to be introduced for the Tasmanian Planning Policies to be made under the *Land Use Planning and Approvals Act 1993* and the State Government released draft Tasmanian Planning Policies (TPPs) for consultation. The TPPs should have been the first step in the planning reform process and informed the development of the SPPs and developing the Guidelines for the LPS. Rather, the SPPs were developed first and the TPPs have been shelved. The absence of TPPs has created a policy vacuum.

Development of the TPPs is supported but should not be based on the SPPs. Rather the SPPs should be amended in accordance with the TPPs when they are declared.

(b) to establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land; and

Consistent with this objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for the use and development of land by prescribing common content.

As noted above, TPPs should sit above the TPS to establish a comprehensive planning system.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

Comment is made in regard to the impacts of the SPPs on ecological processes in Part 1(a) and (d) above. The SPPs include a range of zones and codes that provide for assessment of environmental impact. The overriding local provisions proposed in the draft LPS are a result of the explicit consideration of social and economic effects of the SPPs on landowners, the Northern Midlands municipality, and the region.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at State, regional and municipal levels.

The SPPs have been drafted by the State, in the context of compliance with State policies, but, as mentioned above, in the absence of TPPs.

The Act requires that a draft LPS must demonstrate compliance with State Policies, the policies of the NTRLUS, and may include local overriding provisions where the need is justified under the criteria of Section 32(4).

With the limiting provisions of the Act in regard to the SPPs, policies are not easily Integrated at various levels, in fact, in some instances they are provide competing priorities which are difficult to resolve spatially.

(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals.

The approvals process is prescribed by LUPAA. The planning scheme regulates the use permissibility and level of use and development control.

The SPP continues the removal of some development assessments from the planning process, in particular the removal of Bushfire Management (except for subdivision and vulnerable or hazardous uses) and the removal of Stormwater Management provisions (except for subdivisions). These two elements will be considered for other use and developments by the *Building Act 2016* and *Urban Drainage Act 2013* respectively.

It is inevitable that such a serial approach to such critical planning elements, considering the projected impacts of Climate Change will reduce the effectiveness and capacity for a coordinated approach to planning approvals.

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.

The available zones and codes provided for under the SPPs enable controls to suit varying levels of amenity, employment opportunities, diverse environments and risk associated with natural hazards.

The draft LPS through the inclusion of SAPs makes particular provision for these values in the objectives and detailed design outcomes in the provisions.

The LPS is considered to further this objective through:

- Including the best available information and mapping on land hazards;
- Providing sufficient zoning for residential (single and multiple dwellings) and visitor accommodation development within settlements for the medium term (4 to 10 years);
- Providing opportunities for commercial use in settlements through appropriate zoning;
- Providing opportunities for industrial development in appropriate locations;
- Providing the Recreation Zone and Open Space Zone where appropriate and including provisions in the SPP to consider landscaping and provision of street trees in new development precincts;
- Identifying major roads for protection for Road Attenuation Areas;
- Applying appropriate zone and overlay controls to key public infrastructure;
- Applying scenic protection provisions to important vistas;
- Providing lower density living area on the outskirts of townships to minimise conflict between zone uses;
- Providing land zoned for Future Urban growth and development; and
- Applying heritage protection provisions to townships where tourism underpins the local economy.

Arguably, the SPPs are a step backwards from the interim schemes. Design, landscaping and subdivision standards that facilitate good urban design outcomes that promote this objective have

been gutted from the zone standards in the SPPs.

The LPS is limited in addressing these shortcomings because of how they integrate with the SPP. For example, it would not be possible to develop a street tree guideline for subdivisions or energy efficiency standard for multiple dwellings because PPZs, SAP & SSQs must be applied spatially rather than to certain developments or uses.

The draft LPS aims to overcome such shortcomings via the inclusion of a number overriding provisions via SAPs and Precinct Plans. For example, the Precinct Development Masterplans include provisions requiring the submission of Landscaping plans. The application of such provisions is expressed spatially via the Precinct Overlay maps. An obvious shortfall of this approach is that such Precinct plans would need to be continually developed for future development sites which would require ongoing applications for Planning Scheme Amendments.

This is considered an unjustified departure from the structure of the interim schemes and from other jurisdictions.

(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

Historic built heritage is captured through places listed on the Tasmanian Heritage Register, which has a statutory referral process for development applications.

The Local Historic Heritage Code provisions in the SPP are looser than those in the existing Specific Heritage Area in the NMIPS2013. The SAPs for townships with significant Heritage character include additional provisions where the need is justified under the criteria of Section 32(4). More detail in Section 4.

Other areas are protected by being included in the Environmental Management zoning of reserves.

Aboriginal heritage is not considered in the SPPs.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

Significant public infrastructure is protected through the use of the SPPs Utilities Zone, Community Purpose Zone, Open Space Zone, Recreation Zone, the Road and Rail Assets Code, Electricity Transmission Infrastructure Protection Code and the Safeguarding of Airports Code.

(i) to provide a planning framework which fully considers land capability.

The State methodology that produced the 'Land Potentially Suitable for Agriculture Layer' to provide a recommendation for the State's agricultural estate, has considered land capability.

The draft LPS has examined at a more local level the constraints to land and the capability of the land to accommodate development as prescribed in the SPPs, including consideration of existing uses (including Private Forestry Agreements).

This is discussed further in section 3.2.6.

2.4. State Policies

Section 34(2)(d) of LUPAA requires that an LPS is consistent with each State Policy. State Policies are made under Section 11 of the *State Policies and Practices Act 1993*.

Currently there are three State Policies made and the Act also incorporates National Environment Protection Measures (NEPM's) as State Policies.

2.4.1. State Policy on the Protection of Agricultural Land (PAL) 2009

The purpose of the State Policy is to:

- *conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.*

The stated objectives of the policy are:

to enable the sustainable development of agriculture by minimising:

(a) conflict with or interference from other land uses; and

(b) non-agricultural use or development on agricultural land that precludes the return of that land to an agricultural use”.

The eleven principles that support the policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes.

The SPPs were examined against the principles of the PAL Policy in the development of the Rural and Agriculture Zone provision.

The Guidelines require land to be included in the Agriculture Zone should be based on the 'Land Potentially Suitable for Agriculture Zone', a methodology developed by the State through consultants Macquarie Franklin (www.planningreform.tas.gov.au). The guidelines state:

“The guideline provides that in applying the zone, a planning authority may:

also have regard to any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:

(i) incorporates more recent or detailed analysis or mapping;

(ii) better aligns with on-ground features; or

(iii) addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer.”

Further local analysis of the results of the State layer was undertaken for the draft LPS to determine the land that should be included in the Agriculture Zone and is discussed further in section 3.2.6.

2.4.2. Tasmanian State Coastal Policy (SCP) 1996

The SCP applies to Port Dalrymple, the River Tamar / kanamaluka and all land to a distance of 1km inland from the high-water mark.

No such land is located within the Northern Midlands Municipality and accordingly this State Policy is not relevant to the draft LPS.

2.4.3. State Policy on Water Quality Management 1997

The purpose of the *State Policy on Water Quality Management 1997* is to:

achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

The *State Policy on Water Quality Management 1997* applies to all surface waters, including coastal waters, and ground waters excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and waters in any tank, pipe or cistern.

Currently, water quality objectives under the policy are largely managed through the following elements in the NMIPS2013:

- the Water Quality Code;
- provisions within zones that require connection to reticulated services where they exist or require wastewater to be kept on-site; and
- provisions to condition permits to minimise impact from construction works.

Similar zone provisions apply in the SPP for subdivisions and major earth works, however the Water Quality Code has not been carried through.

Clause 6.11.2 (g) of the SPP partially fills this gap and allows for conditions of a permit to include “erosion, and stormwater volume and quality controls”.

Additionally, the SPPs require the mandatory inclusion in the LPS of the State mapped waterway protection areas, which are based on buffer distances contained in the current interim planning scheme and derived from the Forest Practices System. However, the waterway protection areas will only provide additional controls in some zones, as Guideline 1 directs that the overlay “may include modifications to the areas depicted on the guidance map to(d) remove areas of existing development, particularly within urban areas;”

It is considered that the constraints placed on the implementation of the Natural Assets Code will preclude the SPPs from positively contributing to the goals of the *State Policy on Water Quality Management 1997*.

It is noted that Council does not have a Policy on Water Quality at this time, although the Northern Interim Planning Scheme 2013 does include a Water Quality Code.

2.4.4. National Environmental Protection Measures

The current National Environmental Protections (NEPM) relate to the following:

- Ambient air quality;
- Ambient marine, estuarine and freshwater quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

The NEPMS are not directly implemented through planning schemes, with some matters being outside the jurisdiction prescribed by LUPAA. However, some aspects are addressed through various SPP provisions relating to matters such as water quality, amenity impacts on residential uses due to noise emissions, requirement for Attenuation areas for uses with adverse impacts on health and safety, and site contamination assessment.

2.5. Northern Tasmania Regional Land Use Strategy (NTRLUS) (s.34(2)(e))

2.5.1. Background

The NTRLUS was adopted on 27 October 2011. Following its initial implementation, it has been updated a number of times with the latest version (NTRLUS Version 6) declared by the Minister on 27 June 2018. The 2018 version was amended as follows:

- to remove inconsistencies with the Tasmanian Planning Scheme and the SPPs;
- adoption of Greater Launceston Plan maps and terminology; and
- revised editorial appearance, whilst retaining the policies and actions from the former strategy.

The revisions of the NTRLUS are policy neutral (apart from those matters that are directly inconsistent with the SPPs) and as such, the draft LPS is examined against the relevant policies and actions.

2.5.2. Assessment against NTRLUS

It is noted that the current zoning of land in the *Northern Midlands Interim Planning Scheme 2013* has previously been assessed against the requirements of the NTRLUS and found to be compliant, noting that the process for the Interim Planning Schemes was affected by 'translation' limitations. Where the zoning of land is effectively carried forward through the

application of the SPP zones, detailed justification against the NTRLUS is not warranted, as for the most part, the SPPs do not compromise the policy intent of the NTRLUS.

For the most part the draft LPS reflects a “like for like” conversion of the existing NMIPS 2013 provisions into the new TPS format having regard to the SPP provisions and LPS zone and code application. Any departure from either the Guidelines and/or a “like for like” conversion of the existing NMIPS2013 is discussed on a case by case basis further in this report.

The Northern Midlands Land Use Development Strategy (NMLUDS) considered the requirements of the NTRLUS and other recent strategic reports and plans. The draft LPS represents the Phase I implementation of the NMLUDS. In summary, the NMLUDS:

- takes a township focus that aligns with the Regional Settlement Strategy;
- developed township specific area plans to contribute to the social infrastructure and community policy;
- provides Precinct Specific development plans to ensure supply for residential demand for both single and multiple dwellings;
- considered the current infrastructure capacity within the Municipality and aligned development with current capacity or known future improvement plans;
- focused on transitioning land to SPPs zones that would provide the greatest consistency of existing use rights to provide certainty to agricultural and commercial enterprises; and
- within the constraints of the Zone Application Guidelines protects the natural and scenic landscape values of the Municipality.

The examination of the LPS was undertaken (see Table 2) against the six Planning Policies of the NTRLUS including:

- Regional Settlement Network Policy;
- Regional Activity Centre Network Policy;
- Regional Infrastructure Network Policy;
- Regional Economic Development Policy;
- Social Infrastructure and Community Policy;
- Regional Environment Policy.

Table 2 Regional Land Use Strategy of Northern Tasmania – operative date 27 June 2018 Review of Regional policies contained in the Tasmanian Planning Scheme Addendum for consideration in draft Local Provisions Schedules

REGIONAL SETTLEMENT NETWORK POLICY
<p>E2.2 Regional Outcome</p> <p>Establish a regionally sustainable urban settlement pattern:</p> <ul style="list-style-type: none"> • To define and reinforce Urban Growth Areas; • To foster a network of well-planned and integrated urban settlements within identified Urban Growth Areas; • That consolidates the roles of the Greater Launceston Urban Area and the surrounding regional urban centres; and

REGIONAL SETTLEMENT NETWORK POLICY		
<ul style="list-style-type: none"> That reflects the Regional Framework Plan Map (D.1 D.2 and D.3) 		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
Regional Settlement Networks		
RSN-P1	Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	<p>All settlements in the LPS are within an identified Urban Growth Area or within a Regional Settlement or Activity Centre.</p> <p>No new discrete settlements have been created and zoning changes that reflect existing use and development, provide limited opportunity for expansion, and are associated with settlements that are impacted by the State agricultural land mapping that identified constrained land at the periphery.</p> <p>Provision has been made for the Priority Investigation Area –Residential, south of Perth by transitioning this area to 30.0 Future Urban Zone.</p>
RSN-A1	Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.	<p>The NMC Land Use Development Strategy identified existing residential land that is serviced and able to provide for single and multiple dwelling demand for the next seven years.</p> <p>Development Precinct Masterplans in each of the major townships provide Acceptable Solution pathways for the development of such land.</p>
RSN-A2	<p>Land supply will be provided in Urban Growth Areas identified as:</p> <ul style="list-style-type: none"> Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor. 	Land supply will be provided in the Supporting Consolidation Areas of Longford, Perth, and Evandale as well as Campbell Town (District Centre) and Cressy and Ross (Rural Villages and Localities).
RSN-A3	Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.	<p>Residential zones applied within Townships include General Residential, Low Density Residential while Rural Living (at various densities) has been applied to areas on the outskirts, where services are limited, to allow for existing uses and development patterns to continue.</p> <p>Future Urban Zone provides capacity for restructure of underutilised land.</p>

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-P2	Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	The settlement pattern and extent established in the application of zones provides for use and development that is consistent with the settlement hierarchy within the NTRLUS.
RSN-P3	Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	Not Applicable
RSN-A4	Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.	See response to RSN-A1
RSN-A5	Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.	See response to RSN-A1
RSN-A6	Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services, and the use of existing infrastructure, including supporting greater public transport use and services.	See response to RSN-A2 and RSN-A3
RSN-A7	Ensure all rural and environmental living occurs outside Urban Growth Areas.	See response to RSN-A3. It is noted that there is no environmental living zone in the SPP.
RSN-A8	Identify areas with existing mixed land use patterns, and/ or ‘Brownfield’ areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the	The land identified as potentially constrained at the periphery of settlement centres was reviewed and transitioned to zoning that would provide for flexibility of use to support the activity centre.

REGIONAL SETTLEMENT NETWORK POLICY		
	activity centre and the role of the settlement.	
Housing Dwellings and Densities		
RSN-P4	Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size, and locations in new residential developments	The application of the General Residential, Low Density Residential Zone and Village Zones provides diversity in housing choice with permitted pathways. The zones are supported by an activity centre framework that provides for infrastructure and facilities.
RSN-A9	Undertake a regional dwelling yield analysis.	Refer to the NMC Land Use Development Strategy document.
RSN-P5	Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	The Development Precinct Masterplans created for the Township SAPs provide for higher density residential uses (in keeping with community expectations) in serviced areas as Permitted use. The densities achieved by the masterplans generally align with the target figures within the NTRLUS. Refer to the NMC Land Use Development Strategy.
RSN-A10	Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations	The centrally located Heritage precincts make these Township areas less suited to dense infill development. The NMC Land Use Development Strategy identifies Greenfield developments to be more suitable, for example the proposed Phase 2 implementation of the South Perth Precinct Development Masterplan. The draft LPS reflects Phase 1 NMC Land Use Development Strategy implementation actions.
RSN-P6	Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	The Township SAPs focus development around regional activity centres and public transport nodes and corridors.
RSN-A11	Clearly identify settlement boundaries at the local level for all significant activity centres	The settlement boundaries are defined by SAP extent.
RSN-P7	In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support	Structure Plans for Townships identify the optimal arrangements for zoning to support walkable, well serviced settlements.

REGIONAL SETTLEMENT NETWORK POLICY		
	walkable communities, shorter vehicle trips and efficient public transport services	These local strategic documents have formed the basis for the Precinct Development Masterplans within the Township SAPs within the draft LPS.
RSN-A12	Encourage well-designed new urban communities through detailed planning provisions.	See response to RSN- P7.
RSN-A13	Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.	See response to RSN-A10.
Integrated land Use and Transport		
RSN-P8	New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	This is provided through the zoning of land and the SAPs. It is noted that the timing of the provisions of public transport infrastructure is outside the jurisdiction of a planning authority.
RSN-P9	Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character	<p>The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.</p> <p>It is noted that the planning scheme has limited jurisdiction over the provisions of public transport and public facilities. The policy is one that is achieved through advocacy to public transport providers and the consideration of public transport accessibility when formulating the provisions of a SAP.</p>
RSN-P10	Plan new public transport routes, facilities, and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport	Refer RSN-P9
RSN-A14	Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.	<p>This is achieved through ongoing Council activity as a Planning Authority.</p> <p>The zoning of the draft LPS has identified additional land for inclusion in the Future Urban zone (south of Perth) to support future amendments to the draft LPS.</p>

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-P11	Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.	Refer RSN-P9
RSN-P12	Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.	Refer RSN-P9
RSN-A15	<p>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</p> <ul style="list-style-type: none"> • Identifying transport demands and infrastructure required; • Protecting key transport corridors from incompatible land uses; and • Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists' networks. 	<p>This is achieved through ongoing Council activity as a Planning Authority.</p> <p>The NMC Land Use Development Strategy has identified a number of projects for implementation in Phase 2, including a review of the Translink SAP; and further analysis of industrial land demand.</p>
RSN-P13	Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility	Refer RSN-P9
RSN-P14	New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity, and safety	<p>The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.</p> <p>Consistent local government standards for the provision of pedestrian and cycling infrastructure assist in achieving better results for subdivision design.</p>
RSN-A16	Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.	Refer RSN-P7

REGIONAL SETTLEMENT NETWORK POLICY

Residential Design

RSN-P15	In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	The proposed Township SAPs in the draft LPS and the Proposed Devon Hill SAP, provide for a development outcome that enhances the character and amenity of existing settlements.
RSN-P16	Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.	Refer RSN-P15
RSN-P17	Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.	<p>The proposed Township SAPs in the draft LPS provide for public open space and street tree provisions in subdivision developments that enhances the character and amenity of existing settlements.</p> <p>It is noted that the SPPs do not include any provisions for public open space in subdivision and it is not a matter that is provided for in the SPPs that can be included in an LPS, unless by demonstration of a specific local value under s.32(4). The provisions of the Local Government (Building & Miscellaneous Provisions) Act (LGBMP) are extremely limited in their jurisdiction over requirements for public space.</p> <p>In effect, this policy cannot be implemented unless every greenfield and infill development is subject to a SAP.</p>
RSN-A17	Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.	Not Applicable – no such guidelines have been developed.
RSN-A18	Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.	Not Applicable.

REGIONAL SETTLEMENT NETWORK POLICY		
Housing affordability		
RSN-P20	Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability	Refer RSN-P4 and RSN-P5
RSN-A19	Review the community needs for housing provision and affordability	The NMC Land Use Development Strategy had regard to the findings of the North Tasmania Housing Study (NHTS) 2014. The NMC Land Use Development Strategy informed the development of the draft LPS.
Rural and Environmental Living Development		
RSN-P21	Rural and environmental lifestyle opportunities will be provided outside urban areas.	<p>The current Rural Living Zone in the Interim Planning Scheme carries forward in purpose and description to the LPS.</p> <p>The SPPs provide an expanded range of allowable uses and different development standards, however for the most part support the strategic intent of the NTRLUS policies and the purpose of this zone in the various locations across the municipality.</p>
RSN-P22	Rural and environmental lifestyle opportunities will reflect established <i>Rural Residential Areas</i> .	<p>There are no areas within the current Interim Scheme zoned Environmental Living. Therefore, this zone was not considered during the transition to the draft LPS.</p> <p>There are a number of locations, within the Rural Resource or Low Density Residential zone where the established rural lifestyle and lot sizes indicated that a transition to the Rural Living Zone is more appropriate. This includes land north of Perth (Gibbet Hill area); south of Longford (near Longford Race Course; and land south – west of Evandale.</p> <p>Specific details are provided in Section 3.2 Proposed Zone Conversion/Introduced Changes – Table 5, and Section 3.2.1 State-wide Agricultural Land Mapping Project – Potentially Constrained Land – Evandale within the draft LPS Supporting Report.</p>

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-P23	Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.	Refer RSN-P22
RSN-P24	Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	Refer RSN-P22
RSN-P25	Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.	Not Applicable
RSN-A20	Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.	Refer RSN-P22
RSN-A21	Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of <i>Rural Residential Areas</i> .	Refer RSN-P22
RSN-A22	Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.	Refer RSN-P22
RSN-A23	Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.	Refer RSN-P22
RSN-A24	Future locations of the Rural Living Zone should not require extension of Urban Growth Areas or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).	Refer RSN-P22
RSN-A25	Ensure future locations for rural residential opportunities do not compromise environmental values.	Refer RSN-P22

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-A26	<p>Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):</p> <ul style="list-style-type: none"> • Proximity to existing settlements containing social services; • Access to road infrastructure with capacity; • On-site waste water system suitability; • Consideration of the impact on natural values or the potential land use limitations as a result of natural values; • Minimisation of impacts on agricultural land and land conversion; • Minimisation of impacts on water supply required for agricultural and environmental purposes; • Consideration of natural hazard management; • Existing supply within the region; • Potential for future requirement for the land for urban purposes; and • The ability to achieve positive environmental outcomes through the rezoning. 	Refer RSN-P22
Regional Activity Centre Network Policy		
E.3.2 Regional Outcome		
<p>Build and promoted an attractive, sustainable, and vibrant Regional Activity Centre Networks to support sustainable urban settlements and communities. Regional activity centres will be well designed urban places as specific locations for employment, infill housing, retail, commercial and community facilities that are well connected by transport infrastructure.</p>		
POLICY		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
RAC-P1	<p>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community</p>	<p>The relevant zoning and related scheme provisions reinforces the role of the activity centres and includes provisions for higher and medium density housing within walkable catchments of the activity centres.</p>

Regional Activity Centre Network Policy		
	facilities, public and active transport provision, and associated infrastructure.	
RAC-A1	Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).	It is noted that the Planning Authority powers to integrate are limited to its preparation of the draft LPS (within the s.32(4) and other constraints) and in its capital works programs for Council assets. The policy is one that is achieved through advocacy with other government departments and agencies.
RAC-A2	Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.	The draft LPS contains residential development within the Township SAPs thereby reinforcing the Regional Activity Centre Network.
RAC-P2	Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/ precincts) recreational, arts and tourism activity for the region.	This is achieved through the distinction between the Central Business Zone and other commercial zones within the hierarchy of activity centres and the use tables of all zones, which generally restrict retail and civic uses to specific zones.
RAC-A3	Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that: <ul style="list-style-type: none"> • Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment; • Supports regional level retail investment in the CBD and inner city areas; • Complements the other higher order regional activity centres; and • Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area. 	Refer RAC-P2
RAC-P3	Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions	Refer RAC-P2

Regional Activity Centre Network Policy		
	as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.	
RAC-A4	Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure, and public transport provision.	Refer RAC-P2
RAC-P4	Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.	The draft LPS contains residential development within the Township SAPs thereby reinforcing the Regional Activity Centre Network.
RAC-A5	Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.	The draft LPS Township SAPs contain Precinct Development Masterplans which implement the NMC Land Use Development Strategy principles and objectives.
RAC-P5	Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.	<p>The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.</p> <p>The Township SAPs include in the draft LPS maximise opportunities for alternate modes of transport.</p>
RAC-A6	Support the improved use of public transport and alternative modes of transport, pedestrian amenity, and urban environments in a	The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.

Regional Activity Centre Network Policy		
	coordinated and consistent manner between the higher order activity centres.	It is noted that the planning scheme has limited jurisdiction over the provisions of public transport and public facilities. The policy is one that is achieved through advocacy to public transport providers and the consideration of public transport accessibility when formulating the provisions of a SAP.
RAC-P6	Improve the integration of public transport with activity centre planning, particularly where it relates to higher order activity centres.	Refer RAC-P5
RAC-P7	Coordinate with state agencies to support the ongoing delivery of high quality, high frequency public transport that meets the needs and expectations of the community and supports the <i>Regional Activity Centres Network</i> .	Refer RAC-P5
RAC-A7	Support the improved use of public transport and alternative modes of transport, pedestrian amenity, and urban environment in a coordinated and consistent manner between the higher order activity centres.	Refer RAC-P5
RAC-A8	Ensure planning schemes support integrated land use and transport planning principles to reinforce the role and function of the Regional Activity Centres network.	Refer RAC-P5
RAC-P8	<p>Provide high quality urban design and pedestrian amenity within regional activity centres by acknowledging the significance of place making, activity diversity and improvement of amenity. Coordinated urban design and planning are necessary elements in the development and management of attractive, sustainable, and socially responsive regional activity centres.</p> <p>The desired urban design outcomes include:</p> <ul style="list-style-type: none"> • Improvements in the presentation, safety and amenity of the public realm and built environment; and 	<p>The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.</p> <p>The Township SAPs included in the draft LPS maximise opportunities for alternate modes of transport and the provision of public open spaces.</p>

Regional Activity Centre Network Policy		
	<ul style="list-style-type: none"> Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments. 	
RAC-A9	<p>Incorporate the principles of sustainable place making and urban design in the development of existing and new activity centres having regard to the following elements:</p> <ul style="list-style-type: none"> Improvements in the presentation, safety and amenity of the public realm and built environment; and Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investment. 	<p>The Township SAPs included in the draft LPS maximise opportunities for alternate modes of transport, the provision of public open spaces, street trees and streetscape development provisions.</p> <p>Primarily this action relies on the voluntary uptake by land owners and developers of design guidelines such as Water Sensitive Urban Design (for the management of stormwater).</p> <p>Council has incorporated these requirements into the implementation of its Priority Projects.</p>
RAC-P9	<p>Discourage 'out-of-centre' development to ensure that new use and development supports the Activity Centres Network and the integrated transport system. Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed:</p> <ul style="list-style-type: none"> community need; no adverse impact on existing activity centres; and synergy with existing employment hubs (i.e. health, education, research). <p>If these three factors are present, there must be overall community benefit demonstrated through a social and economic impact assessment to reflect the strategic directions and policies of the RLUS.</p>	<p>Applying appropriate zones will discourage out of centre development through discretionary use assessment or prohibitions on use.</p>
RAC-A11	<p>Undertake master planning for the major regional activity centres, taking into account the Regional Activity Centres Network and supporting policies to encourage in-centre developments. Master plans should include a detailed development capacity audit, public consultation, opportunities and constraints assessment, methods to improve urban</p>	<p>The NMC Land Use Development Strategy that informed the development of the draft LPS had regard to existing township structure and masterplans.</p>

Regional Activity Centre Network Policy		
	<p>amenity and an economic development strategy and address other activity centre principles.</p> <p>Master plans should enhance accessibility of the higher order activity centres through good layout and good pedestrian movement.</p>	
RAC-A12	Require any proposed 'out of centre' developments are to undertake a detailed economic impact assessment that addresses how the 'out of centre' proposal complies with the strategic directions and policies of the RLUS.	Not Applicable – none proposed as part of the draft LPS.
RAC-P10	Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy	Residential, village, business, commercial and industrial zones allow for a range of uses within activity centres appropriate for their role and function.
RAC-A13	Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	Refer RSN-A10
RAC-A14	Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network.	Refer RAC-11
RAC-P11	Develop activity centres with street frontage retail layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres where the defined character or purpose requires otherwise.	The SPPs include provisions that address façade design and the location of parking.
RAC-P12	Regional Activity Centres should encourage local employment. In most instances this will consist of small-scale businesses servicing the local or district areas.	Business and industrial zones allow for uses which service the local community.
RAC-A15	Local policy should provide for home based businesses to support small businesses to establish and operate, while facilitating relocation into activity centres at an appropriate size and scale of operation.	The SPPs include provisions for home based business within residential zones.

Regional Activity Centre Network Policy		
RAC-P13	Support effective access to a hierarchy of social facilities and amenities.	Beyond the allowance of a range of uses, this is beyond the jurisdiction of a planning scheme.
RAC-A16	Have regard to the location of activity centres relative to existing or proposed principal public transport corridors in the consideration of planning scheme amendments, including rezoning proposals, as appropriate.	Not Applicable – will be achieved via Council acting as a Planning Authority.
RAC-P14	Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts. Progressively implement capital works improvements to the region's activity centres.	Beyond the allowance of a range of uses, and the Precinct Development Masterplans in the Townships SAPs, this is beyond the jurisdiction of a planning scheme.
RAC-P15	Coordinate joint agreements on the range of future needs for community, social and recreation facilities and amenities with relevant providers and state agencies.	Requires further regional governance and strategic work before incorporation into schemes.
RAC-P16	<p>Coordinate joint agreements with relevant providers and state agencies on the most effective spatial distribution of future social facilities and services to the community. In this context:</p> <ul style="list-style-type: none"> • Consider the co-location of facilities and services within the activity centre network; and • Develop a policy framework and guidelines for social community services and facilities appropriate to activity centres as part of the overall planning and development of those centres and precincts. 	This is beyond the jurisdiction of a planning scheme, other than the allowance of a range of uses within a particular zone.
RAC-A17	<p>Enhance the experience of activity centres and encourage people to linger beyond that required for their retail needs through the provision of:</p> <ul style="list-style-type: none"> • A good quality public realm including provision for a public open space focus (i.e. a town square) for community events and social networking; and • Entertainment, dining and indoor recreational opportunities. 	Refer RAC-A9

Regional Activity Centre Network Policy		
RAC-A18	For strategically important sites, introduce a planning mechanism through the existing legislative framework to allow quality of design for sites primarily in the Launceston CBD where the Council and/or the community recognises the need for a finer grain control in order to secure the desired beneficial outcome.	Not Applicable
RAC-A19	Investigate strategies to deliver a coordinated approach to the delivery of key facilities and services to the community consistent with the relative order of the Regional Activity Centres Network.	Refer RAC-P16
Regional Infrastructure Network Policy		
<p>E.4.2 Regional Outcome</p> <p>Integrate infrastructure, transport, and land use planning to complement State infrastructure plans and policies. Advance efficient, cost effective and sustainable forms of urban development that support the Regional Settlement Network.</p>		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
RIN-P1	Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.	Achieved through zoning and in the SAPs that will transition from the Interim Planning Scheme that specifically address the provision of infrastructure.
RIN-A1	Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.	Not Applicable
RIN-P2	Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.	The use of the Future Urban Zone acknowledges that growth areas need further investigation to determine the detail of infrastructure provision.
RIN-A2	Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.	Not Applicable
RIN-P3	Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.	To be achieved via the urban growth areas and appropriate application of zones.
RIN-A3	Direct growth to areas where existing infrastructure capacity is underutilised and	The Precinct Development Masterplans within the draft LPS Township SAPs are targeted at land that is

Regional Infrastructure Network Policy		
	give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.	underutilised with existing infrastructure capacity and near existing transport corridors.
RIN-P4	Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.	The SPPs give effect to this policy through the Road and Railway Code.
RIN-P5	Recognise the region's port, airport, and other intermodal facilities (existing and planned), including operations, and protect from development that will preclude or have an adverse impact on existing and future operations.	The draft LPS gives effect to this policy through the transitioning Translink SAP (location of Launceston Airport) and the appropriate application of zones in the vicinity.
RIN-A4	Recognise the operation and future expansion potential of key intermodal facilities, particularly the three major seaports and the Launceston Airport and protect from surrounding incompatible uses by applying appropriate zoning and buffers in planning schemes.	Refer RSN-A15
RIN-A5	Provide that appropriate planning mechanisms are in place to facilitate the potential Bell Bay Port Intermodal Expansion (subject to Federal Government funding).	Not Applicable
RIN-A6	Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation. Note: The area immediately surrounding some airports is subject to Commonwealth legislation, which overrides State legislation.	Refer RIN-P5
RIN-A7	Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting	Refer RIN-P4

Regional Infrastructure Network Policy		
	development that would compromise safe and efficient operations of existing and future planned road and rail corridors.	
RIN-A8	<p>Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</p> <ul style="list-style-type: none"> • Midland Highway • Illawarra Main Road • Bass Highway • Tasman Highway • Birralee Frankford Main Road/West Tamar/Batman Highway corridor • West Tamar Highway from Launceston to Frankford Main Road • East Tamar Highway • Bridport Main Road • Tasman Highway from Scottsdale to Ringarooma Main Road • Tasman Highway from Esk Main Road to St Helens „ Lilydale Main Road from East Tamar Highway to Lalla Road (Golconda Road) • Bell Bay Main Road • Esk Main Road • Evandale Main Road from Midland Highway to Launceston Airport and „ Kings Meadows Main Road. <p>Other local roads that may require protection include Bathurst Wellington Streets, forestry freight routes – Mathinna Plains Road, the northern section of Camden Road and Prossers Road.</p>	Refer RIN-P4
RIN-A9	Apply appropriate zoning and/or other mechanisms within planning schemes to support planned future roads.	The Midland Highway Perth Bypass was initially identified for the application of the Road and Railway Assets Code; but as construction has progressed the land parcels comprising this section of the Midland Highway have been transitioned to Utilities Zone.
RIN-P6	Facilitate and encourage active modes of transport through land use planning	Refer RSN-P14
RIN-A10	Roads created in new subdivisions are to be designed and constructed to meet the needs	Refer RSN-P14

Regional Infrastructure Network Policy		
	of all users and to reinforce the function, safety, and efficiency of the road.	
RIN-A11	Future subdivision design is to allow for permeability and connectivity in the transportation network.	Refer RSN-P14
RIN-A12	<p>Incorporate guidelines and other relevant subdivision design codes into planning schemes to address facilities for walking and cycling. For example, guidelines may provide that:</p> <ul style="list-style-type: none"> • Lot layouts and buildings must provide for connection to adjacent local roads, open space, trails, pedestrian, cycle and bus routes; and • Roads are designed and constructed to meet the needs of all users and to reinforce the functions, safety and efficiency of the road or communal driveway 	Refer RSN-P7
RIN-A13	Provide for provision for on and off-road cycle facilities, including shared pathways and associated engineering considerations, is addressed by local planning policy.	Not Applicable - Refer RSN-P14
RIN-A14	Future specific or Local Area Development plans are to provide for linkages to cycling networks.	Refer RSN-P7
RIN-A15	Local Area Development Plans are to promote walking and provide for a network of local walking routes	Refer RSN-P7
RIN-A16	Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails, and cycle and bus routes.	Refer RSN-P7
RIN-A17	Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.	Refer RSN-P14

Regional Infrastructure Network Policy		
RIN-P7	Facilitate an efficient and convenient public transport system through land use planning.	The urban zones of the SPPs include consideration for public transport when creating new roads.
RIN-A18	Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.	The NMC Land Use Development Strategy identifies Greenfield developments to be more suitable for higher density residential areas, for example the proposed Phase 2 implementation of the South Perth Precinct Development Masterplan.
RIN-A19	Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit points) and are designed in accordance with Australian Standards.	The Precinct Development Masterplans within Township SAPs provide for road width in accordance with Australian Standards.
RIN-A20	Subdivision design is to provide interconnected road layouts, minimises the use of cul-de-sacs, and promotes an efficient and contiguous public transport service, including cyclist and pedestrian movement.	Refer RSN-P7
RIN-A21	Consult and engage with public transport service providers in the concept design phase to determine if an area can be serviced by public transport, considering public transport networks and subdivision design.	Not Applicable
RIN-A22	Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.	Refer RIN-A18
RIN-A23	Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.	Refer RIN-A18
RIN-A24	With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.	Refer RIN-A18
Regional Economic Development		
E.5.2 Regional Outcome		

Regional Economic Development		
Advance a nationally and internationally competitive region that applies innovation and infrastructure investment to advance economic development in a broad range of sectors.		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
Economic Development		
ED-P1	<p>Promote increased innovation within the Northern Tasmanian economy, and encourage:</p> <ul style="list-style-type: none"> Increased agricultural potential by investment in irrigation schemes and irrigated lands; Innovation, which utilises and captures the region's water resources; „ Food and wine innovation; and A diversity of logistics in freight and port capacity. 	These are matters that are beyond the jurisdiction of a planning scheme.
ED-A1	Develop economic development initiatives that support diversification of existing business, commercial and industrial sectors and reflect the directives of the State Government's Population Growth Strategy (2015).	Refer ED-P1
ED-A2	Prepare and/or update municipal Economic Development Plans to strengthen the economic base of local governments and communities and support regional strategies.	Refer ED-P1
Industrial Land		
ED-P2	<p>Provide for land use planning and infrastructure networks to support the development of:</p> <ul style="list-style-type: none"> High value agriculture and food products; Digital economy (including the NBN); Vibrant, creative and innovative activity centres as places of employment and lifestyle; and Diverse tourism opportunities. 	Achieved through zone mapping, the range of uses allowable in the zone.
ED-P3	Provide a 10 year supply of industrially zoned and serviced land in strategic locations.	The area surrounding Launceston Airport, encompassed by the Translink SAP and the existing land in North Longford are the principal industrial areas for Northern Midlands.

Regional Economic Development		
		The Translink SAP is approved to transition into the LPS and existing industrial land is transitioning to the Industrial Zone.
ED-A3	Identify suitably located land within planning schemes to be zoned for industrial and employment purposes, consistent with the Northern Tasmania Industrial Land Study (2014) and provide for the region to be well placed to capture economic opportunities.	The NMC Land Use Development Strategy had regard to the Industrial Land Study Northern Tasmania (2014) which found sufficient industrial land existed within the Municipality for projected demand.
ED-A4	Analyse industrial land demand to 2040 and provide a sufficient supply of land zoned for industrial purposes, supported by adequate infrastructure and network requirements (transport, water, sewerage and energy).	Refer ED-A3
Training and Education		
ED-P4	<p>Provide suitable training and education opportunities in response to identified regional challenges, including those concerned with:</p> <ul style="list-style-type: none"> • An ageing population; • Out-migration of younger generations; • Low literacy/education/skilled workers; • Lack of diversity in the economy; • Lack of support and training facilities; and • Availability of affordable housing. 	These are matters that are beyond the jurisdiction of a planning scheme.
ED-P5	Support initiatives that provide Northern Tasmanian with an economic capacity to improve their lifestyle and engaged in fulltime or part-time employment to promote standards of living and access to basic services.	Refer ED-P4
ED-A5	<p>Identify the existing requirements of industry employers and the skills/services that are needed in the labour force. This process should:</p> <ul style="list-style-type: none"> • Build on opportunities for employment in new, emerging and growth industries; and 	Refer ED-P4

Regional Economic Development		
	<ul style="list-style-type: none"> Facilitate transition to new employment and training opportunities in response to local redundancies. 	
Rural Land Natural Productive Resources		
ED-P6	Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.	The SPP zones describe the purpose and provide the range of uses available. The LPSs are to apply zones for sustainable outcomes in accordance with the objectives of LUPAA. The inclusion of local provisions in PPZs, SAPs and SSQs ensure sustainable outcomes is discussed above under the Schedule 1 Objectives.
ED-P7	Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).	<p>The application of the SPP Agriculture and Rural Zones provides for the continued use of land for primary industry production.</p> <p>The SPPs required that land currently zoned Rural Resource, be considered for transition into potentially three zones; namely Rural, Agriculture and Landscape Conservation. Further analysis was undertaken based on the land within PPU Layer 2 – Land Potentially Suitable for Agriculture as well as the zone transition comparison assessment and the NMC LUDS. Details of the transitioning rationale applied is outlined in Section 3.2.1 in this report.</p>
ED-P8	Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.	Refer ED-P7
ED-A6	Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.	Refer ED-P7
ED-A7	Protect the long-term operation of rural industries and support an expanded agricultural sector	Refer ED-P7
ED-A8	Recognise the roll-out of irrigation schemes and ensure that these agricultural lands and future irrigation areas are appropriately zoned for primary production and protected from incompatible uses.	Refer ED-P7

Regional Economic Development		
ED-A9	Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.	Refer ED-P7
ED-A10	In conjunction with State agencies, identify and protect regionally significant extractive industry resources.	Refer ED-P7
ED-A11	Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.	Refer ED-P7
ED-A12	Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.	Refer ED-P7
ED-A13	Manage, enhance and protect marine, estuarine and freshwater habitats, from development that would adversely impact upon sustainable fish stock levels, or fisheries production.	Not Applicable
Tourism		
ED-P9	Support tourism development that is guided by research and economic strategies that develop projects and initiatives to enhance the range of tourism and visitor experiences in the region.	These are matters that are beyond the jurisdiction of a planning scheme.
ED-A14	<p>Advance a tourism strategy to promote an expanded and enhanced range of tourism and visitor experiences while addressing broad issues affecting tourism, including in relation to skills shortages, competitiveness, and marketing. The tourism strategy will:</p> <ul style="list-style-type: none"> • Complement the region's open space strategy and address cultural heritage considerations; • Facilitate supply side support programs to deliver on a strategy for existing and new operators; 	Refer ED-P9

Regional Economic Development		
	<ul style="list-style-type: none"> Identify key tourism investment sites; and Support tourism infrastructure investment as part of the region's infrastructure plan. 	
ED-A15	Support the implementation of the <i>Trail of Tin Dragon Master Plan (2004)</i> and prioritise the completion of 18 associated key projects identified to complete the trail.	Refer ED-P9
ED-P10	Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development.	<p>Numerous zones provide for tourism use and development as a complementary activity.</p> <p>Heritage Tourism in particular is important for the Municipal economy and the draft LPS include Heritage Precincts within Townships and a List of Heritage places to ensure ongoing protection of heritage values.</p> <p>The draft LPS includes a list of Heritage Trees following an audit undertaken by Council.</p> <p>The Township SAPs for Evandale and Ross include additional development provisions to ensure future development throughout these townships is in keeping with their existing historic street scapes.</p>
ED-P11	Provide for the opportunity in planning schemes to identify, protect and enhance distinctive local characteristics and landscapes.	Refer ED-P10
ED-P12	Avoid unnecessary restrictions on new tourism sector innovation in planning schemes and acknowledge that planning schemes cannot always predict future tourist sites/developments.	Refer ED-P10
ED-A16	Identify key tourism sites within an appropriate land use zone to provide for the enhancement of existing and future tourism opportunities and visitor experiences.	Refer ED-P10
ED-A17	Provide opportunities to economically support rural land uses (e.g. farming) by allowing diversification through tourism use and development.	The SPP provisions permit Visitor Accommodation within the Rural and Agriculture zones.

Regional Economic Development		
ED-A18	Encourage the establishment of small tourism businesses by allowing flexible locations and minimising regulation, such as working from home and farm gate tourism.	The SPP provisions permit Home Based business within the Rural and Agriculture zones
ED-A19	Consider all options (such as planning scheme amendment or S 43A applications) to enable support for tourism proposals.	This is achieved through ongoing Council activity as a Planning Authority.
Social Infrastructure and Community Policy		
E6.2 Regional Outcome		
Shape resilient, liveable, and prosperous communities supported by high quality community infrastructure and living environments to meet communities' particular social, education, health care, and living needs.		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
Social Infrastructure		
SI-P01	Coordinate planning for social infrastructure with residential development.	Residential, Village, Community Purpose, Recreation and Open Space zones along with the activity centre business zones, provide for various types of social infrastructure. The Township SAPs have been designed to incorporate provisions that reflect communities' expectations for high quality living environments.
SI-P02	Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment, and educational opportunities.	Refer SI-P01
SI-P03	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	The planning scheme can only provide opportunity for social infrastructure to develop in response to need. This is delivered through the zoning of land and the uses that are allowed.
SI-P04	Allow for a greater choice in housing types.	The application of the General Residential, Low Density Residential and Village zones provide diversity in housing choice with permitted pathways. The zones are supported by an activity centre framework that provides for infrastructure and facilities.
SI-P05	Protect the operation of existing and planned education/ training facilities from conflicting land uses.	The SPPs outline attenuation distances for a range of uses.

Social Infrastructure and Community Policy		
SI-A01	<p>Plan for the region's social infrastructure needs through:</p> <ul style="list-style-type: none"> • A needs analysis; • Identification of locally appropriate standards of service; • Identification of gaps in supply and predicted future needs; • An implementation plan; and • Monitoring and review. 	<p>The NMC Land Use Development Strategy undertook a numerical analysis of existing facilities in light of projected population demand.</p> <p>No immediate additional land shortfalls were identified, but further work is required to gain a better understanding of the capacity of existing facilities.</p> <p>The draft LPS corrects some inappropriate zonings for land to better reflect their community purpose as outlined in Section 3.1 of this report.</p>
SI-A02	<p>Provide for the use and development of community gardens within residential areas in planning schemes.</p>	<p>Residential, Village, Community Purpose, Recreation and Open Space zones along with the activity centre business zones, provide for various types of social infrastructure.</p> <p>Community gardens is not a defined term in the SPPs but it is noted that a number of uses and developments such as bee keeping and garden sheds are included in Section 4 of the SPP – Exemptions; and Miscellaneous Exemptions which includes community gardens on public land or on a road reserve.</p>
SI-A03	<p>Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities.</p>	Refer SI-P01
SI-A04	<p>Planning schemes are to support the provision of social housing in residential areas.</p>	Refer SI-P01
SI-A05	<p>Planning schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure.</p>	Refer SI-P01
SI-A06	<p>Provide flexibility in planning schemes to allow for a greater choice of housing types in residential areas, particularly in centrally located areas.</p>	Refer SI-P01
SI-A07	<p>Existing and planned education and training facilities are to be appropriately zoned and protected from conflicting land uses.</p>	<p>The transition zoning methodology is outlined in Section 3.1 of this report. Land identified as</p>

Social Infrastructure and Community Policy		
		containing existing education and training facilities have been transitioned to the appropriate zone.
Cultural Heritage		
CH-P01	Recognise, retain, and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history	Refer ED-P10
CH-P02	Recognise, manage, and preserve regional archaeological values.	Not Applicable
CH-A01	Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.	Refer ED-P10
CH-A02	Planning schemes are to require an assessment of impacts on heritage-listed places, precincts, and landscapes.	Refer ED-P10
CH-A03	Provide for the protection of identified significant cultural heritage and archaeological sites.	Refer ED-P10 and CH-P02
CH-A04	Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.	Refer CH-P02
Regional Environment Policy		
<p>E.7.2 Regional Outcome</p> <p>Apply a consistent approach to environmental management to:</p> <ul style="list-style-type: none"> • Protect and conserve the natural environment; • Provide for the management and use of productive resources including agricultural lands, natural resources, water resources and coastal environments; and • Plan for natural hazards and climate change adaption responses. 		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
Biodiversity and Native Vegetation		
BNV-P01	Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna	The SPPs include the Natural Assets Code and prescribe the data content of mapping to be

Regional Environment Policy		
	habitats including comprehensive spatial regional biodiversity mapping.	<p>included in the planning scheme for watercourses and the 'Priority Vegetation Area'.</p> <p>The Northern Region has engaged Natural Resource Planning Pty Ltd to implement the Regional Ecosystem Model (REM) across the regions, based on the requirements outlined in the Local Provisions Schedule (LP1.0) of the SPPs, refer Appendices 5 and 6.</p>
BNV-P02	Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.	<p>The REM approach described above, is the only mechanism available under the SPPs to identify natural vegetation values to be protected.</p> <p>The draft LPS zone transition methodology is described in more detail in Section 3.2 but included the one to one transition of existing land zoned Environmental Management. Land containing Private Conservation Covenants was initially considered for transition to Landscape Conservation Zone. However, this often required split zoning of lots, which is counter to a key zoning principle in the LUDS. Accordingly, such land was transitioned to the primary purpose of the land, predominantly Agriculture Zone. Protection to vegetation via the LPS is limited given the inability to apply the Natural Assets Code to land in the Agriculture Zone.</p>
BNV-P03	Land use planning is to minimise the spread and impact of environmental weeds.	This is beyond the jurisdiction of a planning scheme.
BNV-P04	Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy.	The REM approach described above considers State and local data and is consistent with Council's NRM strategy.
BNV-A01	Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.	Refer BNV-P01
BNV-A02	Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.	Not supported by the SPPs
BNV-A03	Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.	Refer BNV-P01

Regional Environment Policy		
BNV-A04	Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.	The SPPs only support on-site offsets.
BNV-A05	<p>Further investigate regional biodiversity:</p> <ul style="list-style-type: none"> To protect, conserve and enhance the region's biodiversity considering the extent, condition, and connectivity of critical habitats; priority vegetation communities; and the number and status of vulnerable and threatened species; Provide for use and development to be carried out in a manner that assists the protection of biodiversity by – <ul style="list-style-type: none"> Minimising native vegetation and habitat loss or degradation. Appropriately locating buildings and works. To develop a methodology that defines triggers and priorities for important habitat in assessing development; and 	This is beyond the jurisdiction of a planning scheme.
Open Space and Recreation		
OSR-P01	To provide for an integrated open space and recreation system that contributes to social inclusion, community health and well-being, amenity, environmental sustainability, and the economy.	<p>Provided for in the zoning of land.</p> <p>It is noted that the SPPs do not include any provisions for public open space in subdivision and it is not a matter that is provided for in the SPPs that can be included in an LPS, unless by demonstration of a specific local value under s.32(4). The provisions of the Local Government (Building & Miscellaneous Provisions) Act (LGBMP) are extremely limited in their jurisdiction over requirements for public space.</p> <p>In effect, this policy cannot be implemented unless every greenfield and infill development is subject to a SAP.</p> <p>The Township SAPs in the draft LPS include such provisions responding to the community's expectations.</p>
OSR-P02	Improve open space planning outcomes through the delivery of a consistent regional approach that responds to the community's	Refer OSR- P02

Regional Environment Policy		
	needs and avoids unnecessary duplication of facilities.	
OSR-A01	Prepare an open space strategy is consistent with the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> .	This is beyond the jurisdiction of a planning scheme.
OSR-A02	Prepare municipal audits and plans for open space supply in accordance with the process provided in the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> .	This is beyond the jurisdiction of a planning scheme
OSR-A03	Provide for a regional network of multi-use trails.	This is beyond the jurisdiction of a planning scheme
OSR-A04	Development is to have regard to the principles identified in <i>Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania (2009)</i> .	This is not an Applied, Adopted or Incorporate document of the SPPs.
Natural Hazards		
NH-P01	Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with <i>Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance</i> .	Addressed by the SPP Landslip Hazard Code.
NH-P02	Future land use and development is to minimise risk to people and property resulting from flooding.	The SPPs contain a Flood Prone Areas Hazard Code. Flood mapping is available for the Municipality.
NH-P03	Future land use and development is to minimise risk to people and property resulting from bushfire hazard.	The SPPs contain a Bushfire Prone Area Code applied by a map.
NH-P04	Where avoidance of hazards is not possible, or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented.	This can be implemented only to the extent allowable by the SPPs.

Regional Environment Policy		
NH-A01	<p>Manage further development in declared landslip zones.</p> <p>Complete regional land slide hazard mapping to allow identification of land susceptible to landscape hazards and its associated level of risk to specific scale and types of land uses and developments.</p>	Refer NH-P01
NH-A02	<p>Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.</p>	Refer NH-P01, P02, P03, and P04
NH-A03	<p>If there is doubt about the geotechnical stability of land proposed for urban development, Council may require a geotechnical assessment to identify risks and mitigation techniques.</p>	This can be implemented only to the extent allowable by the SPPs.
NH-A04	<p>Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.</p>	This can be implemented only to the extent allowable by the SPPs.
NH-A05	<p>Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</p>	This can be implemented only to the extent allowable by the SPPs.
NH-A06	<p>Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice</p>	This can be implemented only to the extent allowable by the SPPs.
NH-A07	<p>Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard, and risk management.</p>	This is beyond the jurisdiction of a planning scheme.
Climate Change Adaption		
CCA-P1	<p>Encourage energy efficient building use and design.</p>	This is beyond the jurisdiction of a planning scheme.

Regional Environment Policy		
CCA-P2	Protect investment in new Infrastructure from the impacts of climate change.	This is beyond the jurisdiction of a planning scheme.
CCA-A01	Support relevant National and State Building Codes and standards that include requirements for development to minimise energy and water consumption through building design and siting, including use of alternative energy sources such as solar power.	The SPPs include solar and wind power generation as developments within the Exempt and Limited Exemption categories of the Scheme.
Coasts and Waterways		
CW-P01 to CW-P04 Coastal Policies		Not Applicable
CW-P05	Protect and manage the ecological health and environmental values of surface and groundwater.	The SPP Natural Assets Code prescribes the extent of water course protection. The LPS applies the Landscape Conservation Zone to waterbodies and wetlands as per the Zone Purpose and TPC Guideline 1.
CW-P06	Where appropriate, development in new or redevelopment areas is to adopt best practice Water Sensitive Urban Design (WSUD) principles.	This is not an Applied, Adopted or Incorporate document of the SPPs.
CW-P07	Protect the water quality of the region's waterways and wetlands, including key water supply catchments.	Refer CW-P05
CW-P08	Recognise the importance of non-land use planning based organisations and their strategies and policies in managing, protecting, and enhancing natural values.	This is beyond the jurisdiction of a planning scheme.
CW-A01 to CA-A06 Relate to Coastal Policy		Not Applicable
CW-A07	Include appropriate provisions in planning schemes to manage land containing wetland or fishery habitats, including wetlands and estuary areas (particularly RAMSAR wetlands and coastal wetlands) and require appropriate buffers to separate wetlands and estuary areas from incompatible development.	Refer CW-P05

Regional Environment Policy		
CW-A08	Works undertaken on wetlands and waterways are to be in accordance with the Wetlands and Waterways Works Manual (DPIPWE, 2003, or subsequent edition) including resources such as A Wetlands Strategy for Tasmania prepared by the DPIPWE.	This document is Adopted, Applied, or Incorporated into the SPPs.
CW-A09	Include Water Sensitive Urban Design (WSUD) requirements in planning schemes, where appropriate, to reduce stormwater discharge into waterways and to maximise stormwater quality	This document is not Adopted, Applied, or Incorporated into the SPPs.
CW-A10	Planning schemes are to be consistent with the <i>Tasmanian State Policy on Water Quality Management 1997</i> and the Tasmanian State Stormwater Strategy.	Refer to Section 2.4.3 in this report.
CW-A11	Include provisions in planning schemes to facilitate the protection of ecological and hydrological integrity of water catchments, including adequate buffers.	Refer CW-P05
CW-A12	Consult relevant environmental organisations active within the region, including NRM North, as part of the review and monitoring of the Regional Land Use Strategy.	This is beyond the jurisdiction of a planning scheme.
Landscape and Scenic Amenity		
LSA-P01	<p>Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity; Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and 	<p>The policy is given effect vis the SPP Scenic Protection Code.</p> <p>The draft LPS includes Scenic Protection Area and Scenic Road Corridors.</p> <p>It is noted that the SPP limits the application of Scenic Management areas to particular zones.</p>

Regional Environment Policy		
	<ul style="list-style-type: none"> Need to protect skylines and prominent hillsides from obtrusive development/works. 	
LSA-P02	Protect specific topographic or natural features of significant scenic/landscape significance.	Refer LSA-P01
LSA-A01	Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes.	Refer LSA-P01
LSA-A02	Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes.	Refer LSA-P01
LSA-A03	<p>Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations:</p> <ul style="list-style-type: none"> The impact of development skylines, ridgelines and prominent locations; The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; The impact of materials, finishes and colours of buildings on the landscape setting; and Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. 	Refer LSA-P01
LSA-A04	Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.	Refer LSA-P01

2.6. Council's Strategic Plan – s.32(s)(f)

The LPS is generally consistent with the Northern Midlands Strategic Plan 2017-2027 as outlined below.

Our Core Strategies relate to the following key areas:

- *Lead and Progress*
Lead
 - Leaders with Impact
 - Money Matters
 - Best Business Practice and Compliance
 - Workforce Standards*Progress*
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Economic Development – Supporting Growth and Change
 - Tourism Marketing and Communication
- *People and Place*
People
 - Sense of Place – Sustain, Protect, Progress
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities*Place*
 - Environment – Cherish and Sustain our Landscapes
 - History – Preserve and Protect our Built Heritage for Tomorrow

Table 3 below, provides a more detailed assessment of how the LPS relates to applicable elements of Strategic Outcomes and Core Strategies.

Table 3 - Comparison of LPS with NMC Strategic Plan

Strategic Area/Outcomes	Core Strategies	LPS response
Lead /Leaders with Impact		
<i>Management and Elected Representation</i>	<i>Communicate – Connect with the community</i>	Community Consultation –
• Council is connected to the community	• Strengthen confidence via collaborative decision-making	1) development of NMLUDS and
• Councilors serve with integrity and honesty	<i>Lead – Councilors represent honestly with integrity</i>	2) future draft LPS process.
• Management is efficient, proactive and responsible	• Practice open, accountable governance	
	• Deliver clear, cohesive core messages	
	• Represent the concerns of the people	
	• Apply best practice, compliant governance	

Manage – Management is efficient and responsive

- Manage and deliver a responsible Council program
- Advocate for economic investment by Government
- Enable Council and staff to deliver quality service
- Drive projects that deliver a progressive local future

Lead /Money Matters

- Budgets are responsible yet innovative
- Efficiency in resource sharing and Council reform
- Improve community assets responsibly and sustainably

Budgets are responsible yet innovative

- Deliver a compliant and responsible 10-year Financial Plan
- Flexible fiscal plans enable new projects to be explored

Efficiency in resource sharing and Council reform

- Fiscal and resourcing reform have positive impact
- Strive for best practice customer service

Improve community assets responsibly and sustainably

- A 20-Year Asset Management Plan to maintain assets
- Asset Upgrade Program is responsive to opportunity

Indirectly – co-ordination and co-operation with surrounding Councils

Sourcing advice from State Government agencies.

Lead/Best Business Practice and Compliance

- Council complies with Government legislation
- Continuous improvement is embedded in staff culture
- Effective and efficient marketing, communications and IT
- Excellent standards of customer service

Council complies with all Government legislation

- Amend governance regulations as per legislation
- Ensure facilities, volunteers and Committees comply
- Update compliance policy and procedure as required
- Train staff in all compliance policy changes
- Manage Special Committees of Council

Continuous improvement is embedded in staff culture

- Motivate staff via improvement

Preparation of the draft LPS is compliant with LUPAA provisions.

Future provision of community advice in relation to the Natural Assets overlay to landowners/managers.

and innovation

**Effective and efficient
marketing, communications and
IT**

- Use positive, cohesive marketing to drive core messages
- Improve and maintain current web and social media sites
- Improve IT interface for NBN capability
- Secure and monitor Council against external risk

Excellent standards of customer service

- Ensure timely, high quality customer service
- Continuously improve efficiency in customer service

Lead/Workforce Standards – Not Applicable

Progress/ Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future

• Strategic, sustainable, infrastructure is progressive

• Proactive engagement drives new enterprise

• Collaborative partnerships attract key industries

• Attract wealth-producing business and industry

Strategic, sustainable, infrastructure is progressive

• A Land Use and Development Strategy to direct growth

• Flexible project priorities build competitive advantage

• Prepare Annual Strategic Project Delivery Model

Proactive engagement drives new enterprise

• Engage early with business and industry projects

• Plan and embed 'Sense of Place' principles

• Streamline Planning Approval timeframes

Collaborative partnerships attract key industries

• Advocate for high value new business and industry

Attract healthy, wealth-producing business and industry

• Seek business able to diversify local capability

Core element – the Land Use and Development Strategy has guided the development of the draft LPS.

Progress/Economic Development – Supporting Growth and Change

<ul style="list-style-type: none"> • New and expanded small business is valued • Support new businesses to grow capacity and service • Towns are enviable places to visit, live and work • Minimised industrial environment impact on amenity • Developers address climate change challenges • Maximised external funding opportunities 	<p><i>New and expanded small business is valued</i></p> <ul style="list-style-type: none"> • Facilitate local entities to enhance communication • Ensure streetscapes enhance aesthetic amenity <p><i>Support new businesses to grow capacity and service</i></p> <ul style="list-style-type: none"> • Support 'Shop Local' to strengthen business centres • Support new positive growth business and employment <p><i>Towns are enviable places to visit, live and work</i></p> <ul style="list-style-type: none"> • Raise our media profile to attract investment • Ensure inclusion in tourism or investment marketing <p><i>Minimise industrial environment impact on amenity</i></p> <ul style="list-style-type: none"> • Capture town character through 'Sense of Place' projects • Lower industry environmental impact via best practice • Attract business and industry to cluster zoned precincts <p><i>Developers address climate change challenges</i></p> <ul style="list-style-type: none"> • Adopt sustainable environment urban design guidelines <p><i>Maximise external funding opportunity</i></p> <ul style="list-style-type: none"> • Secure high levels of external funding for projects • Collaborate with community on funding opportunities 	<p>Primarily via the landscaping requirements within the Precinct Development Plans.</p> <p>Ensuring existing use rights are maintained wherever possible to provide certainty.</p> <p>Transition land to zones that retain a variety of future options, including Rural Zone and Future Urban Zone.</p> <p>Application of the Attenuation Code overlay maps to increase visibility of potential use conflicts, especially for Level 2 EPA sites.</p>
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Progress/ Tourism Marketing and Communication

<ul style="list-style-type: none"> • Tourism thrives under a recognised regional brand • Tourism partnerships build sense of place identity 	<p><i>Tourism thrives under a recognised regional brand</i></p> <ul style="list-style-type: none"> • Develop an Economic Development (incl. Tourism) Strategy • Support Tourism Northern Tasmania marketing to 	<p>Township Local Area Objectives in the new SAPs provide a greater ability to consider discretionary development within the local context.</p> <p>Updated list of Heritage Places including those delisted from the Tasmanian Heritage Register recognises and supports the</p>
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<p>maximise tourism growth</p> <ul style="list-style-type: none"> • Ally with Tourism Northern Tasmania, community <p>committees and tourism operators</p> <p>Tourism partnerships build sense of place identity</p> <ul style="list-style-type: none"> • Support effective regional tourism branding • Ally with Community committees and tourism operators • Advocate for tourism product enhancement funding 	<p>ongoing importance of heritage tourism to the area.</p>
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People/ Sense of Place – Sustain, Protect, Progress

<ul style="list-style-type: none"> • Planning benchmarks achieve desirable development 	<p>Planning benchmarks achieve desirable development</p>	<p>Townships SAPs respond to community consultation feedback on a variety of development characteristics.</p>
<ul style="list-style-type: none"> • Sympathetic design respects historical architecture 	<ul style="list-style-type: none"> • Provide strongly preferred building design criteria 	
<ul style="list-style-type: none"> • Developments enhance existing cultural amenity 	<p>Council nurtures and respects historical culture</p>	<p>Township Local Area Objectives in the new SAPs provide a greater ability to consider discretionary development within the local context.</p>
<ul style="list-style-type: none"> • Public assets meet future lifestyle challenges 	<ul style="list-style-type: none"> • Set benchmarks to complement historical architecture <p>Developments enhance existing cultural amenity</p> <ul style="list-style-type: none"> • Show benefits of retained character of heritage towns • Signage design control nurtures visual historical amenity <p>Public assets meet future lifestyle challenges</p> <ul style="list-style-type: none"> • Design asset upgrades for climate change challenges 	<p>Incorporate of green open spaces within Precinct Development Masterplans.</p>

People/ Lifestyle – Strong, Vibrant, Safe and Connected Communities

<ul style="list-style-type: none"> • People value quality lifestyles in vibrant, eclectic towns 	<p>Living well – Valued lifestyles in vibrant, eclectic towns</p>	<p>Community Consultation –</p>
<ul style="list-style-type: none"> • Communities speak and leaders listen 	<ul style="list-style-type: none"> • Design improvements that espouse a ‘Sense of Place’ 	<p>1) development of NMLUDS; and</p>
<ul style="list-style-type: none"> • Promote our attractive and livable places 	<ul style="list-style-type: none"> • Consult communities for inclusion and participation 	<p>2) future draft LPS process.</p>
<ul style="list-style-type: none"> • Communities are engaged in future planning 	<ul style="list-style-type: none"> • Streetscaping fosters a culture of improving amenity 	
<ul style="list-style-type: none"> • Strong community ownership and partnership 	<ul style="list-style-type: none"> • Market our desirable amenity and unique qualities 	
<ul style="list-style-type: none"> • Healthy, safe communities nurture people 	<p>Communicate – Communities speak, and leaders listen</p>	

- A Councilor Open Day for access to elected members
- Create 'Northern Midlands Living Business' on website

Participate – Communities engage in future planning

- Share Draft Strategic Project Plans with community

Connect – Improve sense of community ownership

- Consult community on Council projects and programs

Caring, Healthy, Safe Communities – Awareness,

education and service

- Equal access to health, safety and community services
- Advocate for equitable health, education, and employment
- Support networks for older persons and youth at risk
- Support networks assisting victims of domestic violence
- Foster arts and culture participation at local level
- All abilities sport and exercise facilities available
- Cater for community members with disabilities

Place/ Environment – Cherish and Sustain our Landscapes

- Cherish and sustain our landscape
- Meet environmental challenges
- Eco-tourism strongly showcases our natural beauties

Cherish and sustain our landscapes

- Work with Natural Resource Management to fund environmental protection
- Use education to enhance environmental outcomes
- Nurture landscapes and environment for future benefit
- Create eco-diverse public spaces with 'Sense of Place'

Meet environmental challenges

- Raise awareness of climate change and seek solutions

Application of the Natural Assets Code, limited protection of Priority Vegetation due to SPP Zone Application Guidelines.

Limited application of the Landscape Conservation zone.

Application of the Scenic Protection Area Code.

- Strengthen biodiversity in the natural environment

- Build environmental guidelines into statutory planning

- Explore contemporary waste management techniques

Eco-tourism strongly showcases our natural beauties

- Support eco-tourism to attract visitors to our area

Place/ History – Preserve and Protect our Built Heritage for Tomorrow

- Our heritage villages and towns are high value assets

Our heritage villages and towns are high value assets

- Value and protect our ‘Sense of Place’ heritage assets

- Attract tourism to support and sustain historical assets

- Foster business pride in historical streetscapes

Township Local Area Objectives in the new SAPs provide a greater ability to consider discretionary development within the local context.

Updated list of Heritage Places including those delisted from the Tasmanian Heritage Register recognises and supports the ongoing importance of heritage tourism to the area.

2.7. Adjacent Municipal Areas – s.34(2)(g)

Section 34(2)(g) of the LPS Criteria requires that the planning scheme “as far as practicable, is consistent with and co-ordinated with and LPS’s that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates”.

The adjacent municipal areas to Northern Midlands are Southern Midlands, Central Highlands, Meander Valley, Launceston, Break O’Day and Glamorgan-Spring Bay. (See Figure 1).



Figure 1 - Location of Northern Midland Council (NMC) area and adjacent municipal areas. (Source LISTmap)

At the time of undertaking the final zone transitions the adjacent Councils were at various stages of finalising their draft LPS for submission to the TPC as summarised below:

- Meander Valley Council (LPS-GLA-TPS) had submitted to the TPC and undergone Public Consultation with Directions hearings held in May and November 2019;
- Southern Midlands (LPS_SOU-TPS), Glamorgan Spring Bay (LPS_GLA_TPS) and Launceston had submitted drafts for review by the TPC prior to undergoing the public consultation phase, and
- Break O’Day were still finalising their drafts for approval by Council prior to

submission to the TPC for assessment.

An initial review of adjoining maps indicates that generally the land at Municipal boundaries is compatible. Further clarification will be required for the Scenic Road Corridor – given the outstanding definition matter and underlying Cadastre quality in the list – for more details on this refer to Section 4 Codes.

NMC will work with all surrounding Councils to review and consider the status of draft LPS mapping to achieve the greatest possible alignment.

2.8. Gas Pipelines Act 2000

The LPS is to have regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*. The Act and regulations provide for safety requirements; however, these do not have any direct relationship to a planning scheme. More relevantly the Act includes a declared statutory notification corridor for use and development within proximity to the pipeline to ensure its safety and protection. Sections 70C and 70D of the Act require the planning authority to give notice to the pipeline licensee for development within the corridor. The licensee may provide advice to the planning authority as to safety conditions that are to be included on any permit issued. A planning authority cannot include on a permit condition that conflicts with any condition contained in the safety and operating plan for the affected pipeline.

The pipeline traverses the municipality from north to south, with the TAS GAS Network offtake facility located south of Longford. (See Figure 2). The statutory pipeline corridor is not shown on the LIST, but relevant information will be contained within Council's GIS mapping system.

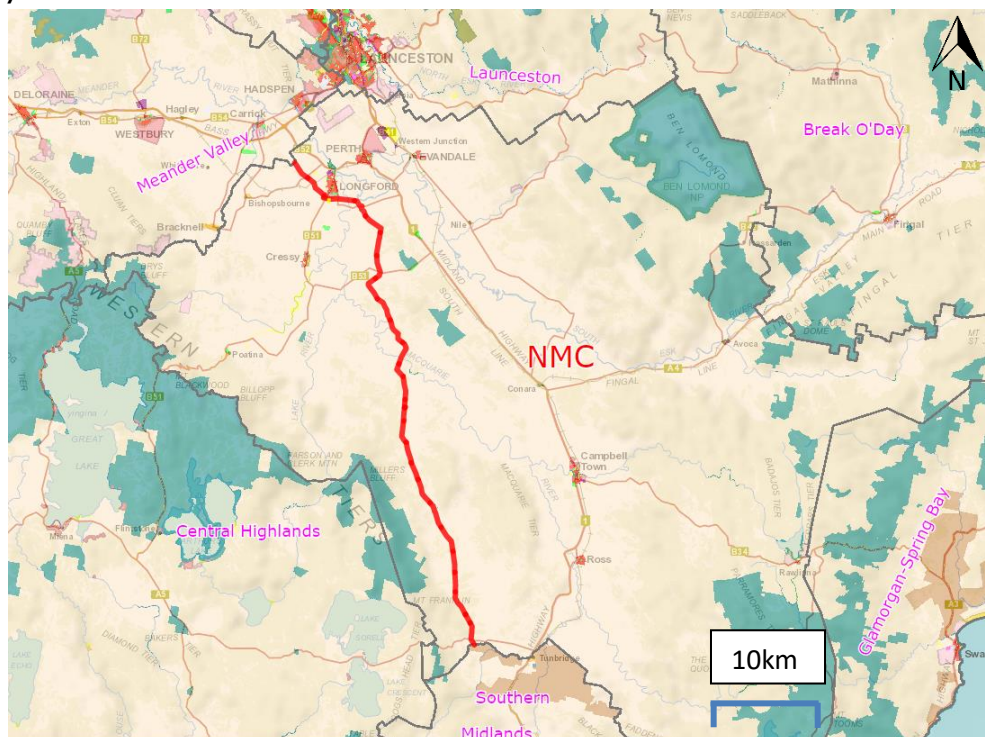


Figure- 2 TAS GAS Pipeline (Red line) (Source LISTmap)

3. ZONE MAPS

The revised Guidelines were issued by the TPC in October 2017, with approval of the Minister, in accordance with section 8A of LUPAA. Version of the Guidelines was issued in June 2018. The purpose of the Guideline is to provide an easy reference guide for the application of all zones and codes for the preparation of draft LPS in accordance with LPI.0 of the SPP which sets out the LPS requirements.

Section LPI.2 requires each LPS to contain a map that provides for spatial application of the zones to land in the municipal area. The zone map contained with each LPS must differentiate between Rural Living Zone A, B, C & D and any PPZs.

The Guideline is also to be read in conjunction with the transitional provisions under Schedule 6 of LUPAA.

Guideline No.1 directs that:

“the primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible. Reference may also be made to the ‘allowable minimum lot size’ in the Acceptable Solution, unless there is a Performance Criterion that specifies an absolute minimum, in the subdivision standards for the zone to understand the density that is allowable”.

This is consistent with the Schedule 1 Objectives of the LUPAA, however must also be read in conjunction with the allowance for overriding local provisions to be included in an LPS and the requirement to demonstrate that it promotes sustainable use and development. The Guidelines contain ‘should’ statements for the zoning of land and in doing so, recognises that there will be circumstances whereby sustainable outcomes are not achieved without variation in zone type, or the inclusion of overriding local provisions.

3.1. NMIPS 2013 – SPPs Zone Conversion

For the most part, the NM draft LPS carries through existing Interim Planning Scheme zoning, as these correlated with the Zone Application Guidelines. A comparative analysis of zone content that informed initial LPS preparation is shown at Appendix I of this report. The associated changes in zone standards are generally minor with the exception of the Agriculture Zone.

NMIPS 2013 did not include any land zoned Significant Agriculture, accordingly, transitioning to the SPP required that all land currently zoned Rural Resource to be considered for transitioning to Rural, Agriculture Zone or Landscape Conservation zone. A desktop analysis applying a consistent set of multivariate criteria (based on the TPC Guidelines) did not result in satisfactory transitions that balanced the protection of existing provisions (especially in relation to subdivision provisions), the protection of land within irrigation districts; the ongoing uses of key non-agricultural uses and the protection of priority vegetation areas. Details of the adopted transitioning approach are provided in Section 3.2.6.

Table 4 provides an overview of the transition approach adopted for each zone.

Table 4 - Zone Transition Rationale

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
10.0 General Residential	8.0 General Residential	All existing land zoned General Residential migrated to achieve the zone purpose to the greatest extent.	GRZI (a) and (b)	Corrections to a number of site anomalies as outlined in Table 5 below.
11.0 Inner Residential	9.0 Inner Residential	Zone not used in NMIPS 2013– No Action Required	N/A	N/A
12.0 Low Density Residential	10.0 Low Density Residential	All existing land zoned Low Density Residential migrated to achieve the zone purpose to the greatest extent.	LDRZ 1 LDRZ 2 LDRZ 3 LDRZ 4	<p>A number of lots north of Perth zoned Low Density Residential and subject to the Gibbet Hill Scenic Management Area have been transitioned to Rural Living Zone A to maintain the historic use pattern, considering the lack of sewage and potable water infrastructure and existing landscape values to be retained. (Details in Table 5)</p> <p>A number of lots currently zoned Rural Resource near Perth have been transitioned to Low Density Residential to better align with surrounding zoning. (Details in Table 6)</p>

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
I3.0 Rural Living	I1.0 Rural Living	All existing land zoned Rural Living migrated to achieve the zone purpose to the greatest extent.	RLZ 1 RLZ 2(a) RLZ 3	<p>Rural living lots with site specific lot size qualifications have been transitioned into the appropriate sub-category of the Rural Living Zone. Details in Table 5.</p> <p>A number of Low Density Residential lots to the south of Longford with site qualifications have been transitioned to Rural Living Zone A; these lots as per the draft Ministerial Declarations could not be transitioned on the basis that the site specific qualification does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision applies to multiple areas. Intent is to translate to a zone that most closely matches the existing use rights of properties. Details in Table 5.</p> <p>A number of Low Density Residential lots north of Perth and subject to the Gibbet Hill Scenic Management Area have been transitioned to Rural Living Zone A to maintain the historic use pattern, considering the lack of sewage and potable water infrastructure and existing landscape values to be retained. (Details in Table 5)</p> <p>A number of lots Zoned Rural Resource have been transitioned to Rural Living (B, C and D) to provide consistency with zoning of adjoining land or create buffers to</p>

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
				land transitioning to Agriculture. (Details in Table 6)
14.0 Environmental Living	Deleted from TPS	Zone not used in NMIPS2013 – No Action required	N/A	N/A
15.0 Urban Mixed	13.0 Urban Mixed	Zone not used in NMIPS2013– No Action required	N/A	N/A
16.0 Village	12.0 Village	All land zoned Village should be transferred into the Village zone under the TPS to achieve the zone purpose to the greatest extent.	VZ 1 VZ 2 VZ 3 (a)	Portion of 3370 Lake Leake Road, Lake Leake zoned Village not transitioned. Refer to Table 5 for details.
17.0 Community Purpose	27.0 Community Purpose	All land zoned Community Purpose should be transferred into the Community Purpose zone under the TPS to achieve the zone purpose to the greatest extent.	CPZ 1	Corrections to zoning anomalies with existing uses as detailed in Table 5.

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
18.0 Recreation	28.0 Recreation	All land zoned Recreation should be transferred into the Recreation zone under the TPS to achieve the zone purpose to the greatest extent.	RecZ 1 RecZ 2	Corrections to zoning anomalies with existing uses as detailed in Table 5.
19.0 Open Space	29.0 Open Space	All land zoned Open Space should be transferred into the Open Space zone under the TPS to achieve the zone purpose to the greatest extent.	OSZ 1 OSZ 3	Corrections to zoning anomalies with existing uses as detailed in Table 5.
20.0 Local Business	14.0 Local Business	All land zoned Local Business should be transferred into the Local Business zone under the TPS to achieve the zone purpose to the greatest extent.	LBZ 1 LBZ 2 (a) and (b)	Corrections to zoning anomalies with existing uses as detailed in Table 5.

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
21.0 General Business	15.0 General Business	All land zoned General Business should be transferred into the General Business zone under the TPS to achieve the zone purpose to the greatest extent.	GBZ 1 BGZ 2 (b)	No corrections required – the one potential target site, 121 High Street Campbell Town, has already been rezoned via Planning Scheme Amendment AP-NOR-01-2018 effective date 14/09/2018.
22.0 Central Business	16.0 Central Business	Zone not used in NMIPS2013 – No Action required	N/A	N/A
23.0 Commercial	17.0 Commercial	Zone not used in NMIPS2013 – No Action required	N/A	N/A
24.0 Light Industrial	18.0 Light Industrial	All land zoned Light Industrial should be transferred into the Light Industrial zone under the TPS to achieve the zone purpose to the greatest extent.	LIZ 1 LIZ 2 (a)	NIL

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
25.0 General Industrial	19.0 General Industrial	All land zoned General Industrial should be transferred into the General Industrial zone under the TPS to achieve the zone purpose to the greatest extent.	GIZ 1 GIZ 2 (b) GIZ 3	NIL
26.0 Rural Resource Zone	20.0 Rural	Consideration to be given to potential for Agricultural use; land constraints and existing uses that would be prohibited in the Agricultural zone. Target zones could be Rural, Agriculture or Landscape Conservation.	RZ 3 (a) and (d)	<p>Refer to transitioning rationale in section 3.2.1</p> <p>The SPP Zone that Council considered to most closely align with the current provisions of the Rural Resource in the NMIPS 2013, is the Agriculture Zone.</p> <p>Hence, this is the fundamental transition applied. Various departures to other zones including Rural, Rural Living (B, C and D), Low Density Residential, and Landscape Conservation have been applied to preserve existing land uses and provide buffer areas between townships and agricultural land.</p> <p>Existing uses that are either permitted or discretionary in the Rural Resource zone but prohibited in both the Rural and Agriculture zone must be allocated an alternative zoning:</p>

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
				<ul style="list-style-type: none"> • Hotel Industry • Equipment sales and hire • Vehicle parking (although only discretionary in the Rural Resource zone if associated with Evandale market) • Sites currently used for Vehicle fuel sales and service, where not located within a village or town, should be zoned 'Particular Purpose – Service Station'. <p>Rural Localities (including Rossarden and Royal George) where land was identified by the PPU project as potentially constrained (any of the criteria) was transition to the Rural Zone to maintain NTRLUS Regional Settlement Hierarchy intent.</p> <p>Land zoned Rural Resource but located within the Townships' Urban Growth boundaries, in the main, is to be transitioned to Future Urban Zone under the TPS to achieve the NTRLUS settlement hierarchy and Future Urban Zone purpose to the greatest extent.</p> <p>Refer details in Table 6</p>
27.0 Significant	21.0	No existing land zoned	AZ I (c)	Council considered the Agriculture zone to most closely align with the current provisions of the Rural Resource Zone in

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
Agriculture	Agriculture	Significant Agriculture. Provide protection for agricultural uses, in particular prevent inappropriate subdivision of agricultural land.	AZ 3 (a), (b), (c) and (e) AZ 6 (b) and (d)	the NMIPS 2013. Hence, this is the fundamental transition applied to all land currently zoned Rural Resource. Departures are listed in Table 6.
No equivalent zone	22.0 Landscape Conservation Zone	New Zone – No existing land zoned Landscape Conservation. Land that contains areas of high conservation native vegetation, significant landscape, biodiversity or natural values and not located on land to be zoned Agriculture (or other SPP precluded zones) should be considered for the Landscape Conservation zone.	LCZ 1 LCZ 3	A limited number of lots have been identified for transition to this zone. (Details in Table 6)

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
		Significant landscapes can also be recognised by a Scenic Landscape Overlay.		
28.0 Utilities	26.0 Utilities	All land zoned Utilities should be transferred into the Utilities zone under the TPS to achieve the zone purpose to the greatest extent.	UZ 1 UZ 2 UZ 3	In addition to the existing land zoned Utilities the draft LPS zone maps transition the titles associated with the Midlands Highway Perth Bypass to 26.0 Utilities Zone and corrected an anomaly in Conara. (Refer Table 6)
29.0 Environmental Management Zone	23.0 Environmental Management	All land zoned Environmental Management should be transferred into the Environmental Management zone under the TPS to achieve the zone purpose to the greatest extent.	EMZ 1	NIL
30.0 Major Tourism Zone	24.0 Major Tourism	Zone not used in NMIPS2013 – No Action	N/A	N/A

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
		Required		
31.0 Port and Marine Zone	25.0 Port and Marine Zone	Zone not used in NMIPS2013 – No Action Required	N/A	N/A
32.0 Particular Purpose Zone – Future Residential	30.0 Future Urban Zone	All land zoned Particular Purpose Zone – Future Residential, or zoned Rural Resource but located within the Townships' Urban Growth boundaries is to be transitioned to Future Urban Zone under the TPS to achieve the NTRLUS settlement hierarchy and zone purpose to the greatest extent.	FUZ 2 FUZ4	<p>Not subject to transition arrangements.</p> <p>In Perth, the land south of Drummond Street and north of Midland Highway Bypass has been transitioned to Future Urban to cater for future residential demand as per NTRLUS (27 June 2018) Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth and Evandale) – Priority Investigation Area – Residential.</p> <p>A number of lots south east of Campbell Town have been transitioned to Rural Zone 9 (details in Table 6).</p>

The process of LPS development has determined that despite the zone purpose and/or uses of the SPPs being the 'best fit' to achieve the primary objective, some associated standards of the zone did not result in sustainable outcomes and disadvantaged landowners, in direct conflict with the requirements of Section 34. This has resulted in the LPS including SAPs which are discussed further in section 5 of the document.

3.2. PROPOSED ZONE CONVERSION/INTRODUCED CHANGES

While the application of the SPPs in Northern Midlands through the Draft LPS have resulted in the need for some local overriding provisions discussed in detail in Section 5.0 of this report, some additional zoning changes are proposed that resulted from:

- The statements/requirements specified in Guideline 1;
- The Ministerial Declarations (Appendix 2);
- Correction of local anomalies and
- Council's consideration of the State's mapping of 'Land Potentially Suitable for Agriculture Zone (Appendix 3).

Table 5 below provides further details for changes relating to the first three dot points above. Changes are presented in alphabetical order of township, then street name and then the NMIPS2013 zone.

Changes to zoning pursuant to dot point 4 are outlined in more detail in Section 3.2.1 and Table 6 of this document.

Table 5- Summary of minor changes based on TPC Guidelines, Draft Ministerial Declarations, and corrections of anomalies.

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
Blackwood Creek, <ul style="list-style-type: none"> • 538 Blackwood Creek Rd (CT 248618/1 & 239923/1); • 594 Blackwood Creek Rd (CT 122134/31, 228612/1, 208439/2, 229636/1, & 22764/1); • 624 Blackwood Creek Rd (CT 	Rural Living with minimum lot size specifications of 10 ha in subdivision ordinances.	Rural Living D	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area. RLZ 3 (a).

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
220996/1) <ul style="list-style-type: none"> • 10 Hop Valley Rd (CT 227057/1); • 26 Hop Valley Rd (CT 212775/1 & 239078/1); • 56 Hop Valley Rd (CT 104062/1); • 78 Hop Valley Rd (CT 170957/1); • 86 Hop Valley Rd (CT 170957/2); • 110 Hop Valley Rd (CT 233261/1); • 140 Hop Valley Rd (CT 233117/1) • 29 Top Rd (CT 220129/1) • 80 Top Rd (CT 247610/1; • 85 Top Rd (CT 202929/1; • 130 Top Rd (CT 231904/1); • 144 Top Rd (CT 236160/1); • 182 Top Rd (CT 103773/1); • 205 Top Rd (CT 20387/1) 			
Campbell Town 70 High Street (CT 248798/1 & CT 204227/1)	General Residential	Community Purpose	The land forms part of the Campbell Town Health & Community Services precinct and contains existing hospital buildings. Transitions the land to the most appropriate zone. CPZ 1 (b).

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
Campbell Town 12 Pedder Street, (CT 92353/20)	Recreation	General Residential	Currently the 'Campbell Town Tennis Club'; New facilities being developed as part of NMC Strategic Projects 2019 for War Memorial Precinct. Re-zone to General Residential, consistent with adjoining land parcels. GRZ 1 and GRZ 2 (c)
Cressy 5 Spencer Lane, (CT 41385/2)	General Residential and Particular Purpose Future Residential	General Residential	Removes split zoning from the lot that dissects the existing residential building. GRZ 2 (a)
Cressy 4-6 Main Street (CT 247216/1)	Utilities	Community Purpose	Cressy Longford Irrigation Scheme Ltd. Offices and depot'; Current zoning is not suitable for the current use or for the future uses at the entrance to Cressy. (Such as Tourist Information Centre) CP Z 1 (d)
Deddington, <ul style="list-style-type: none"> • 801 Bryants Lane (CT 107040/8); • 837 Bryants Lane (CT 107040/7); • 845 Bryants Lane (CT 54303/1); • 863 Bryants Lane (CT 54303/2); • 879 Bryants Lane (CT 54303/3); and • 915 Bryants Lane (CT 54303/4) 	Rural Living with 10 ha minimum lot size specifications in subdivision ordinances.	Rural Living D	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area. RLZ 3 (a).

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
Devon Hills 41 Devon Hills Road, (CT 41126/1)	Low Density Residential	Open Space	Public land containing existing community shed and associated picnic area. OSZ 1 and OSZ 3.
Evandale 21 Russell Street, (232801/1)	Open Space	General Residential	Existing dwelling, proposed zone more suitable for the existing residential use. GRZ 1
Evandale 3 Scone Street, (CT 126095/1)	Open Space	Community Purpose	Site of Evandale Police Station, transition to more appropriate zone. CPZ 1 (c)
Lake Leake Rural Living lots west of Kalangadoo Bay, Lake Leake (NB area locally referred to as Kalangadoo) <ul style="list-style-type: none"> • 39 Lake View Rd (CT 32379/65) • 42 Lake View Rd (CT 32379/64); • 51 Lake View Rd (CT 32379/66); • 59 Lake View Rd (CT 32379/67); • Lot 63 Lake View Rd (CT32379/63); • Lot 62 Lake View Rd (CT 32379/62); • 71 Lake View Rd (CT 32379/68); • 75 Lake View Rd (CT 32379/40); • 91 Lake View Rd (CT 32379/42); 	Rural Living with 2 ha minimum lot size specifications in subdivision ordinances.	Rural Living B	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain existing character of the area and provide for further subdivision of larger lots within the area to 2ha. RLZ 3 (a) & (b)

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 92 Lake View Rd (CT 32379/61); • 83 Lake View Rd (CT 32379/43); • 89 Lake View Rd (CT 32379/41); • 95 Lake View Rd (CT 117993/18); • 103 Lake View Rd (CT 117993/17); • 115 Lake View Rd (CT 117993/16); • 116 Lake View Rd (CT 117993/15); • 123 Lake View Rd (CT 117994/200); • 8 Little Spit Rd (CT 117993/1); • 14 Little Spit Rd (CT 117992/3); • 17 Little Spit Rd (CT 117993/12); • 18 Little Spit Rd (CT 117993/3); • 26 Little Spit Rd (CT 117993/4); • 31 Little Spit Rd (CT 117993/13); • 32 Little Spit Rd (CT 117993/5); • 39 Little Spit Rd (CT 117993/12); • 40 Little Spit Rd (CT 117993/6); • 41 Little Spit Rd (CT 117993/11) • 43 Little Spit Rd (CT 117993/10); • 44 Little Spit Rd (CT 117993/7); • 45 Little Spit Rd 			

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
(CT 117993/9) <ul style="list-style-type: none"> 46 Little Spit Rd (CT 117993/8). 			
Lake Leake 3370 Lake Leake Road, (CT 148637/1)	Village and Rural Resource	Village	Remove split zoning and enable the existing uses of local shop and fuel sales to continue as discretionary uses. RLZ 1(a) and (b); VZ1 and VZ2
Longford 2A Archer Street (PID 6736852)	Open Space	Recreation	Public land with existing St George Sports Ground, with cycling track and skateboard park as well as public caravan park. RecZ 1 (a) and RecZ 2
Longford 3 Archer Street, (CT 216407/1 & 156292/2)	Open Space	Recreation	Existing Bowls Club Building and Green across the two titles. RecZ 1; OSZ 4 (b)
Longford 15A Mason Street, (CT 114435/1 & 114435/2)	Open Space	Recreation	Existing Tennis Club. RecZ 1; OSZ 4 (b)
Longford <ul style="list-style-type: none"> 81 Brickendon Street (CT 124312/1); 97 Brickendon Street (CT 26599/1); 99 Brickendon Street (CT 111673/2); 	Low Density Residential 14 land parcels in the area west and south around the Longford Racecourse	Rural Living A	Respond to draft Ministerial Declaration that the site qualifications cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area and

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • Cressy Rd (CT 1139081/1 & 1139081/2 • 359 Cressy Rd (CT 140326/1) • 132 Marlborough Street (CT 112949/3 – Southern portion) • 143 Marlborough Street (CT 157278/1 & 157278/2); • 214 Marlborough Street (CT 110574/1 & 110574/2); • 241 Marlborough Street (CT 111673/1); • Wellington Street (CT 244840/1); • 236 Wellington Street (CT 244841/1). 			<p>maintain existing use rights.</p> <p>RLZ 1 (a) and RLZ 3 (b)</p> <p>NB Some titles no longer exist in the LIST including:</p> <ul style="list-style-type: none"> • CT 122095/3; • CT 135118/1-3; • CT 19327/2-3; • CT 63989/1.
<p>Longford</p> <ul style="list-style-type: none"> • Norwich Drive (CT 12087/12); • Norwich Drive (CT 135661/2); • Lot 2 Norwich Drive (CT 158771/2); • 26 Norwich Drive (CT 33649/4); • 27 Norwich Drive (CT 135661/1); • 48 Norwich Drive (CT 136558/1); • 59 Norwich Drive 	<p>Rural Living with 10 ha minimum lot size specifications in subdivision ordinances.</p>	<p>Rural Living D</p>	<p>Respond to draft Ministerial Declaration that the site qualifications cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area.</p> <p>RLZ 3 (a).</p>

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
(CT 135661/4 & 135661/3); <ul style="list-style-type: none"> • 162 Norwich Drive (CT 136177/3); • 186 Norwich Drive (CT 124852/4); • 188 Norwich Drive (CT 124852/3); • 200 Norwich Drive (CT 125707/4); • 201 Norwich Drive (CT 135661/5); • 217 Norwich Drive (CT 158127/1); • 220 Norwich Drive (CT 167713/2); • 250 Norwich Drive (CT 167713/1); • 256 Norwich Drive (CT 136858/2); • 259 Norwich Drive (CT 44815/1) • 260 Norwich Drive (CT 136858/1); • 282 Norwich Drive (CT 12087/8); • 291 Norwich Drive (CT 44815/2); 			

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 320 Norwich Drive (CT 152443/2); • 335 Norwich Drive (CT 12087/17); • 340 Norwich Drive (CT 152443/1); • 346 Norwich Drive (CT 114877/2); • 359 Norwich Drive (CT 101230/1); • 360 Norwich Drive (CT 114877/1); • 372 Norwich Drive (CT 12087/11); • 383 Norwich Drive (CT 101230/2); • 435 Norwich Drive (CT 12087/15); • 443 Norwich Drive (CT 158771/1); • 447 Norwich Drive (CT 12087/12); 			
Longford <ul style="list-style-type: none"> • 187 Pateena Road (CT 122423/1); • 201 Pateena Road (CT 122423/2); • 227 Pateena Road (CT 122423/3); 	Rural Living with 10 ha minimum lot size specifications in subdivision ordinances.	Rural Living D	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act.

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 235 Pateena Road (CT 146556/2); • 237 Pateena Road (CT 146556/1); • 239 Pateena Road (CT 122423/5); • 265 Pateena Road (CT 7128/1); • 335 Pateena Road (CT 7128/2); • 341 Pateena Road (CT 7128/3); • 335 Pateena Road (CT 7128/4); • 429 Pateena Road (CT 245021/1); • 449 Pateena Road (CT 17320/1); • 477 Pateena Road (CT 115609/1); • 535 Pateena Road (CT 33649/5); 			<p>Transition to the most appropriate TPS zone, to maintain the existing character of the area.</p> <p>RLZ 3 (a).</p>
Perth 5 Onyx Circuit (CT 155680/21)	Open Space	General Residential	<p>Existing dwelling, proposed zone more suitable for the existing residential use.</p> <p>GRZ 1</p>
Perth 59 Seccombe Street (CT 15733/32)	Open Space	General Residential	<p>Existing dwelling, proposed zone more suitable for the existing residential use.</p> <p>GRZ 1</p>
Perth Gibbet Hill Area north of Perth; the area is shown on the Devon Hills- Perth Zone Map	Low Density Residential	Rural Living A	<p>The existing pattern of use is larger residential lots and is not identified as providing the residential demand projected in the NMC Land Use Development Strategy. These larger lots north of</p>

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
			the General Residential Zone are not serviced by TasWater Infrastructure services (Sewer or water). RLZ 1 (a) and RLZ 3 (a)
Relbia <ul style="list-style-type: none"> • 19 Caledonia Drive (CT 139717/1); • 29 Caledonia Drive (CT 139717/2); • 32 Caledonia Drive (CT 139171/19) • 38 Caledonia Drive (CT 39717/18); • 47 Caledonia Drive (CT 139717/3); • 56 Caledonia Drive (CT 139717/16); • 57 Caledonia Drive (CT 139717/4); • 65 Caledonia Drive (CT 139717/5); • 75 Caledonia Drive (CT 139717/6); • 78 Caledonia Drive (CT 139717/15); • 103 Caledonia Drive (CT 139717/7); 	Rural Living with 2 ha minimum lot size specifications in subdivision ordinances.	Rural Living B	<p>Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area.</p> <p>RLZ 3 (a)</p> <p>NB odd numbered properties' rear boundary coincides with the Municipal boundary with Launceston – the adjoining land is also zoned Rural Living in the Launceston Interim Plan – <i>Proposed LPS zone to be confirmed.</i></p>

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 106 Caledonia Drive (CT 139717/14); • 110 Caledonia Drive (CT 139717/13) • 115 Caledonia Drive (CT 139717/8); • 121 Caledonia Drive (CT 139717/9); • 126 Caledonia Drive (CT 139717/12); • 137 Caledonia Drive (CT 139717/10); • 138 Caledonia Drive (CT 139717/11) 			
Ross 26 Bond Street (CT164909/1)	Split zoned, western section Local Business and eastern portion General Residential.	General Residential	Remove split zoning. Align better with zoning of adjoining land to the north, south and east. GRZ 1
Ross 13 Bridge Street (CT 164909/2)	Local Business Zone & General Residential (eastern third of the lot)	Local Business Zone	The site is currently occupied by a business and residence. Split zoning is not warranted as Local Business provides for residential use; recommend rezoning of the entire site to Local Business. LBZ 1 and LBZ 2 (a)
Ross	Local Business	Open Space	Public land, site of the Ross

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
33 Church Street (CT 53141/1)			Village Green, rezone to more appropriate zone. OSZ 1 ad OSZ 3

3.2.1. State-wide Agricultural Land Mapping Project

Background

The LPS is required to zone rural land that is currently under the Rural Resource Zone (RRZ) and the Significant Agriculture Zone (SAZ) into the Rural Zone (RZ) and the Agricultural Zone (AZ). There is no land zoned Significant Agriculture Zone in the NMIPS2013.

These zones were created to recalibrate the RRZ and the SAZ which were inconsistently used and applied in interim schemes across the State.

The State Government commissioned a State-wide Agricultural Land Mapping Project (the Project) with the primary aim of identifying 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, refer Appendix 3 for details.

The Project identified that the SAZ and RRZ were not fit for purpose. The SAZ was too narrow in its scope in that it was limited to "land for higher productivity value agriculture dependent on soils as a growth medium".

The RRZ then had to capture all other agricultural land that was not deemed as having 'higher productivity value'.

The new AZ is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses.

The RZ provides for the remaining rural land where there is limited or no potential for agriculture. The Rural Zone provides for all agricultural uses to occur in conjunction with a range of rural businesses and industries.

It should be noted that the Project excluded certain land uses such as forestry in their analysis, which in their view, was better suited to the RZ as a strategically important naturally occurring resource.

The Mapping

The Project produced two mapping layers that were made available on the LIST website, which included:

1. Potential Agricultural Land Initial Analysis (Layer 1)
2. Land Potentially Suitable For Agriculture (Layer 2)

Layer 2 included a constraints analysis and shows land that is:

- Unconstrained agricultural land
- Potentially constrained agricultural land (Criteria 2A)
- Potentially constrained agricultural land (Criteria 2B)
- Potentially constrained (Criteria 3)

The constraints analysis is based on the table below:

<i>Unconstrained</i>	<i>Potentially Constrained (Criteria 2A)</i>	<i>Potentially Constrained (Criteria 2B)</i>	<i>Potentially Constrained (Criteria 3)</i>
<ul style="list-style-type: none">– an area greater than the Criteria 1 size thresholds; or– an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha.	<ul style="list-style-type: none">– an area less than the Criteria 1 size thresholds;– a capital value of greater than \$50,000/ha; and– not adjoining a residential zone.	<ul style="list-style-type: none">– an area less than the Criteria 1 size thresholds;– a capital value of less than \$50,000/ha;– not adjoining a title with an area greater than the Criteria 1 size thresholds; and– not adjoining a residential zone.	<ul style="list-style-type: none">– an area less than the Criteria 1 size thresholds;– a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and– adjoining a residential zone.

Zone Application

The Guidelines required the application of the Agriculture Zone to be based on the land identified in Layer 2, but provides for any analysis at a local level that:

- *Incorporates more recent or detailed analysis or mapping;*
- *Better aligns with on-ground features; or*
- *addresses any anomalies or inaccuracies in the layer.*

In particular, Guideline AZ 3 identifies that titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 in Layer 2 may require further investigation as to their suitability in the Agriculture Zone.

Guideline AZ 5 provides for titles to be split-zoned to align with areas potentially suitable for agriculture, and areas on the same title where agriculture is constrained.

Guideline AZ 6 provides for alternative zoning of land identified in Layer 2 to be considered if further analysis is done and identifies the following:

- *strategically important natural occurring resources;*
- *protection of significant natural values, such as priority vegetation areas;*
- *strategically important uses; and*
- *the land has limited or no potential for agricultural use.*

NMC approach to the transition

There is no land zoned Significant Agriculture Zone in the NMIPS2013. Hence, a review of all land zoned Rural Resource was required, considering the Guidelines and the PPU project advice for applying the AZ.

Given the extent of the area and number of lots involved it is not feasible to provide a table listing all properties affected by this transitioning guideline. Landowners will be notified by Council and advised to check the draft LPS zoning maps to identify the impact on their property or properties. The following section provides an overview of the transitioning approach used in the preparation of the draft NMC LPS zone maps.

Based on the comparison of provisions between existing zones and SPP zones as documented in Appendix I, Council reached the decision that the Agriculture zone most closely aligned with the current provisions of the Rural Resource Zone in the NMIPS 2013. Hence, this is the fundamental transition applied to all land currently zoned Rural Resource, including the Rural Resource zoned land excluded from the PPU project analysis.

A review of all land transitioned to the Agriculture zone was undertaken by NM Planning Staff to identify lots:

- With known existing strategic non-agricultural uses;
- identified as constrained by the PPU project; and
- surrounding townships (especially smaller constrained lots which could be transitioned to a non-agriculture zone to provide a buffer to the sensitive uses within Townships).

Council's rationale is aligned with the following LUDS principles:

- Apply a 1 to 1 transition, both spatially and from the ordinance (use class and development provisions) perspective wherever possible;
- Maintain existing use rights of landowners wherever possible; and
- Avoid spot and split zoning wherever possible.

Council's approach reflects a view that the primary purpose for land in the Northern Midlands Council area is for agricultural uses. Properties containing Level 2 EPA activities, Private Timber Reserves or Private Conservation Covenants, are not permanently reserved for such purposes and in the event that leases, agreements, or covenants are terminated, then the land reverts back to its primary purpose. The

proposed transitioning approach avoids the potential for oddly zoned pockets of land throughout the municipality.

A further key consideration was the desire to restrict and minimise subdivision of the agricultural land. The SPP Rural Zone provides a permitted pathway for subdivision into 40 ha lots, whereas no such permitted pathway exists within the Agriculture Zone. In the SPP subdivision of Agriculture Zone land (unless for public use by the Crown; required for provision of Utilities; or consolidation with another lot) relies on Performance Criteria with a minimum lot size of 1 ha. Council considers that providing a discretionary pathway given the nature of the Performance Criteria, will provide optimal protection of Agricultural land from inappropriate subdivision and potential rezoning of land that would fetter existing agricultural uses on adjoining land.

Details of lots currently zoned Rural Resource that were not transitioned to Agriculture Zone are detailed in Table 6.

Table 6 – Departures from transition to Agriculture Zone

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
Longford 1 Archer Street, (CT 215539/1) Perth Lot 1 Drummond Street (CT 173776/1) (that portion of the lot east of the Perth Bypass & west and north of 44 Phillip Street) 99 Main Road, (PID 6744908) 38 Phillip Street (CT23463/1) 44 Phillip Street (CT 23463/2)	Rural Resource	General Residential Zone	Land excluded from PPU analysis. Land fully serviced or adjacent to fully serviced land zoned General Residential. Phillip Street lots identified for future infill in LUDS. GRZ 1 (a) and (b) GRZ 2 (c).
Perth 83 Fairtlough Street, (CT 117650/1) 235 Perth Mill Road, (CT 12672/1)	Rural Resource	Low Density Residential	Land excluded from PPU analysis or identified as constrained for agricultural uses (Criteria 3) Land constrained by lack of

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
282 Perth Mill Road, (CT 171494/4) (portion of title south of Perth Mill Road)			availability of reticulated infrastructure services. Create more consistent zoning with nearby residential land. LDRZ 1(a) (i) and (ii)
Relbia 370 Relbia Road, (CT 12849/1)	Rural Resource	Rural Living B (Min Lot size 2 ha)	Land constrained for agricultural uses (Criteria 3). Title extends across Municipal boundary with Launceston. Proposed zoning creates consistency of zoning with land in the Launceston municipality. RLZ 2 (a) Section 34(2)(g) of LUPAA
Evandale 600 Evandale Road, (CT 149503/1) 606 Evandale Road (CT 137805/1) 616 Evandale Road, (CT 106441/1) 1A High Street, (CT 131225/8) NBI 3 High Street, (CT 239114/1) NBI 41-43 High Street, (CT 130820/1) 18 Logan Road, (CT 135864/3)	Rural Resource	Rural Living C (Min Lot size 5 ha)	Land constrained for agricultural uses (Criteria 2A, or 2B or 3). Reflect existing uses and patterns of density. Provide buffer between agricultural uses and sensitive uses in Townships. Pateena Road lots excluded from PPU analysis, but constrained for agricultural use by existing use, size and location within flood area. 114 Main Road lot excluded from PPU analysis but constrained for agricultural use by existing use and lot

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>Leighlands Road Properties as shown in Figure 10</p> <p>15 Nile Road, (CT 80904/5)</p> <p>18 Nile Road, (CT 55582/10)</p> <p>15 Ridgeside Lane, (CT 247684/1)</p> <p>31 Ridgeside Lane (CT 70514/1)</p> <p>825 White Hills Road, (CT 145763/3)</p> <p>845 White Hills Road, (CT 64588/1)</p> <p>840 White Hill Road, (CT 227393/1)</p> <p>866 White Hills Road, (CT 36474/1)</p> <p>876 White Hills Road, (CT 38076/1)</p> <p>Longford</p> <p>906 Pateena Road, (CT 10767/1)</p> <p>908 Pateena Road, (CT 10767/2)</p> <p>926 Pateena Road, (CT 10767/3)</p> <p>938 Pateena Road, (CT 120540/1)</p> <p>948 Pateena Road, (CT 113763/1)</p> <p>988 Pateena Road, (CT</p>			<p>size.</p> <p>RLZ 1 (a) and RLZ 3 (a).</p> <p>NBI – lots with existing split zoning of General Residential and Rural Resource; split zoning maintained and only that portion of the lot currently zoned Rural Resource being transitioned to Rural Living C.</p>

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>118831/2)</p> <p>Perth</p> <p>114 Main Road, (CT 23295/2)</p> <p>15962 Midland Highway, (CTs 165068/7 and 8)</p> <p>Ross</p> <p>Land to the south and south-east outlined in red in Figure 3</p>			
<p>Campbell Town</p> <p>Land to the south outlined in black in Figure 6</p> <p>Youngtown</p> <p>500 Hobart Road, (CT 141258/1)</p> <p>502 Hobart Road, (CT 141257/1)</p>	Rural Resource	Rural Living D (Min Lot size 10 ha)	<p>Land constrained for agricultural uses (Criteria 2A, or 2B or 3).</p> <p>Youngtown lots excluded from PPU analysis, but constrained for agricultural use by existing use, and size. Proposed transition zoning more closely aligned to nearby zoning in Launceston municipality.</p> <p>RLZ 1 (a) and RLZ 3 (a).</p> <p>Section 34(2)(g) of LUPAA.</p>
<p>Conara</p> <p>136 Conara Road, (CT 149370/1) (see Figure 4)</p> <p>Poatina</p> <p>Unit 64, 16 Gordon Street, (CT 120167/64 (that portion of the lot between Gordon Street and Poatina Road in Figure 5.</p>	Rural Resource	Village	<p>Conara Lot excluded from PPU analysis, but constrained for agricultural use by existing use, and size.</p> <p>Proposed transition zoning more closely aligned to nearby land zoning.</p> <p>VZ 1, VZ 2 and VZ 3 (a)</p>

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>Campbell Town Land to the south east outlined in red in Figure 6.</p> <p>Land to the south west as outlined in red in Figure 7.</p> <p>Conara 12635 Midland Highway (CT 120799/1)</p> <p>Cressy 5 Burlington Road, (CT 125133/1)</p> <p>155 Burlington Road, (CT 251640/4, CT 251640/1, CT 251640/3, CT251640/2, CT 236228/1, CT 35/1773)</p> <p>773 Delmont Road, (CT 173173/1)</p> <p>701 Mount Joy Road, (CT156925/1)</p> <p>Longford 356 Wilmores Lane, (CT 15047/1)</p> <p>Perth 16523 Midland Highway, (CT 170419/1)</p> <p>162525 Midland Highway, (CT 170418/1)</p> <p>Powranna Midland Highway (CT 139950/1)</p>	Rural Resource	Rural	<p>Existing uses aligned with the zone purpose for Rural Zone.</p> <p>Protect existing use rights to enable potential future expansion of strategic industries in the municipality.</p> <p>Land constrained for agricultural use.</p> <p>RZ 3 (b) and (c)</p>

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>14532 Midland Highway (CT 136123/1, CT 115452/2, CT 173566/1, and CT 137695/1)</p> <p>Lot 1 Powranna Road, (CT 147657/1)</p> <p>73 Powranna Road, (CT 176230/2)</p> <p>73 Powranna Road, (CT 176230/1)</p> <p>113 Powranna Road, (CT 147657/2)</p> <p>119 Powranna Road, (CT 143421/1)</p> <p>Rossarden All lots identified as potentially constrained by the PPU project and located within the Township boundary. (See Figure 8Figure 8)</p> <p>Royal George All lots identified as potentially constrained by the PPU project. (See Figure 9)</p> <p>Western Junction 141 Perth Mill Road, (CT 134004/1)</p>			
<p>Conara</p> <p>Midland Highway, (CTs 150643/2, 150645/6 and</p>	Rural Resource	Landscape Conservation	Conara Lots excluded from PPU analysis but constrained for agricultural use by existing use (Conara Park)

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>150645/10) in Figure 4.</p> <p>Perth</p> <p>Lot 1 Drummond Street (CT 173776/1) (that portion of the lot east of the Perth Bypass & south of existing General Residential zoned land) (NBI)</p> <p>Poatina</p> <p>Unit 64, 16 Gordon Street, (CT 120167/64 (that portion of the lot surrounding Poatina)</p>			<p>and size.</p> <p>Poatina lot identified by PPU project as unconstrained. But the lot is the site of the existing Arts Centre which would be a prohibited use in the Agriculture Zone. The portion of the title south of the township contains Priority Vegetation and is within the Scenic Management Area.</p> <p>LCZ 1, and LCZ (a) and (b).</p> <p>NBI Perth lot identified as unconstrained in PPU analysis, but land elevation and remnant grassland vegetation more suited to transition to LCZ to provide buffer to existing and future sensitive uses on adjoining land from the Perth Bypass.</p>
<p>Conara</p> <p>Conara Road, (CT 149452/1)</p> <p>Perth</p> <p>All lots associated with the Perth Bypass (CT 173779/2, CT 170341/11, CT 170341/10, CT 19724/1, CT 19724/2, CT 170340/7, CT 170340/8, CT 170340/9, CT 173779/1, CT 171216/12, CT 173779/3, CT 173777/5, CT 173777/7, CT</p>	Rural Resource	Utilities	<p>Conara</p> <p>Land excluded from PPU analysis.</p> <p>Correction of anomaly. Land adjacent to South Line with responsible Authority Department of State Growth.</p> <p>Perth</p> <p>Land identified as unconstrained by PPU</p>

Property (Address/ Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>173777/8, CT 173777/9, CT 173774/10, CT 173773/12)</p> <p>Lot 1 Drummond Street (CT 173776/1) (that portion of the lot east of the Perth Bypass & south of existing General Residential zoned land)</p>			<p>analysis, but titles show as Acquired Road.</p> <p>UZ 1 (c) and (f).</p>
<p>Perth</p> <p>35 Drummond Street, (CT 177503/1) that portion of the lot north of the Perth Bypass.</p> <p>Lot 1 Illawarra Road, (CT 174676/1) (that portion of the lot north of the Perth Bypass)</p>	Rural Resource	Future Urban Zone	<p>Land identified by the PPU analysis as unconstrained.</p> <p>Land identified in NTRLUS and LUDS as future urban growth area.</p> <p>FUZ 1</p>

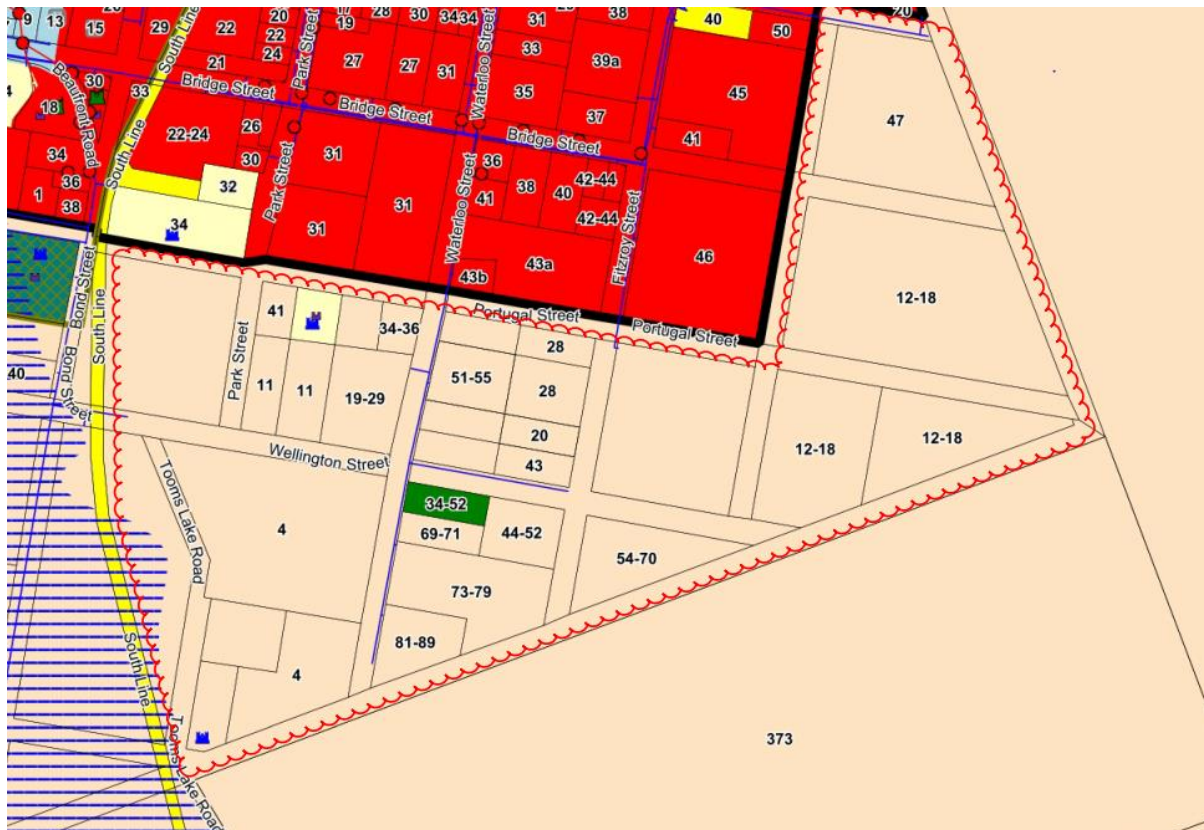


Figure 3 - Land identified by PPU analysis as constrained (outlined in red) to transition to Rural Living C.

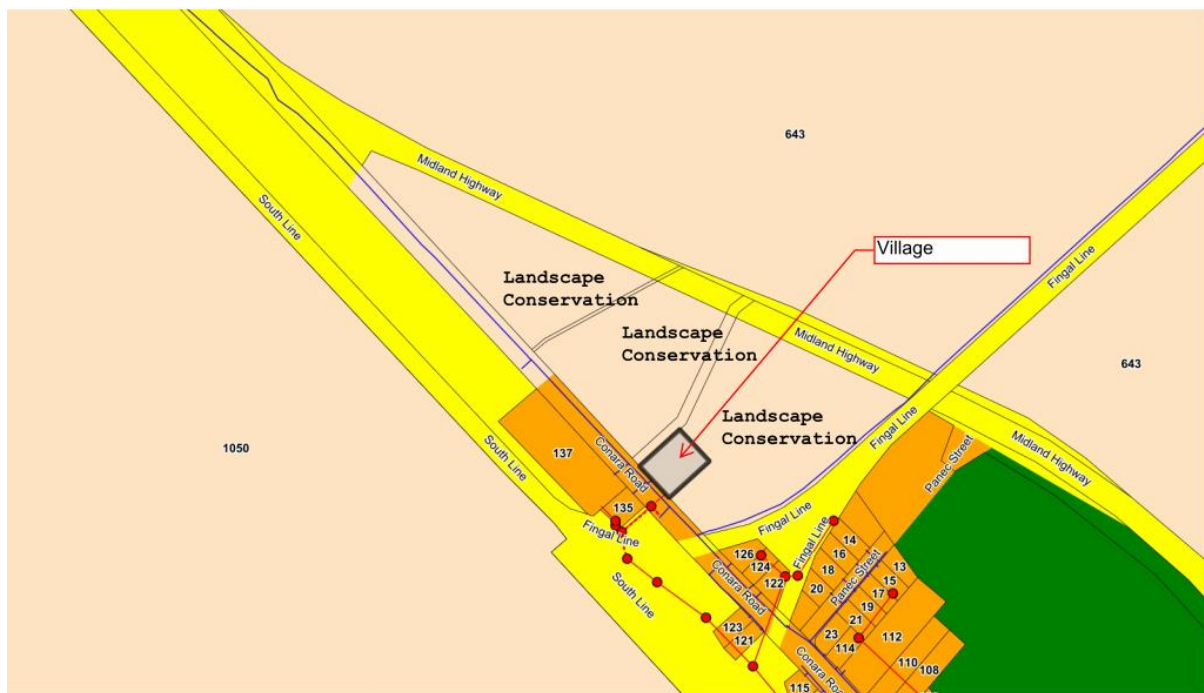


Figure 4 - Land excluded from PPU analysis to be transitioned to Village and Landscape Conservation.



Figure 5 - Land identified by PPU project as unconstrained outlined in red to be transitioned to Village Zone.

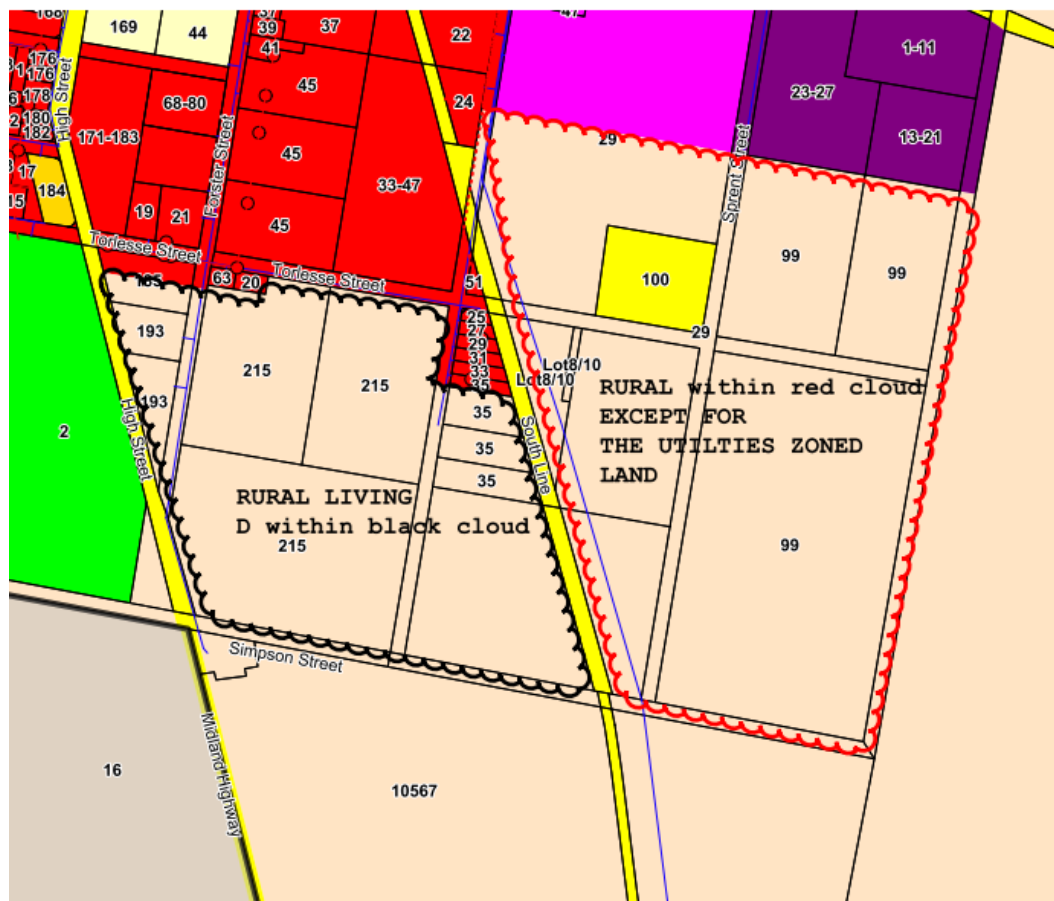


Figure 6 Land outlined in red to be transitioned to Rural Zone, land outlined in black to transition to Rural Living Zone D

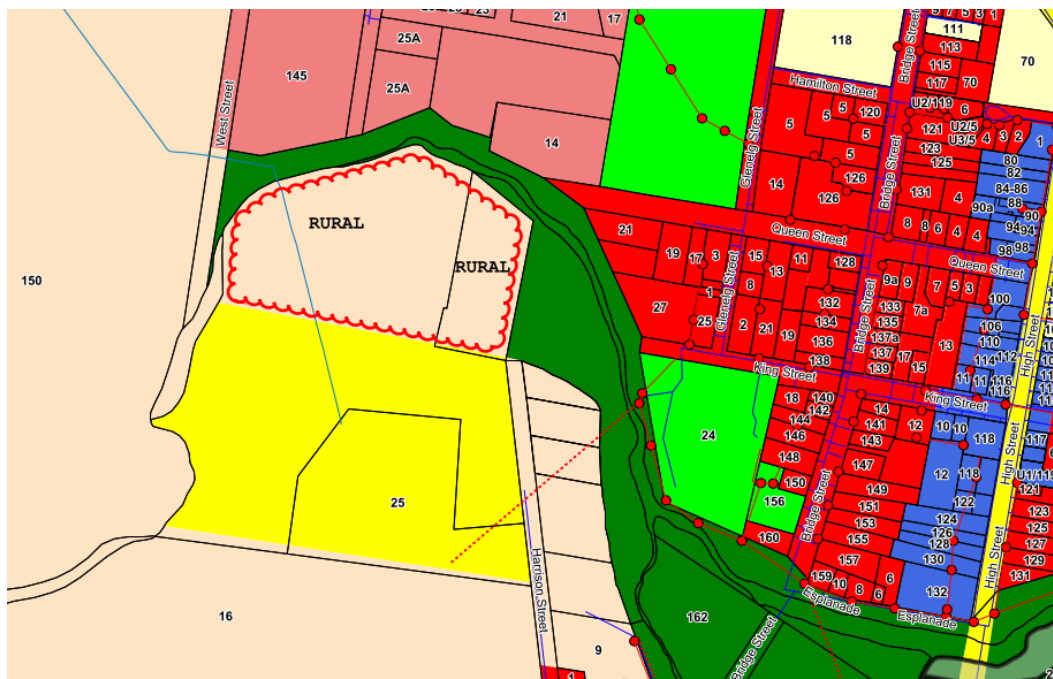


Figure 7 Land outlined in red to be zoned Rural southwest of Campbell Town

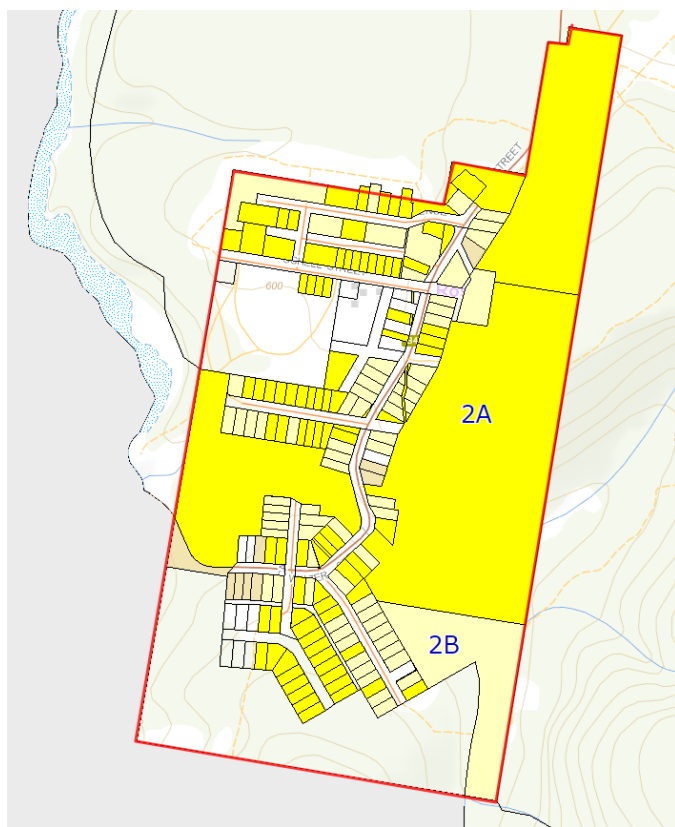


Figure 8 - Rossarden land identified as potentially constrained by PPU project (Dark yellow Criteria 2A; Light yellow Criteria 2B)

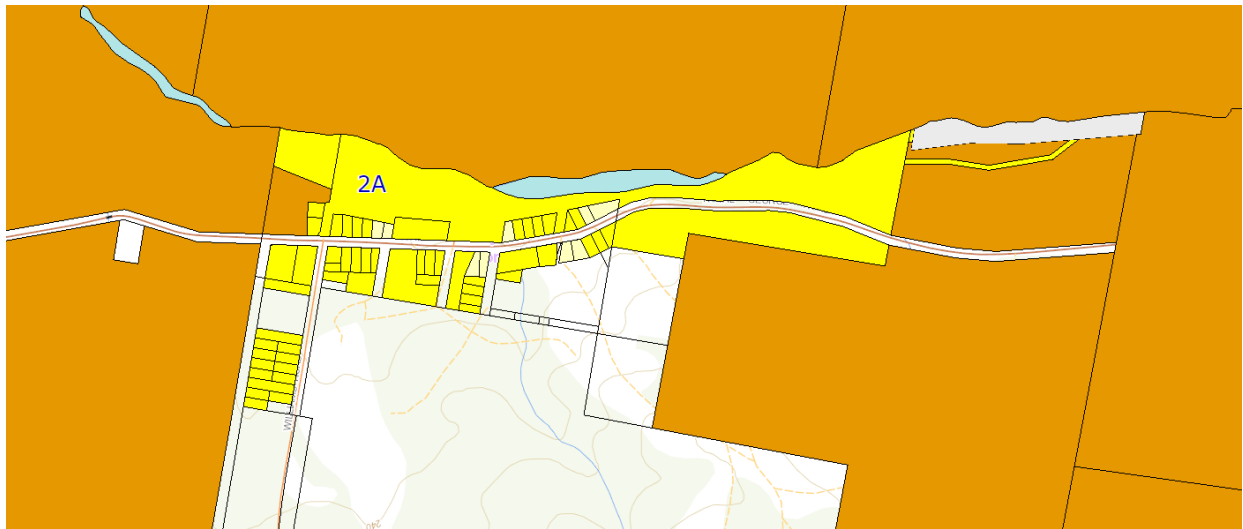


Figure 9 Royal George land identified as potentially constrained by PPU project (Dark yellow Criteria 2A)

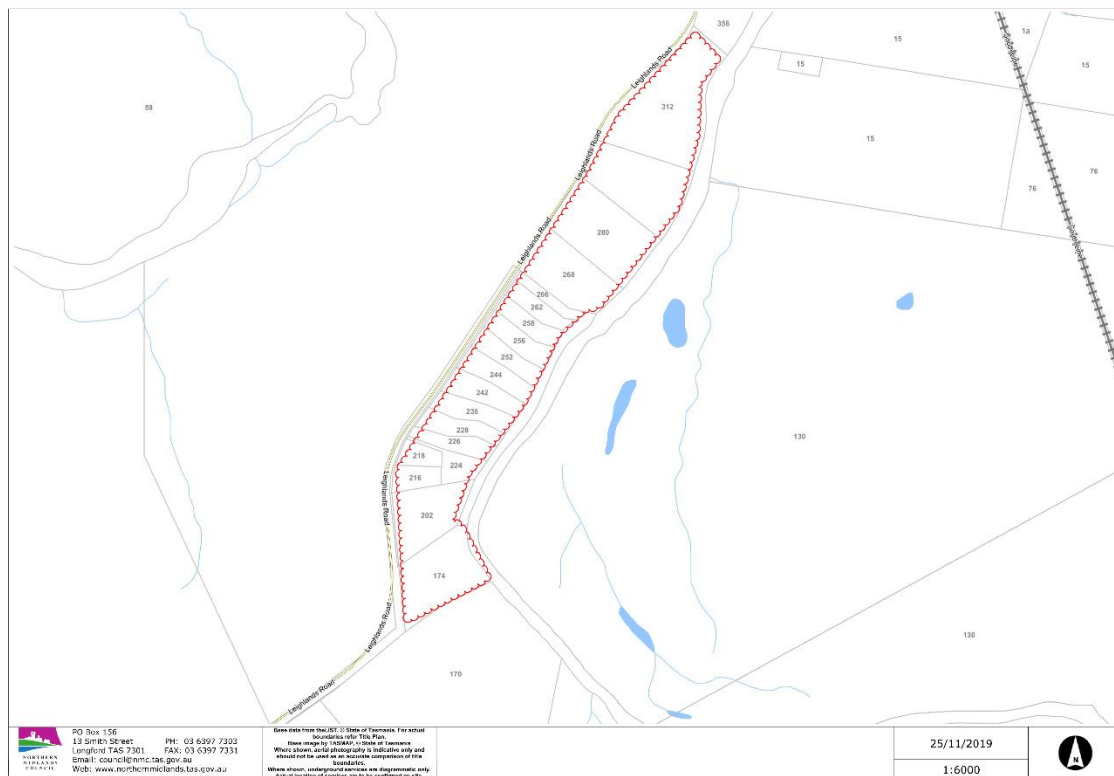


Figure 10 - Land identified as potentially constrained by PPU project (Criteria 2A)

4. CODES

Section LPI.7 of the LPS provides the requirements for how Code mapping should be applied in each municipal area with additional guidance from the Guidelines.

Section LPI.8 provides the requirements for where Code lists in Tables are to be populated.

The following Codes have no requirement for mapping or other input in the LPS, and are not mentioned in the following sections:

- C1.0 Signs Code
- C5.0 Telecommunications Code

4.1. C2.0 Parking and Sustainable Transport Code

Parking Precinct Plan

The Code allows for a parking precinct plan overlay which can be applied to land where the intention is to reduce the amount of parking. It can be applied to activity centres and activity sites. Council has no parking precinct plans or similar and have not used this overlay.

Pedestrian Priority Street

A pedestrian priority street overlay may be applied to a road where pedestrian movement and activity are to take priority over siting of vehicle parking and access to facilitate active street frontages. These may apply to a specific area such as key streets within the main business or retail areas. Council has undertaken a number of Township Structure plans and priority projects that focus on streetscape elements however these will require further work before they provide sufficient guidance on whether to use this overlay. At this stage, it is not used in the draft LPS.

4.2. C3.0 Road and Railway Assets Code

Future road or railway

The Code allows for an overlay map to be provided over areas which are reserved for future major road or a future railway. Two areas that were considered candidates for this overlay were the Perth Bypass and the Translink Rail Corridor extension (Evandale Road upgrade). At the time of preparing this report, spatial information only existed for the Perth Bypass.

The construction of the Perth Bypass is well underway with the western section completed. Accordingly, it was considered more appropriate to transition the lots associated with the Perth Bypass to 26.0 Utilities Zone rather than identifying them via the Future road or railway

Overlay.

There being no other candidate sites the future road and railway overlay is not shown in the draft LPS overlay maps.

Road and railway attenuation

Each LPS may contain an overlay map showing a road or railway attenuation area for the application of the Road and Railway Assets Code.

However, Guideline RRAC I states “a road or railway attenuation overlay should only be applied as an alternative to the 50m attenuation area specified in the definition to account for local details.”

As such, the road or railways attenuation area overlay is not shown along the road and railway corridors as there is no justification to vary the 50m attenuation area.

4.3. E4.0 Electricity Transmission Infrastructure Protection Code

The Code provides for the protection of transmission infrastructure such as the transmission line that runs west of Cressy and Longford and south of Conara and Avoca. The LPS includes a mapped overlay based on data supplied by TasNetworks as required by Guideline ETIPC I. The overlay essentially provides a buffer area around transmission lines and substations and any use or development within that area must satisfy TasNetworks.

4.4. E6.0 Local Historic Heritage Code

The Local Historic Heritage Code recognises and protects the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.

Heritage places

The Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register (THR). Some sites may have dual listings for mutually exclusive parts of the same lot or lots; therefore, the code does not apply to that part of the site listed on the THR.

The Guidelines note (LHHC I):

Inclusion of THR places in the LPS local heritage places list provides for the automatic application of the Local Historic Heritage Code to such places if they are de-listed from the THR in the future. The Local Historic Heritage Code will not apply to any THR places if they are included on the LPS code list

while they remain listed on the THR.

The NMIPS 2013 has an existing list of Heritage Place which includes both locally listed places and THR listed places, categorised as located within Heritage Precincts and Outside of Heritage Precincts. The PPU has identified that Table E13.1 Local Heritage Precincts; and Table E13.2 Local Heritage Places Outside Precincts; and Table F2.1 Heritage Places Insider Heritage Precincts of NMIPS 2013 can be transitioned in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(3) of LUPAA.

The Draft LPS includes THR listed places in the local heritage places list (Table C6.1). Some changes were made to the transitioning information to comply with the formatting prescribed in the LPS Schedule, including:

- reformatting of the Reference No.;
- addition of the THR Number;
- splitting the address field into Town/Locality and Street Address fields;
- addition of the Folio of the Register details; and
- replacing of the 'Ref' field with the 'Description Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values' field.

It is considered that the inclusion of the THR listed properties provides for a 'one-stop shop' for local and state heritage listings, thereby providing clarity for planners and the public.

It should be noted that a number of properties included in the Northern Midlands Interim Planning Scheme 2013 have been delisted from the Tasmanian Heritage Register but have been retained in Table C6.1 as local heritage places due to their local importance.

It is further noted that in the preparation of Table C6.1 a number of data quality issues were identified between the Council list of Heritage Places, the THR register and the State Cadastre layer in the LIST. Table C6.1 includes the list of places resulting from reconciliation between these various data sources and is considered to represent the best possible information. However, as the project is not the custodian of the underlying databases, corrections made to the records in Table C6.1 have not necessarily been translated into the underlying data sets. Accordingly, it was not possible to show all places in Table C6.1 on the Local Heritage Places overlay maps. The matter has been raised as requiring further collaboration between the respective data custodians to resolve.

Local heritage precinct

The Guidelines note (LHHC 2):

If the planning authority has local historic landscape precincts, local heritage precincts, or

places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code.

Campbell Town, Cressy, Evandale, Longford, Perth, and Ross all contain Local Heritage Precincts as defined in Table E 13.1 Local Heritage Precincts in NMCIPS 2013. The precinct spatial areas and descriptions are transitioned to Table C6.2 Local Heritage Precincts and the LPS overlay maps, in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(2) of LUPAA.

Local heritage landscape precincts

Not used in the LPS.

Place or precinct or archaeological potential

Not used in the LPS.

Significant trees

The Guidelines note (LHHC 4), that each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.

Northern Midlands undertook an audit of Historic Trees within the Municipality listed on the Australian Heritage Register and the results have been included in the draft LPS in Table C6.5 Significant Trees and shown on the LPS Schedule Code overlay maps.

This is a new element in the draft LPS.

4.5. C7.0 Natural Assets Code

The Natural Assets Code is comprised of three mapped overlays:

- Waterway and coastal protection area;
- Future coastal refugia area; and
- Priority vegetation area.

The LPS Requirements at Section LPI.7.5 of the SPPs, specifies the requirements for the Natural Assets Code and each of the respective overlays.

Waterway and coastal protection area

The waterway and coastal protection overlay map was derived from the LIST's 'Waterway and Coastal Protection Area Guidance and has been updated to reflect the requirements of Guideline NAC 3 which provides for

- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

Future coastal refugia area

Not used in the NMC LPS.

Priority vegetation area

Section LPI.7.5(c) of the SPP requires that each LPS must contain an overlay map showing priority vegetation areas that:

- include threatened native vegetation communities as identified on TASVEG Version 3 published by DPIPWVE;
- be derived from threatened flora data from the Natural Values Atlas published by DPIPWVE;
- be derived from threatened fauna data from the Natural Values Atlas for the identification of significant habitat for threatened fauna species, published by DPIPWVE.

Section LPI.7.5(d) allows a planning authority to modify the priority vegetation area derived from the above listed datasets, if field verification, analysis or mapping undertaken at a local or regional level by the planning authority, or a suitably qualified person on behalf of the planning authority:

- finds any anomalies or inaccuracies in the State data,
- provides more recent or detailed local assessment of the mapping and data; or
- identifies native vegetation or habitat of local importance.

The mapping prescribed in section LPI.7.5 of the SPP was of a high level and does not necessarily include vegetation and habitat of 'local importance', which may also contribute to the protection of the State's biodiversity.

To that end, the planning authorities across the Southern, Northern & North-West Region engaged Natural Resource Management Pty Ltd to undertake an analysis based on the 'Regional Ecosystem Model' (REM) and prepare the priority vegetation areas to be mapped as part of the LPSs. A detailed explanation of the REM and how it relates to the priority vegetation overlay is provided in Appendix 5.

This approach provides for consistency across all municipal areas that is well-informed and

directly comparable when assessing not only the LPSs, but also when assessing future development applications.

The REM is a complex layering of biodiversity values that refines the focus on areas of importance. In summary, the model:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

One challenge with implementing the REM, and the SPP more generally, is that it is not possible to expressively prioritise or preference higher biodiversity values over others. The current interim planning scheme allows for an assessment of the quality, representativeness, and value of the habitat. In contrast, all priority vegetation is equally important under the SPP framework.

Similarly, the REM also recognises that some biodiversity values are more important than others and assigns each Issue a 'Level of concern' and a Biodiversity Management Priority.

At the time of writing there was some debate around whether the NAC provisions in the SPPs were fit for purpose and whether they should be amended. Furthermore, there are still issues with interrogating the REM data in the GIS layers. However, it is understood that a standard reporting template for the priority vegetation area overlay will be rolled out to all Council's across the State shortly. An example of the template, which was provided by Meander Valley Council is provided at Appendix 6.

Generally, the priority vegetation mapping generated through the REM has been accepted for use in the LPS, except for in the zones required by Guideline NAC 13.

The constraint of not being able to apply the priority vegetation area overlay to the Agriculture Zone has been somewhat problematic and has required the planning authority to prioritise the protection of agricultural land over natural assets or vice versa, even where it may be possible for the two to co-exist. For example, areas with priority vegetation can be utilised for bush runs for sheep. Additionally, responsible land managers may welcome the knowledge that the priority vegetation area overlay provides and seek to maintain or enhance these areas.

The Guidelines provide very little guidance where there are competing agricultural and priority vegetation values, particularly as the planning authority generally rely on advice from agricultural and environmental consultants, who themselves have different priorities.

Councils approach to transition from Rural Resource Land to Agriculture land, as discussed in section 3.2.1 above, has resulted in the majority of land transitioning to Agriculture Zone thereby precluding the application of the Natural Assets Code to this land even though it is known to contain significant areas of priority vegetation.

4.6. C8.0 Scenic Protection Code

Clause LPI.7.6 of the SPP allows each LPS to contain overlay maps showing the area of the scenic protection area or the scenic road corridor for the spatial application of the Scenic Protection Code.

The Guidelines allow for the scenic protection area and the scenic road corridor to only be shown on the overlay map for the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;
- (e) Environmental Management Zone; or
- (f) Open Space Zone.

The information provided in clause C8.3.1 defining the Code terms is unworkable as it does not provide quantified setback distances. This issue was highlighted to the Planning Policy Unit (PPU) in the Department of Justice and the most recent advice received April 2019 is shown below:

The minor amendment to the SPPs is yet to be finalised. Unfortunately, we haven't been in a position to further progress the amendment until now due to a number of competing demands. The Minister for Planning recently wrote to the Commission seeking their advice in accordance with s.30H(1) of LUPAA on whether public exhibition is not required, before progressing with the assessment of the amendment.

The proposed wording for the definition of 'scenic road corridor' in the Scenic Protection Code has not changed from that outlined in my email below. This was the meaning that was originally intended in the SPPs.

Means:

- (a) an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic road corridor; or*
- (b) the area of land that is within:*

- (i) 100m of the frontage to a road shown on an overlay map in the relevant Local Provisions Schedule as a scenic road; or
- (ii) where there is no frontage, 120m of the edge of the carriageway of a road shown on an overlay map in the relevant Local Provisions Schedule as a scenic road,

and is listed and described in the scenic road corridors list in the relevant Local Provisions Schedule.

The amendment will hopefully be finalised in the coming months.

In applying the revised proposed definition it was discovered that the underlying property parcels comprising road corridors are multiple and varied making it difficult to determine the “edge of the carriageway of a road” and in some instance the frontage to a road coincided with the road centerline.

To overcome the data vagaries in the state cadaster, the Code overlay created for protection of the existing Scenic Roads within the Northern Midlands, sought to create areas that would comply with (a) above, based on road centerline data and applying the overlay to a distance from the centerline that approximates the distances outlined in (b) (i) and (ii). It is considered that the area of land included within the Scenic Road Protection overlay is no larger than the area identified by the proposed SPP definition.

A number of Scenic Protection Areas were identified in the map overlay data, which did not have corresponding descriptions in the NMIP2013. The draft Ministerial Declarations identified that the map overlays were not subject to Schedule 6, Clause 8D(2) of the Act and accordingly would transition to the LPS. To meet the drafting requirements NOR-Table C8.1 Scenic Protection Areas has been updated to provide the required elements including Scenic Protection Area Name, Description, Scenic Value and Management Objectives; for all Scenic Protection Areas including those not described in the NMIPS2013.

4.7. C9.0 Attenuation Code

Clause LPI.7.7 of the SPP allows each LPS to contain an overlay map showing attenuation areas for the spatial application of the Attenuation Code.

The Attenuation Code provides for an attenuation area overlay to be applied around existing activities as a variation to the generic attenuation distances specified in the Tables. An attenuation area depicted by an overlay prevails over the generic attenuation distances specified in the Tables.

The Northern Midlands Interim Planning Scheme 2013 includes EII Environmental Impacts and Attenuation Code; however, the interim scheme maps do not show any such areas.

Hence no overlay areas are subject to the transitional provisions. Council requested the inclusion of overlays for a number of activities to improve communication of scheme requirements to the community. The overlay areas applied are based on the Attenuation Distances in Table C9.1 Attenuation Distances of the SPP.

A summary of the specific sites (EPA level 2 activities and known key processing and infrastructure sites) identified for the application of the Code Overlay maps are listed in Appendix 4. The table in Appendix 4 is a subset of all the potential sites to which the Code may apply and hence the draft LPS Overlay Maps are not exhaustive.

4.8. C10.0 Coastal Erosion Hazard Code

The Coastal Erosion Hazard Code is not used in the NMC LPS.

4.9. C11.0 Coastal Inundation Hazard Code

The Coastal Inundation Hazard Code is not used in the NMC LPS.

4.10. C12.0 Flood-Prone Hazard Code

Clause LPI.7.10 requires the LPS to contain an overlay showing the areas for the application of the Flood-Prone Areas Hazard Code if a planning authority has flood-prone areas in the municipal area.

Accordingly, the existing Flood Prone Area overlay covering a number of Waterways and inland wetland areas will be transitioned to the LPS.

Council has provided additional updated local flooding information for Sheepwash Creek in Perth, Western Junction and Longford which have been included in the LPS Overlay Maps.

4.11. C13.0 Bushfire-Prone Areas Code

Clause LPI.7.11 of the SPP states that each LPS may contain an overlay map showing bushfire prone land for the purposes of the application of the Bushfire-Prone Areas Code.

The draft LPS incorporates a bushfire-prone area overlay which has been provided by the Tasmanian Fire Service. The supporting report from the TFS is provided at Appendix 7.

It is noted that the overlay has already been imported in the LIST map layers as at June 2019.

4.12. C14.0 Potentially Contaminated Land Code

Clause LPI.7.13 of the SPP states that each LPS may contain an overlay map showing potentially contaminated land for the purposes of the application of the Potentially Contaminated Land Code.

The Potentially Contaminated Land Code provides identification of potentially contaminated land via a potentially contaminated land overlay. The Code Application clauses at C14.2 provide alternative ways of identifying potentially contaminated land, which is what Council will rely on to “call in” land in the absence of an overlay.

Council does not currently hold a database of all potentially contaminated land. Only one site was identified, as part of the review of sites to which the E 9.0 Attenuation Code overlay should be applied as detailed in Appendix 4.

4.13. C15.0 Landslip Hazard Code

Clause LPI.7.12 of the SPP requires the LPS to contain an overlay map produced by the Department of Premier and Cabinet, showing landslip hazard areas for the application of the Landslip Hazard Code.

Guideline LHC 1 requires the landslip hazard area overlay must include the four landslip hazard bands as depicted in the ‘Landslide Planning Map – Hazard Bands 20131022’ layer published on the LIST, unless modified.

The NMC area does not include any areas identified as falling within the High Landslip Hazard band, hence the overlay maps only show Low landslip hazard band; Medium landslip hazard band; and Medium-active landslip hazard band.

4.14 C16.0 Safeguarding of Airports Code

Clause LPI.7.14 of the SPP requires the LPS to contain an overlay map showing the airport noise exposure area and the airport obstacle limitations area if such information is sourced from an airport masterplan.

The draft LPS overlay maps have been prepared on revised information provided by the TPC on 11 July 2019, clarifying that the airport obstacle limitation area is to be defined with reference to AHD.

5. Tasmanian Planning Scheme

5.1 Local Provision Schedule Local Overriding Provisions

LUPAA requires that any PPZ, SAP or SSQ that applied to a planning scheme immediately before the commencement date of 17 December 2015 (when the Act was amended to provide for the TPS) must be included in the LPS [Schedule 6, clause (8)(1)]. Section 32(4) of LUPAA does not apply to these PPZs, SAPs and SSQs.

The Minister can declare that a SAP, PPZ or SSQ is not subject to this requirement after consultation with the Commission. The effect of doing so provides that the SAP, PPZ or SSQ is not automatically contained in the LPS.

To assist Councils in the preparation their LPSs, and in anticipation of the Minister releasing an appropriate advisory statement, the Department of Justice's Planning Policy Unit (PPU) completed an audit of NMIPS 2013 local overriding provisions. The PPU audit forms the basis of the transitional arrangements (or otherwise) discussed below.

In circumstances where a PPZ, SAP or SSQ did not apply in a planning scheme prior to 17 December 2015, or alternatively a planning authority proposes the inclusion of a new PPZ, SAP or SSQ they may be included provided they are capable of meeting section 32(4) of LUPAA.

Section 32(4) essentially requires demonstration that an overriding provision will provide significant benefit or is required to cater for unique site qualities.

Generally, the development of additional PPZ and SAPs for the NMC LPS has resulted from:

- The inability to update transitioning provisions to reflect new needs;
- Existing uses becoming prohibited in the transitioning zone (viz. Service Stations in Rural Zone);
- Loss of Open Space provisions within Subdivision Development Standards; and
- The NMC Land Use Development Strategy.

The Northern Midlands LPS proposes to transition:

- Particular Purpose Zone –Service Station;
- Translink Specific Area Plan; and
- Various site-specific qualification detailed in section 5.3.

The Northern Midlands LPS proposes to include:

- a new Particular Purpose Zone for Vehicle Fuel Sales;
- specific area plans for the townships of Campbell Town, Cressy, Evandale, Longford, Perth and Ross and the low-density residential area at Devon Hills; and
- a new SSQ for 502 Hobart Road, Youngtown.

These are discussed below.

5.2. Particular Purpose Zones

Guideline No.1 describes that a PPZ may be applied where the intended planning outcomes cannot be achieved through one or more SPP zones.

The SPPs outline the content requirements for any PPZs at LPI.4. All transitioning post 17 December 2015 PPZ, and new PPZs meet these requirements.

The draft LPS contains 2 PPZs:

- NOR-P1.0 Particular Purpose Zone – Service Station; and
- NOR-P2.0 Particular Purpose Zone – Epping Forest.

NOR-P1.0 Particular Purpose Zone – Service Station is a transitioning element as per Section 87C and Schedule 6, Clause 8A (I) of LUPAA.

The transitioning PPZ has been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions.

NOR-P2.0 Particular Purpose Zone – Epping Forest is a new provision to ensure that the regionally important Service Station at Epping Forest can continue operating.

Epping Forest is a unique situation where the transitioning provisions of the Act, prevent the inclusion of the Epping Forest service station into the existing NOR-P1.0 Particular Purpose Zone - Service Station. Accordingly, NOR-P2.0 PPZ is proposed, based on the provisions of NOR-P1.0 Particular Purpose Zone – Service Station. However, the provisions under NOR-P1.0 are also not a clear match of provisions principally due to the number of residential dwellings surrounding the site which are themselves a discretionary use.

Other zones have been explored such as Village, which appears the most appropriate; however, this also is inconsistent with the Transition Guidelines but the standards within the Village zone have been used in relation to minimising impact on sensitive use in the PPZ.

The PPZ applies to the area of land designated NOR-P2.0 PPZ on the overlay map and in Figure NOR-P2.2.1. In the area of land this plan applies to, the provisions of the particular purpose area are in substitution for, and in addition to the provisions of:

- (a) Agriculture Zone;

as specified in the relevant provision.

The spatial application of the PPZ only applies to the land that that is known as 13490

Midland Highway, Epping Forest in relationship between buildings, building forms and uses on the site and sensitive uses surrounding the location.

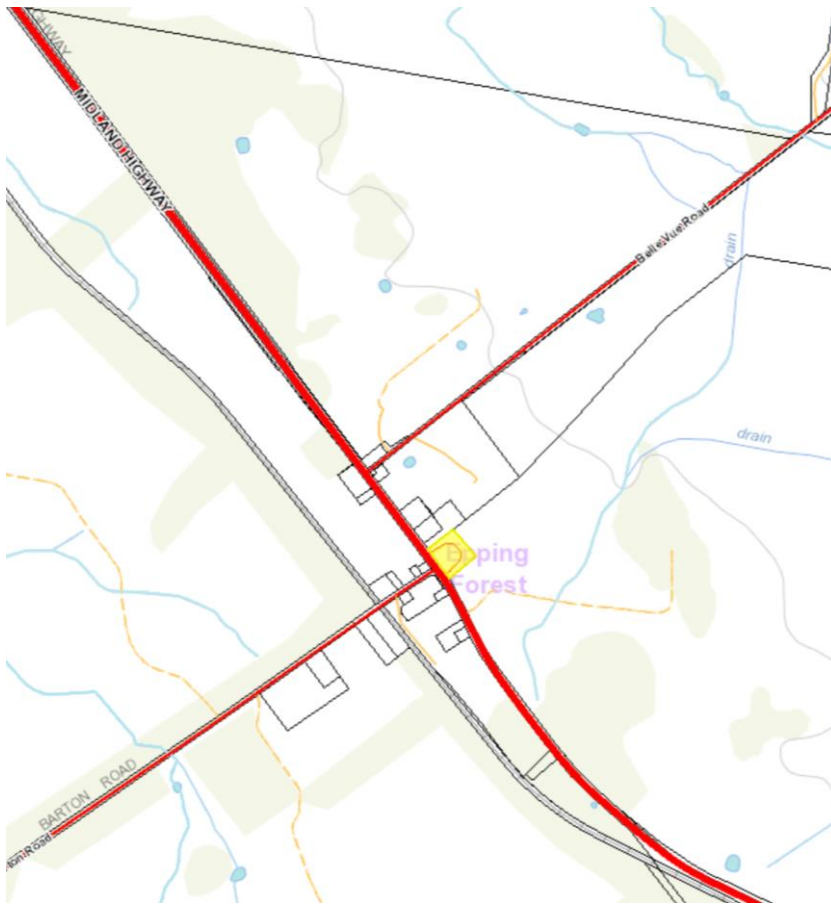


Figure NOR-P2.2.1. Epping Forest Particular Purpose Zone shown in light yellow as required by clause NOR-P2.2.1.

The purpose of the particular purpose zone is to promote fuel sales and associated services, minimise impact on surrounding sensitive use.

The Use Table has Fuels Sales as permitted, other uses are permissible but must be strongly associated to vehicle fuel sales and services.

An Hours Operation standard does not alter any existing operations issued under a Planning Permit; however, the proposed wording reflects NPR and Permitted Use Class in NOR-P2.4 Use Table, with the standard structured around the Village zone hours, but also reflecting the highway service nature of the site.

External Lighting is to be consistent with Hours Operation, but noting that the surrounding land is zoned Agriculture, impact of lighting is focused on minimizing adverse impact on sensitive use within the area and not on a residential zone.

Development Standards in relation to Building Height and Boundary setbacks are consistent

with the Particular Purpose Zone – Campbell Town Service Station. However, given nature of activity occurring on site, a Standard has been included for non-building items that would not trigger Building definition under setback requirement, yet have the potential to impact on the amenity of sensitive use. Wording and distance have been adopted from the Village Zone with the inclusion of provisions more likely to apply to a fuel station. Emissions from the uses are still governed by their own legislation in terms of causing environmental harm; however, the purpose of the NOR-P2.6.2 A3/P3 provision is to provide some guidance that the location of non-building items and is consistent with the building setback but only in relation to an existing sensitive use.

Fencing and landscaping provisions are focused not on streetscape but with the purpose to minimise adverse impact on sensitive use on surrounding land.

An Outdoor Storage standard has been included based on the Village zone, which will minimise adverse visual impact.

Subdivision is restricted to the provision of utilities only.

The Epping Forest PPZ modifies some of the provisions within NOR-P1.0 Particular Purpose Zone, specifically Stormwater Management provisions are removed to better align with the SPPs. The standards NOR-P2.0 Particular Purpose Zone, is to facilitate fuel sales and provide a respite for vehicle uses on the Midlands Highway whilst minimising adverse impact on the amenity surrounding sensitive use.

Transition Guideline AZ 3 (a) and (c); and RZ 3 (d); and PPZ 1.

Table 3 WCO-S3.0 Epping Forest PPZ – Compliance with s32(4)(a) of the Act

Epping Forest - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

Although Campbell Town may provide place of respite for tourists and many small vehicle drivers along the Midlands Highway, such a township main street area does not lend itself to heavy transport. The service station at Epping Forest plays a significant role on the Midlands Highway as a place for refuelling of vehicles in particular heavy transport, but also a site of respite for drivers. As a result, the service station places a significant role in minimizing driver fatigue and keeping heavy vehicle traffic turns and the associated pedestrian and light vehicle conflicts, out of Campbelltown.

Epping Forest has a small scattered residential population resulting in several dwellings or sensitive uses within the area of the service station. The PPZ identifies that it is important to maintain servicing needs of road uses whilst minimizing any adverse impact on the sensitive uses. Additionally, further encroachment of sensitive use within the area is discouraged at this stage with the overarching aim to protect the core agricultural and rural character that surrounds service station.

The PPZ mechanism allow the service station to operate and expand but places controls to protect adjacent sensitive uses. The provisions only relate to the land that is subject to the service station; therefore, the PPZ does not bring in additional standards to residents of Epping Forest.

5.3. Specific Area Plans (SAPs)

The SPPs outline the content requirements for any SAPs at LPI.5. All transitioning, post 17 December 2015 and new SAPs meet these requirements.

The draft LPS contains 8 SAPs. These SAPs comprise one transitioning SAP and seven new SAPs as listed below:

- NOR-S1.0 Translink Specific Area Plan, a transitioning SAP
- NOR-S2.0 Campbell Town Specific Area Plan; (new)
- NOR-S3.0 Cressy Specific Area Plan; (new)
- NOR-S4.0 Devon Hills Specific Area Plan; (new)
- NOR-S5.0 Evandale Specific Area Plan; (new)
- NOR-S6.0 Longford Specific Area Plan; (new)
- NOR-S7.0 Perth Specific Area Plan; (new) and
- NOR-S8.0 Ross Specific Area Plan. (new)

NOR-SI.0 Translink Specific Area Plan (SAP I)

This is a transitioning SAP as per Section 87C and Schedule 6, Clause 8A(1) of LUPAA and remains substantially the same. One change made to clarify the policy intent was the inclusion of the words “within Area 7” in the Acceptable Solution Criteria A7 and Performance Criteria P7 of clause NOR-SI.8I Subdivision.

Otherwise, the transitioning SAP has only been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions.

NOR-S2.0 Campbell Town Specific Area Plan (SAP 2)

Campbell Town is a rural township that contains a well-established streetscape with wide, tree-lined, boulevards which has seen development form along a ribbon of the Midland highway (north to south) and which has left the Elizabeth River (east to west, south of the dense inner core) as public open space. It was named by Governor Lachlan Macquarie in 1821 and is one of the original four garrison towns linking Hobart and Launceston. The town contains an impressive collection of colonial buildings with many sites and buildings listed on the Tasmanian Heritage Register.

The SAP applies to the area identified in Figure NOR-S2.0.1 which can be summarized as residential, community purpose and recreation/open space areas adjacent to an identified and denser business centre. There are two distinctive setback patterns: buildings along the highway are built to the frontage, particular at the centre (the business zone) rendering the facades dominant and imposing in the streetscape; those along streets branching off the main road structure have significant setbacks and demonstrates the unique character of Campbell Town when compared to other townships within the municipal area.

The SAP is intended to provide for residential use and development that is compatible with the existing rural township character of Campbell Town. A pattern of use that continues to promote the vibrant main street and quality public open space is to be encouraged. Subdivision of key sites is preferred and public open spaces will be appropriately located. Subdivisions will also encourage slightly larger residential lots and minimizes internal lots. The SAP also seeks to increase the township's tree canopy cover particularly as part of any new subdivision.

The streets of Campbell town within the spatially defined area are traditional and were initially formally laid out in a grid pattern. Subsequent subdivision has seen smaller lots proliferate within places of natural congregation where desirable interactions keep streets busy rather than places of casual encounters. They are places where people live and work and shop and visitors are welcome. A uniform setback pattern in keeping with historical construction in a street provides for streetscapes that are visually appealing and reinforces the heritage characteristics of the town. This is regardless of the heritage listing of a single building.

The Local Historic Heritage Code would not achieve the intended outcomes desired over applying an SAP. There are many properties in the spatially defined area listed as a local heritage place however not all are therefore the SAP allows for heritage values that extend beyond the bounds of the Code. The SAP is proposed to provide for new development that will maintain and continue the existing relationship between open spaces, buildings and setback from a frontage, particularly if sites are redeveloped in future.

The SAP intends to encourage use and development that promotes a vibrant main street and high quality public open space conducive for visitor stopovers; also the provision of visitor accommodation and community facilities that support annual events and promotes Campbell Town as a meeting centre. In order to achieve these goals, provision is made for road transport

and recreational vehicle parking.

The SAP applies to the area of land designated NOR-S2.0 on the overlay map and in Figure NOR-S2.2.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone;
- (c) Open Space Zone; and
- (d) Local Historic Heritage Code,

as specified in the relevant provision.

The Development Standards for Buildings and Works under the State Planning within General Residential Zone – Clause 8.4.1 Residential density for multiple dwellings is substituted by the following SAP clause:

Clause 2.7.1 - Residential density for multiple dwellings;

The requirements under the SPPs require an alternate outcome as the controls do not to respond to the existing characteristics of Campbell Town which has a well-established streetscape that contributes to the rural character of the town. The objective of this SAP clause is to ensure that the density of multiple dwellings:

- (a) makes efficient use of land for housing; and
- (b) optimises the use of infrastructure and community services.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, Open Space Zone – clause 29.5.1 Lot design, and in substitution for Local Historic Heritage Code clause C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct is additionally supplemented with clause:

Clause 2.8.1 - Lot design in development precincts.

Which has the objective that each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is substituted by clause:

Clause 2.8.2 - Lot design.

This clause aims to ensure each lot:

- (a) has an area and dimensions appropriate for the use and development;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and
- (d) is oriented to provide solar access for future dwellings.

Also, the Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is supplemented with clause:

Clause 2.8.3 - Internal Lots.

This clause aims to ensure that That subdivision layout of land outside the precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3:

- (a) minimises internal lots;
- (b) is consistent with existing patterns of residential development in the surrounding area; and
- (c) retains the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads is substituted by clause:

Clause 2.8.4 - Roads.

Which seeks to ensure that the arrangement of new road within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) adequate areas for the planting of street trees in the road reserve; and
- (d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

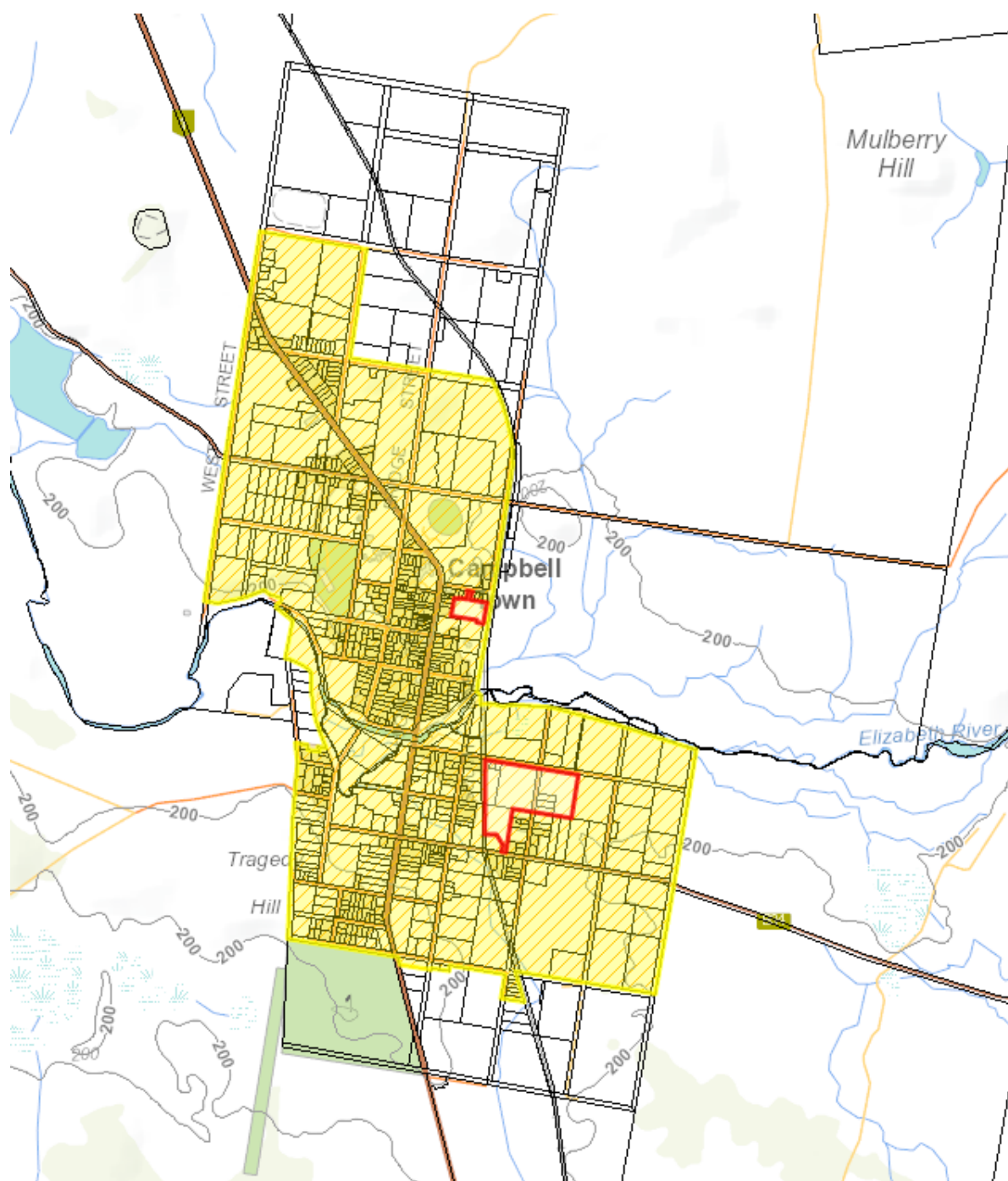


Figure NOR-S2.2.1 Campbell Town Specific Area Plan shown in light yellow as required by clause NOR-S2.2.1, with precinct development masterplan locations outlined in red being NOR-S2.2.2 William Street Development Precinct Masterplan and NOR-S2.2.3 Franklin and Bedford Streets Development Precinct Masterplan

Table 2 WCO-S2.0 Campbell Town SAP – Compliance with s32(4)(a) of the Act

Campbell Town SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by both residents and visitors to the town. The community emphasized the importance of maintaining the rural and historic township character while protecting core agricultural and rural land. Almost 92% of all dwellings are separate houses and as such retaining the historical settlement patterns adds to community identity.

The SAP mechanism allows the township to retain the rural character whilst allowing for managed development minimising residential encroachment. Both these elements are considered to have significant social and economic benefits.

Economic

Campbell Town is reliant upon two economic drivers. The primary driver is the wool industry, providing 14% of all employment in the municipal area, with the tourism industry providing a complementary income, and 15% of the employment including cafes and restaurants and sales service (which also services local people). People work in various trades and managerial positions which support the rural industry.

The tourism industry in Campbell Town is closely aligned with its Convict era past and modern-day amenities. The SAP area alone has 55 locations listed in the Tasmanian Heritage Register, demonstrating the importance that the social history of the town has within the local area. The established streetscape along the main thoroughfare also forms part of the social fabric of the town and is a tourism attraction with visitors stopping there on their way to and from Hobart to enjoy the local amenities and history.

The loss of the historically significant town fabric and established streetscape amenity has the potential to impact significantly on the economy of the municipal area, through the loss of tourism.

Retention of the traditional building lots size and setbacks by the SAP maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. Lot size and zoning assists with protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized.

NOR-3.0 Cressy Specific Area Plan (SAP 3)

The small town of Cressy came into existence in the 1850s to service the surrounding wheat farms. The area of Norfolk Plains, which takes in the Cressy district, was at one time the richest wheat growing area in Tasmania. Many of Northern Tasmania's significant heritage estates are accessed from Cressy. Today more specialized crops are grown such as poppies for the pharmaceutical industry, along with producing oats, barley, peas and beans.

It is known as Tasmania's "Trout Capital" for the good fishing in the area and because it is a gateway to Brumby's Creek, the Weirs, and the Macquarie, Lake and Liffey rivers. It is also a stop for provisioning for those seeking to fish higher up in the lakes district. This includes a stop at the local hotel. It is also home to an extensive agriculture research facility for the Tasmanian Institute of Agricultural Research - a research institute at the University of Tasmania specialising in research, development, extension and education to support prosperous, innovative and sustainable agriculture and food sectors in Tasmania.

The settlement pattern for Cressy follows narrow residential lots approximately one lot deep (east and west) of a regular size which formed as the original land grants were subdivided along the main road running north to south (from Longford). There is a business core at the centre along the main road. The SAP area can be summarized as general residential lots, a school (off the main road), recreation areas and an identified business centre. This core is surrounded by a small quantity of low-density residential living lots before becoming rural lands. There is a dominant setback pattern along wide residential streets which are tree-lined adding to the unique character of Cressy when compared to other townships within the municipal area.

The SAP is intended to provide for residential use and development that is compatible with the existing character, and natural setting, of Cressy and its views to the Western Tiers; a pattern of use that continues to promote the current streetscapes. The SAP will provide for seasonal visitors and workers who support the economy of the township. This includes the provision of visitor accommodation and community facilities that support annual events and promotes Cressy as a destination. Subdivision of key development sites is preferred and public open spaces will be appropriately located. Subdivisions will also provide for large lot sizes and minimises internal lots. The SAP also seeks to increase the township's tree canopy particularly as part of any new subdivision.

The SAP applies to the area of land designated NOR-S3.0 on the overlay map and in Figure NOR-S3.2.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone; and
- (c) Open Space Zone

as specified in the relevant provision.

The spatial application of the SAP includes the residential areas where there is a consistent relationship between buildings, building forms and lot sizes.

The Development Standards for Buildings and Works under the State Planning within General Residential Zone – clause 8.4.1 Residential density for multiple dwellings is substituted by SAP clause:

Clause 3.7.1 - Residential density for multiple dwellings.

The requirements under the SPPs require an alternate outcome as the controls are not fine-tuned to respond to this characteristic of Cressy which has a well-established streetscape that contributes to the rural character of the town. The objective of this SAP clause is to ensure that the density of multiple dwellings:

- (a) makes efficient use of land for housing;
- (b) maintains the historic and rural character of Cressy; and
- (c) optimises the use of infrastructure and community services.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design is additionally supplemented with clause:

Clause 3.8.1 - Lot design in development precincts.

This clause enables the objective that each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is substituted by clause:

Clause 3.3.2 - Lot design.

This clause aims to ensure each lot:

- (a) has an area and dimensions appropriate for the use and development;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and
- (d) is oriented to provide solar access for future dwellings.

Also, the Development Standards for subdivision under the State Planning General Residential Zone – clause 8.3.1 Lot design is supplemented with clause:

Clause 3.3.4 - Internal Lots.

This clause aims to ensure that That subdivision layout of land outside the precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4:

- (a) minimises internal lots;
- (b) is consistent with existing patterns of residential development in the surrounding area; and
- (c) retains the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads is substituted by clause:

Clause 3.8.5 - Roads.

Which seeks to ensure that the arrangement of new road within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) adequate areas for the planting of street trees in the road reserve; and
- (d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

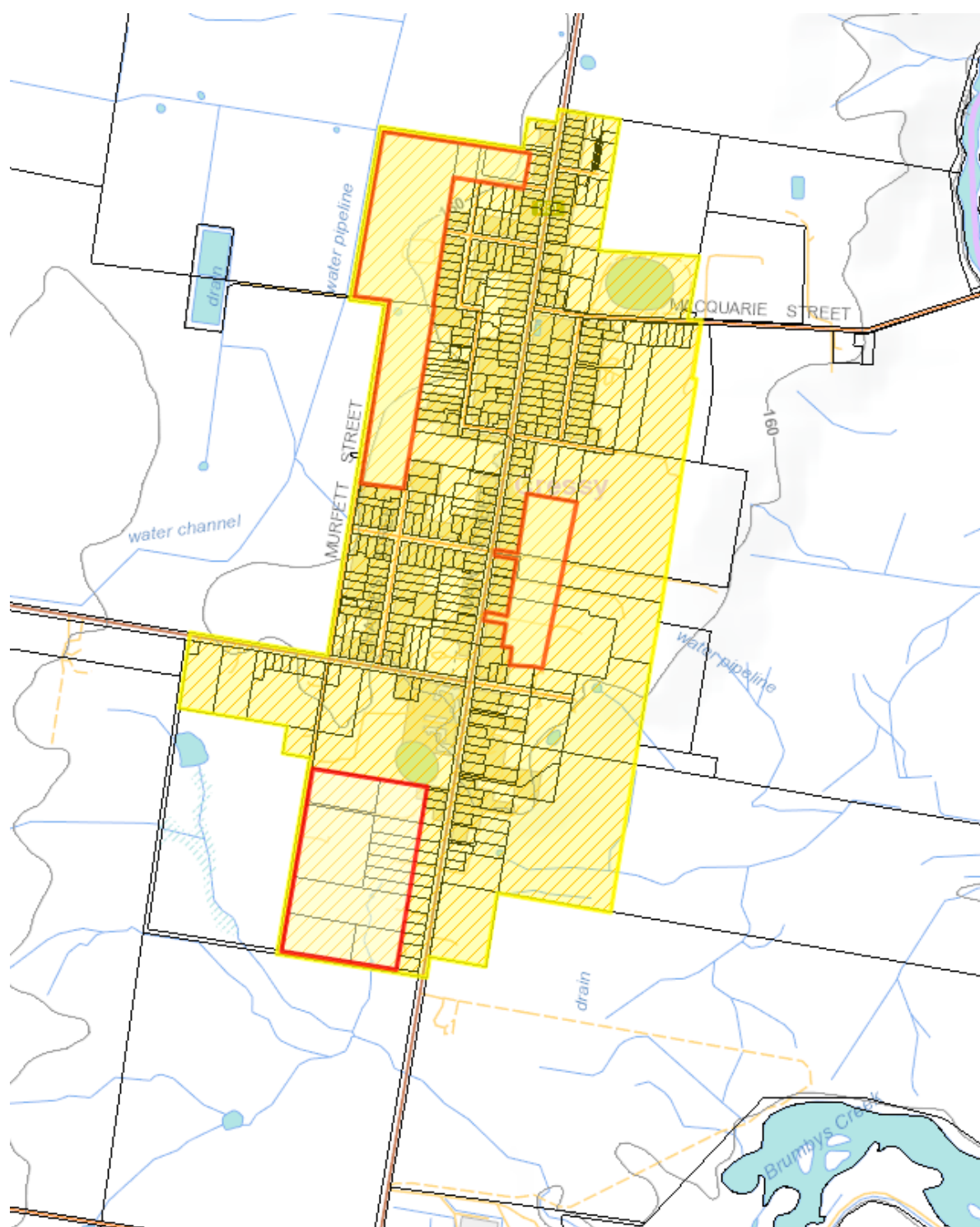


Figure NOR-S3.2.1 Cressy Specific Area Plan as shown in light yellow as required by clause NOR-S3.2.1 with precinct development masterplan locations outlined in red being, NOR-S3.2.2 William Street Development Precinct Masterplan, NOR-S3.2.3 Main Street 1 Development Precinct Masterplan, and NOR-S3.2.4 Main Street 2 Development Precinct Masterplan.

Table 3 WCO-S3.0 Cressy SAP – Compliance with s32(4)(a) of the Act

Cressy SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by both residents, seasonal workers and visitors to the town. It is important to maintain the rural township character while protecting core agricultural and rural land.

The SAP mechanism allows the township to retain its character whilst allowing for managed development minimising residential encroachment. Both these elements are considered to have significant social and economic benefits. Of particular note is the urban design elements related to the trout fishing industry.

The town is the nexus for the surrounding rural land uses servicing rural industries and agricultural research which is important to the town.

Economic

Cressy is significantly reliant upon agriculture. The primary driver is meat processing and sheep farming, providing 42% of all employment in the municipal area, with employment in the freight (14%) and sales (9%) industry playing an integral supporting role.

The tourism industry provides a small complementary income. It is closely aligned with its access to trout fishing, the lakes district and significant heritage farming properties. The established streetscape along the main thoroughfare also forms part of this tourism attraction with visitors stopping there on their way to and from fishing, and day trips, to enjoy the local amenities.

Retention of the traditional building forms by the SAP maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. Lot size and zoning assists with providing additional sensitive uses and protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized.

NOR-S4.0 Devon Hills Specific Area Plan (SAP 4)

Devon Hills is a low-density residential area to the north-east of Perth off the Midland Highway (south of the City of Launceston).

This SAP is a response to the advice received from the PPU. Namely that the only element of the NMIPS 2013 Devon Hills No Subdivision Overlay that could transition was the provision *A1.2 Subdivision at Devon Hills will not result in any new lots*; and that it could be transitioned to either an SAP or a Site-Specific Qualification; subject to Schedule 6, Clause 8 of LUPAA.

To respond to this advice the subdivision restrictions were transitioned via a Site-Specific Qualification, see Section 5.3 for more details.

The new Devon Hill SAP seeks to maintain other elements of NMIPS 2013 Devon Hills No Subdivision Overlay, including the spatial area to which it is applied, and the use table provisions which preclude multiple dwellings within the overlay area.

The land within the SAP is considered to provide a strategic buffer to the north-east of Perth to both the surrounding Rural and Agricultural land but also the Translink SAP and Launceston Airport precinct. The latter creates noise overlays that impact the Devon Hills area making it unsuitable for dense sensitive uses. Accordingly, the SAP is considered to deliver significant environmental and social benefits.

The Devon Hill SAP includes a combination of departures including substitution, modification, or additions to a number of the SPP elements. The SAP has been drafted to be consistent with the prescribed SPP format and drafting instructions.

It is considered that the Devon Hill SAP satisfies s.32(4) of the Act as the area of land has particular social, environmental, and spatial qualities that are not provided for in the SPPs as examined above.

The Use Standards under the State Planning within Low Density Residential Zone - clause 10.3.1 Discretionary Use Standards is additionally provided for by the following SAP clause:

Clause 4.6.1 - Discretionary use.

The requirements under the SPPs require an alternate outcome as the controls do not respond to the existing character of Devon Hills which has a well-established settlement pattern and streetscape of large bush lots. The objective of this SAP clause is to ensure that discretionary uses support the visual bushland character of the area. There are no performance criteria only acceptable solutions with respect to goods or material storage and waste material storage.

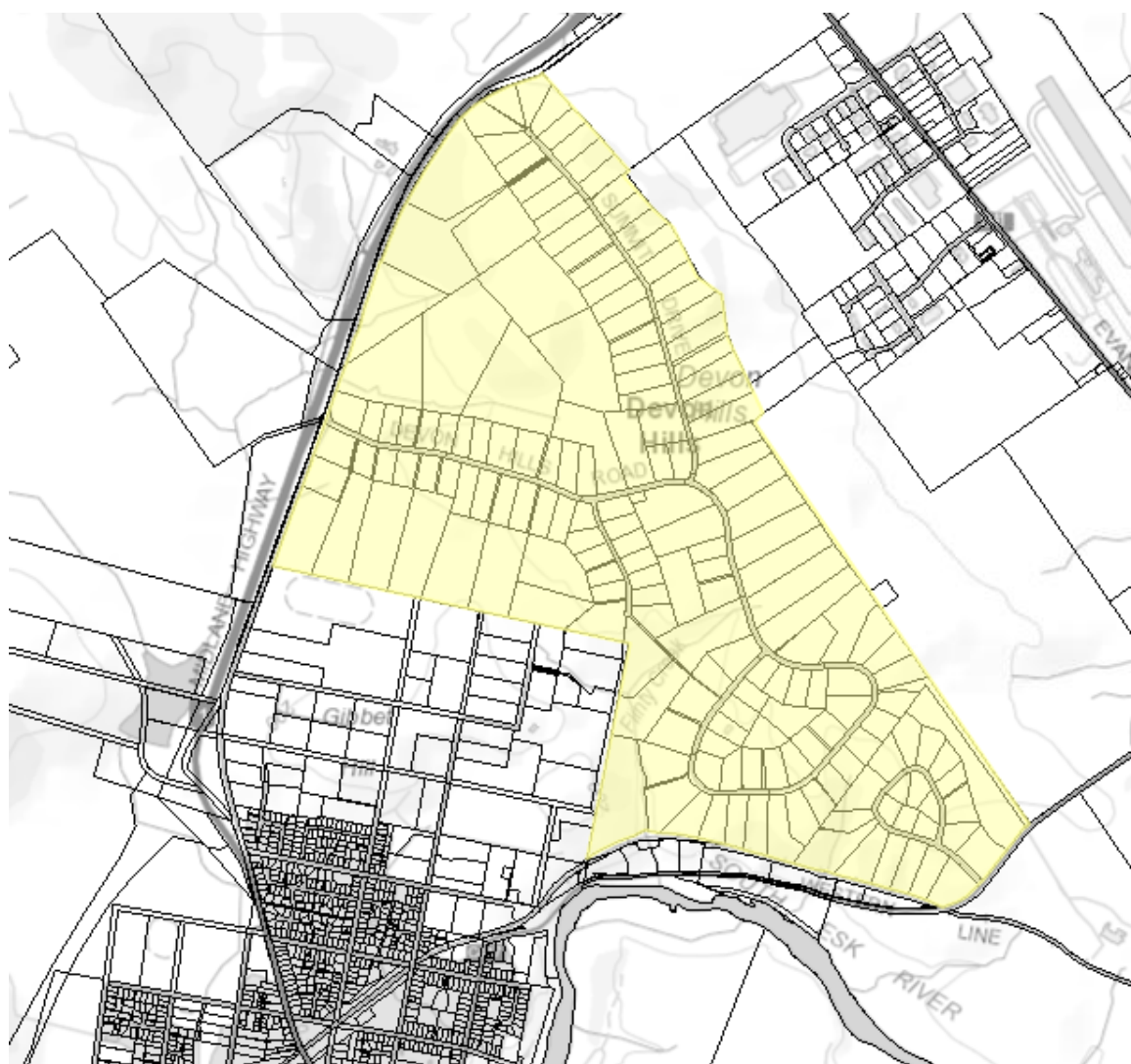


Figure NOR-S4.2.1 Devon Hills Specific Area Plan as shown in light yellow area as required by clause NOR-S4.2.1 and clause NOR-S4.3.1

Table 4 WCO-S4.0 Devon Hills SAP – Compliance with s32(4)(a) of the Act

Devon Hills SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area
<p>Social</p> <p>The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by the residents who have chosen to live there or those running businesses where a large lot is highly desirable. It is important to maintain the low-density residential character while protecting the significant rural/natural vistas.</p> <p>The SAP mechanism allows the area to retain its character whilst allowing for managed development minimising residential density and other uses not in keeping with the area or which may disrupt the way of life for residents.</p> <p>Retention of the traditional building setbacks by the SAP maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. Lot size and zoning assists with providing additional sensitive uses and protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized.</p>

NOR-S5.0 Evandale Specific Area Plan (SAP 5)

Evandale is a National Trust classified Georgian village on the South Esk River (20km south of the City of Launceston). It was originally established as a military post in 1811 (going by various names) until finally named in 1836 in honour of Tasmania's first Surveyor-General, G.W. Evans. The 'village' contains an impressive collection of heritage-listed sites and buildings which is a significant drawcard for tourists.

The SAP applies to the area identified in Figure NOR-S5.0.1 which can be summarized as residential surrounding what have traditionally been public open spaces and recreational areas with a denser business centre not along the main street. There is a unique and distinct village feel to the settlement. There are two distinctive setback patterns: buildings along the business zone and the earliest residential streets are built to the frontage, rendering the facades dominant and imposing in the streetscape; those along streets branching off the main square have modest but elegant setbacks. The tree canopy is extensive and well established. Overall, the built fabric demonstrates the unique character of Evandale when compared to other townships within the municipal area.

The SAP is intended to protect and enhance the unique history and character of the village of Evandale; maintaining a pattern of use that continues to promote the open spaces, along with the picturesque and historical streetscapes. It is important to provide for community events and appropriate tourism infrastructure whilst maintaining the scenic character of Evandale. Development must be compatible with the existing streetscape settings, building forms and the rural village character. Subdivision of key development sites is preferred and public open spaces will be appropriately located. Subdivisions will also encourage slightly larger residential lots and minimises internal lots. The SAP also seeks to increase the township's tree canopy cover particularly as part of any new subdivision.

The Local Historic Heritage Code would not achieve the intended outcomes desired over applying an SAP. There are many properties in the spatially defined area listed as a local heritage place however not all are therefore the SAP allows for heritage values that extend beyond the bounds of the Code and encompass the 'village' in its entirety. The SAP is proposed to provide for new development that will maintain and continue the existing relationship between open spaces, buildings and the heritage fabric of the village.

The SAP applies to the area of land designated NOR-S5.0 on the overlay map and in Figure NOR-S5.2.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) General Residential Zone; and
- (b) Open Space Zone

as specified in the relevant provision.

The spatial application of the SAP includes the residential areas where there is a consistent relationship between buildings, building forms and fabric and lot sizes.

The Development Standards for Buildings and Works under the State Planning Provisions within General Residential Zone – clause 8.4.1 Residential density for multiple dwellings is substituted by SAP clause:

Clause 5.7.1 - Residential density for multiple dwellings.

The requirements under the SPPs require an alternate outcome as the controls do not respond to the existing character of Evandale which has a well-established georgian streetscape that contributes to the village character of the town. The objective of this SAP clause is to ensure that the density of multiple dwellings:

- (a) makes efficient use of land for housing;
- (b) maintains the historic and rural character of Evandale; and
- (c) optimises the use of infrastructure and community services.

The Development Standards for Buildings and Works under the State Planning within to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings is supplemented by SAP clause(s):

Clause 5.7.2 – Roof form and materials;
Clause 5.7.3 – Wall materials; and
Clause 5.7.4 – Windows.

The objective of the SAP clause is to ensure that the roof form and material, wall materials and window form and details are designed to be compatible with, and not detract from, the existing georgian character of the streetscape and rural village character; that wall materials used are compatible with, and window form and details are consistent with, the existing streetscape or rural village character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design is additionally supplemented with clause:

Clause 5.8.1 - Lot design in development precincts.

Which has the objective that each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is substituted by clause:

Clause 5.5.2 - Lot design.

This clause aims to ensure each lot:

- (a) has an area and dimensions appropriate for the use and development;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and
- (d) is oriented to provide solar access for future dwellings.

In addition, the Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is supplemented with clause:

Clause 5.5.4 - Internal Lots.

This clause aims to ensure that That subdivision layout of land outside the precinct masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3:

- (a) minimises internal lots;
- (b) is consistent with existing patterns of residential development in the surrounding area; and
- (c) retains the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads is substituted by clause:

Clause 5.8.5 - Roads.

Which seeks to ensure that the arrangement of new road within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) adequate areas for the planting of street trees in the road reserve; and
- (d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

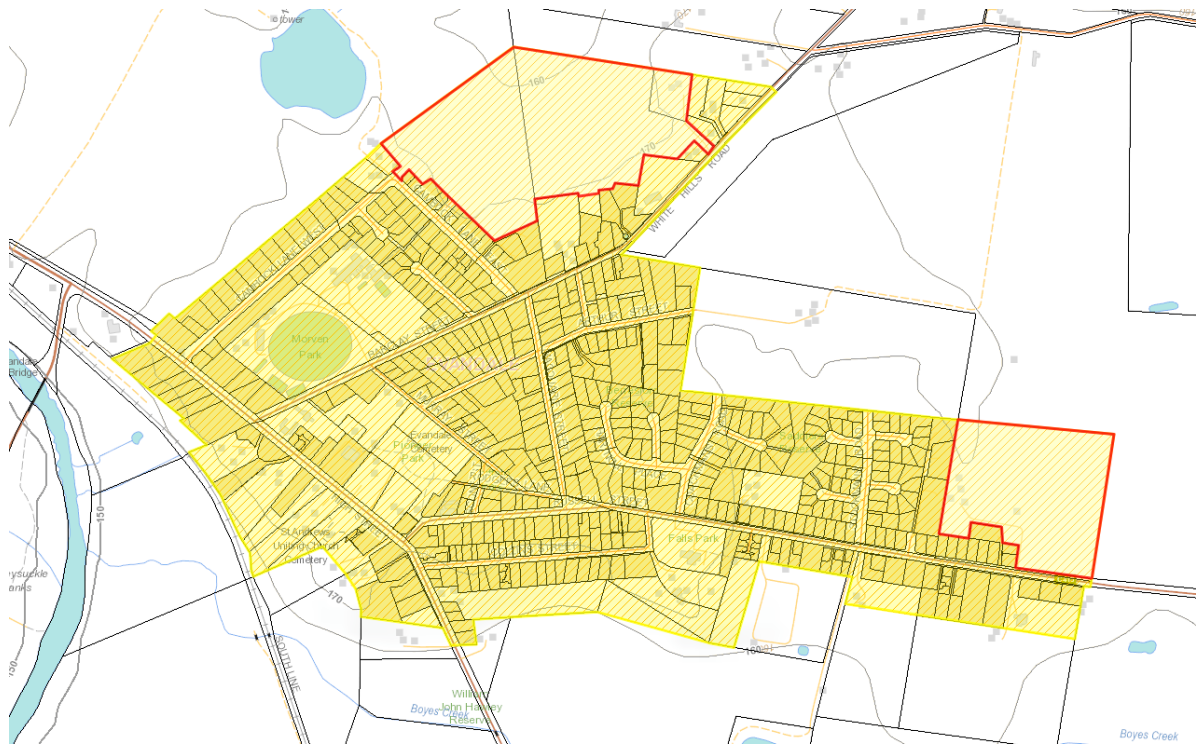


Figure NOR-S5.2.1 Evandale Specific Area Plan shown in light yellow as required by clause NOR-S5.2 with precinct development masterplan locations outlined in red being, NOR-S5.2.2 Cambock Lane West Development Precinct Masterplan and NOR-S5.2.3 Logan Road Development Precinct Masterplan.

Table 5 WCO-S5.0 Evandale SAP – Compliance with s32(4)(a) of the Act

Evandale SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by both residents and visitors to the town. The community emphasized the importance of maintaining the historic 'village' character while protecting the rural landscape and mountain vistas.

The town is associated with several famous names and hosts well-established events. Such as The Evandale Village Fair, the National Penny Farthing Championships held annually on the last Saturday in February, and the Glover Prize for Landscape Painting held over the March long weekend.

The SAP mechanism allows the township of Evandale to retain the heritage character whilst allowing for managed development minimising residential encroachment. Both these elements are considered to have significant social and economic benefits.

Economic

Evandale is economically supported by no single industry rather its inhabitants are professionals, Community and Personal Service Workers, Technicians and Trades Workers, Clerical and Administrative Workers and managers (76%) who may work within or outside the SAP area. Industries supported locally are accommodation, dining, shopping and tourist attractions. Such industries largely support the wider Northern Midlands tourism industry. For Evandale, this is synonymous with its 'Georgian Village' designation and the significant events held annually.

The established streetscape along the main thoroughfare forms part of this tourism attraction with visitors stopping there specifically to enjoy the significant architecture and history. The loss of this established historical significance and streetscape amenity has potential to impact significantly on the economy of the municipal area, through the loss of tourism.

Retention of the traditional building fabric and form by the SAP maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. Lot size and zoning assists with protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized and the 'village' character retained.

NOR-S6.0 Longford Specific Area Plan (SAP 6)

Longford is situated at the west of the convergence of the Macquarie and the South Esk Rivers, in northern Tasmania, south of Launceston. It is the traditional lands of the panninher clan of the North Midlands first nation's people. The European settlers began to arrive in 1807 as farmers displaced from Norfolk Island (the original name for the area was *Norfolk Plains*). Convict labour was used to build some fine houses and estates. One prominent family, the Arche's, built several grand houses on significant land estates in the area. The town contains an impressive collection of colonial buildings with many sites and buildings listed on the Tasmanian Heritage Register

It is a heritage town and also a fully functioning rural township comprised of well-established streetscapes with wide, tree-lined, boulevards clustered to the west of Wellington Road which connects to the major northern connector Illawarra road and terminates at the Longford Racetrack in the south (the oldest continuously operating racecourse in Australia). The settlement pattern follows a traditional grid pattern which eventually started to encroach as infill outside its original bounds into the original, large land grants. These large rural resource lots still follow original title grants and those reduced to become soldier settlement lots after the war.

The SAP applies to the area identified in Figure NOR-S6.0.1 which can be summarized as residential, with lots emanating outward (more south than north) from an area identified as the traditional business centre. There are recreational and open spaces at the extremities of the residential areas to the north along with industrial lots. Along the wide main roads, the business district and heritage buildings are built to the frontage, rendering the facades dominant and imposing in the streetscape. The buildings along streets branching off the main road structure have modest setbacks and an established tree canopy. Both demonstrate the unique character of Longford when compared to other townships within the municipal area.

The SAP is intended to provide for residential use and development that is compatible with the existing rural township character of Longford; maintaining a pattern of use that continues to promote the unique and intact history and character of the town. The streets of Longford town within the spatially defined area are traditional and were initially formally laid out in a grid pattern that respected the topography of the site and original landholder grants. Subsequent subdivision has seen smaller lots proliferate within places of natural congregation where desirable interactions keep streets busy rather than places of casual encounters.

This SAP aims to provide for development that is compatible with the existing streetscape settings, building forms and the rural village character. The streets are places where people live and work and shop and visitors are welcome. A uniform setback pattern in keeping with historical construction in a street provides for streetscapes that are visually appealing and reinforces the heritage characteristics of the town. This is regardless of the heritage listing of a single building. Subdivision of key sites is preferred and public open spaces will be appropriately located. Subdivisions will also encouraged which respects the preference for large lots and minimises internal lots. The SAP also seeks to increase the township's tree canopy cover

particularly as part of any new subdivision.

The Local Historic Heritage Code would not achieve the intended outcomes desired over applying the SAP. There are many properties in the spatially defined area listed as a local heritage place however not all are therefore the SAP allows for heritage values that extend beyond the bounds of the Code. The SAP is proposed to provide for new development that will maintain and continue the existing relationship between heritage values, streetscapes, land uses, open spaces, buildings and setback from a frontage, particularly if sites are redeveloped in future.

The SAP applies to the area of land designated NOR-S6.0 on the overlay map and in Figure NOR-S6.2.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone; and
- (c) Open Space Zone.

as specified in the relevant provision.

The spatial application of the SAP includes the residential areas where there is a consistent relationship between buildings, building forms and lot sizes.

The Development Standards for Buildings and Works under the State Planning Policies within General Residential Zone – clause 8.4.1 Residential density for multiple dwellings is substituted by SAP clause:

Clause 6.7.1 - Residential density for multiple dwellings.

The requirements under the SPPs require an alternate outcome as the controls are do not respond to the existing historic character of Longford which has a well-established rural streetscape that contributes to the character of the town. The objective of this SAP clause is to ensure that the density of multiple dwellings:

- (a) makes efficient use of land for housing;
- (b) maintains the historic and rural character of Longford; and
- (c) optimises the use of infrastructure and community services.

The Development Standards for Buildings and Works under the State Planning within to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings is supplemented with SAP clause(s):

Clause 6.7.2 – Roof form and materials;
Clause 6.7.3 – Wall materials; and
Clause 6.7.4 – Windows.

The objective of the SAP clause is to ensure that the roof form and material, wall materials and window form and details are designed to be compatible with, and not detract from, the existing character of the streetscape or rural village character; that wall materials used are compatible with, and window form and details are consistent with, the existing streetscape or rural village character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design is additionally supplemented with clause:

Clause 6.8.1 - Lot design in development precincts.

Which has the objective that each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is substituted by clause:

Clause 6.6.2 - Lot design - urban.

This clause aims to ensure each lot:

- (a) has an area and dimensions appropriate for the use and development;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and
- (d) is oriented to provide solar access for future dwellings.

The Development Standards for subdivision under the State Planning Low Density Residential Zone – clause 10.6.1 Lot design is substituted by clause:

Clause 6.6.2 - Lot design – rural fringe.

This clause aims to ensure each lot:

- (a) has sufficient area and dimensions appropriate for use and development in the zone and to manage conflict between residential use and agricultural industries;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Also, the Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design is supplemented with clause:

Clause 6.6.4 - Internal Lots.

This clause aims to ensure that That subdivision layout of land outside the precinct masterplans in Figures NOR-S6.2.2 and NOR-S6.2.3:

- (a) minimises internal lots;
- (b) is consistent with existing patterns of residential development in the surrounding area; and
- (c) retains the rural township character.

The Development Standards for subdivision under the State Planning Provisions General Residential Zone – Clause 8.6.2 Roads is substituted by clause:

Clause 6.8.5 - Roads.

Which seeks to ensure that the arrangement of new road within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) adequate areas for the planting of street trees in the road reserve; and
- (d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

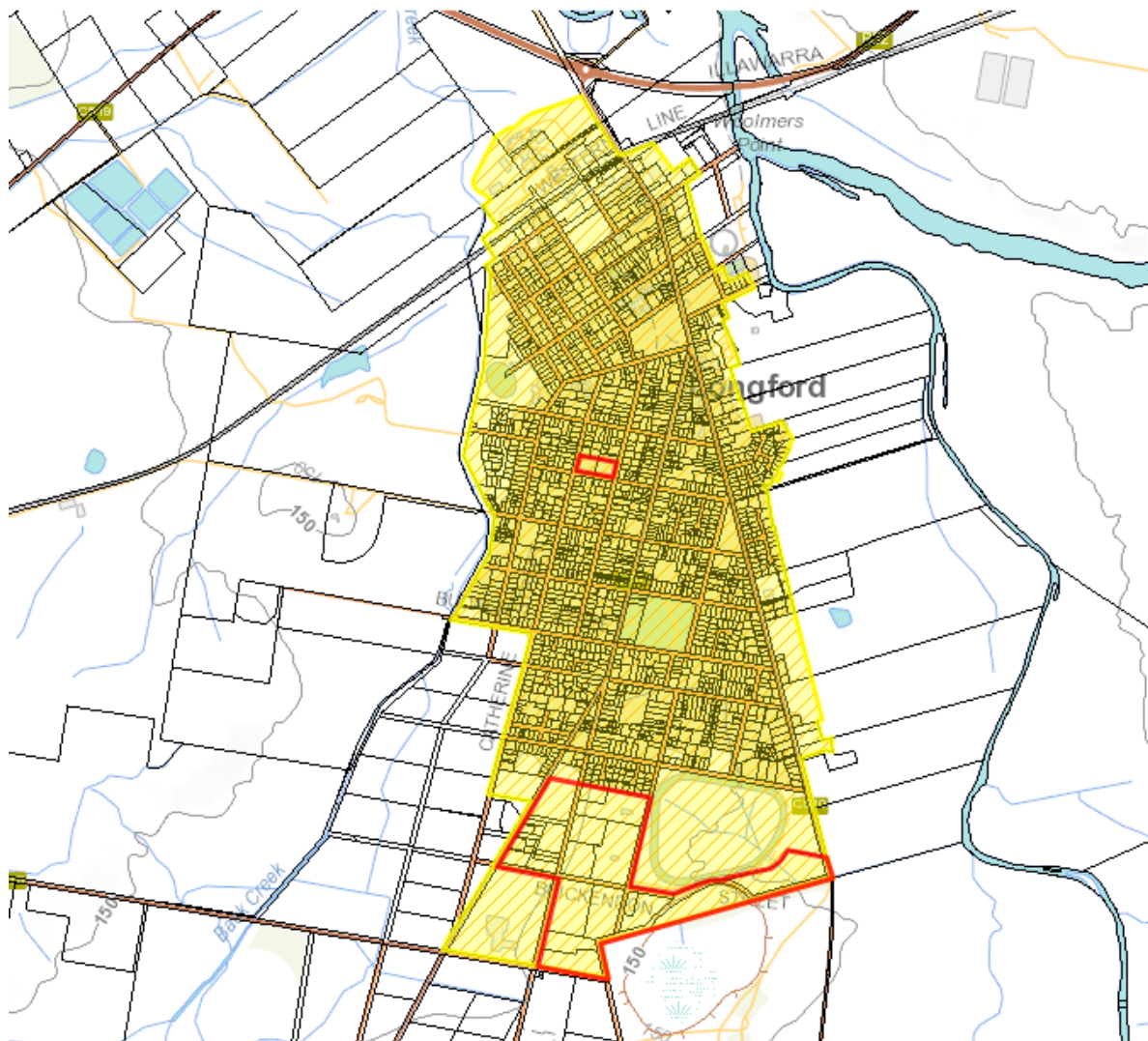


Figure NOR-S.6.2.1 Longford Specific Area Plan shown in light yellow as required by clause NOR-S6.2.1 with precinct development masterplan locations outlined in red being, NOR-S.6.2.2 Pultney Street Development Precinct Masterplan, and NOR-S.6.2.3 Longford Low Density Residential Racecourse Development Precinct Masterplan map.

Table 6 WCO-S6.0 Longford SAP – Compliance with s32(4)(a) of the Act

Longford SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by both residents and visitors to the town. The community emphasized the importance of maintaining the rural and historic township character while protecting core agricultural and rural land.

The SAP mechanism allows the township to retain the character whilst allowing for managed development minimising residential encroachment and loss of heritage and streetscapes. Both these elements are considered to have significant social and economic benefits.

Associated with Longford, in July 2010, Brickendon Estate along with its neighbouring property, Woolmers Estate were listed jointly as a World Heritage Site being part of the Australian Convict Sites World Heritage Property. The two Estates are regarded as the most significant rural estates in Australia having the second largest number of convict workers and still retaining a living history from early European settlement to the present day.

Economic

The Longford SAP area supports the regions rural sector. The primary economic driver currently is the meat and wool industry, providing 42% of all employment in the municipal area when you combine technicians, trades workers, labourers and machinery operators. Secondary, there are all the professional roles (community care, clerical, managers, administrators) which are about 45% of the workforce. The Longford Racecourse is the oldest continuously operating racecourse in Australia and is home to many horse studs and training facilities. Additionally, the significant family history connections to many people today means there are often diverse heritage tourists to cater for (accommodation, shopping, experiences, dining).

The stunning rural landscape, connection to magnificent heritage properties, and vistas provide Longford with a significant tourism resource. The established streetscape along the main thoroughfare also forms part of this tourism attraction. Longford itself has over 80 locations (currently) listed in the Tasmanian Heritage Register along with the World Heritage Listing of the estates, demonstrating the importance of the social history of the town and the significance of this economic driver for the region. The loss of this established historical significance and streetscape amenity has the potential to impact significantly on the economy of the municipal area.

Retention of the traditional building fabric and forms by the SAP, maintaining the existing attractive character, is a significant economic benefit to this part of the municipal area. Lot size and zoning assists with protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized.

NOR-S7.0 Perth Specific Area Plan (SAP 7)

Perth is a rural township to the west of the South Esk river on the plains just outside of Launceston with views out to the Great Western Tiers mountain range. It was the first major town out of Launceston on the route to Hobart. Perth was settled in 1821 when Governor Macquarie passed through the area, selecting the site near the Perth bridge (today) as the location for a future township. The settlement grew when a ferry across the South Esk was installed and a military post and inn were established.

It contains well-established streetscapes with established tree-lined streets formed in a grid pattern still visible today. Although the grid was bisected first by the Midland Highway and then by the rail system (and bypassed altogether today by a new road system). It has more than 40 historic buildings including private homes, churches and historic shop fronts. It has remained relatively unchanged since Georgian times when most of the houses in the main street were built retaining much of that village charm.

The SAP applies to the area identified in Figure NOR-S7.0.1 which can be summarized as residential with a denser business strip along the Midland Highway as it bisects the town. There are two distinctive setback patterns: buildings along the highway are built to the frontage, rendering the facades dominant and imposing in the streetscape; those along streets branching off the main road structure have moderate to significant setbacks and demonstrates the unique character of Perth when compared to other townships within the municipal area. There are several unique settlement features such as the bisection by the highway and railroad (the Western Line), the containment of the settlement by road and rail infrastructure (and the river) and uneven lot sizes.

The SAP is intended to provide for residential use and development that is compatible with a unique and intact history and rural character of the town, its landscape setting along the riverbank and its views to the Ben Lomond Ranges and Western Tiers. It is also intended to provide public and private transport links to Launceston. Subdivision of key development sites is preferred and public open spaces will be appropriately located for good pedestrian connectivity within Perth and to the river precinct. Subdivisions will also encourage large lots and minimises internal lots. The SAP also seeks to increase the township's tree canopy cover particularly as part of any new subdivision.

The Local Historic Heritage Code would not achieve the intended outcomes desired over applying an SAP. There are many properties in the spatially defined area listed as a local heritage place however not all are therefore the SAP allows for heritage values that extend beyond the bounds of the Code. Also, the more modern residential developments are in keeping with desired aesthetics. The SAP is proposed to provide for new development that will maintain and continue the existing relationship between open spaces, buildings and setback from a frontage, particularly if sites are redeveloped in future. The SAP intends to encourage use and development that promotes a vibrant main street and high quality public open space conducive

for visitor stopovers and everyday use by its inhabitants.

The SAP applies to the area of land designated NOR-S7.0 on the overlay map and in Figure NOR-S7.2.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone; and
- (c) Open Space Zone

as specified in the relevant provision.

The spatial application of the SAP includes the residential areas where there is a consistent relationship between buildings and lot sizes.

The Development Standards for Buildings and Works under the State Planning within General Residential Zone – clause 8.4.1 Residential density for multiple dwellings is substituted by SAP clause:

Clause 7.7.1 - Residential density for multiple dwellings.

The requirements under the SPPs require an alternate outcome as the controls do not respond to the existing rural character of Perth which has well-established rural streetscapes that contributes to the character of the town. The objective of this SAP clause is to ensure that the density of multiple dwellings:

- (a) makes efficient use of land for housing;
- (b) maintains rural character of Perth; and
- (c) optimises the use of infrastructure and community services.

The Development Standards for Buildings and Works under the State Planning Provisions within General Residential Zone – clause 8.6.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design is substituted by SAP clause(s):

Clause 7.8.1 - Lot design in development precincts; and
Clause 7.8.2 - Lot design.

The objective of the SAP clause 7.8.1 is to ensure that each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character. Lot design, Clause 7.8.2, seeks to ensure that each lot:

- (a) has an area and dimensions appropriate for the use and development;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the purpose of the

zone and specific area plan, located to avoid natural hazards; and
(d) is oriented to provide solar access for future dwellings.

The Development Standards for Buildings and Works under the State Planning within State Planning Provision General Residential Zone– clause 8.6.1 Lot design is supplemented with SAP clause:

Clause 7.8.3 – Internal lots.

This will ensure that subdivision layout of land outside the precinct masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4:

- (a) minimises internal lots;
- (b) is consistent with existing patterns of residential development in the surrounding area; and
- (c) retains the rural township character.

Additionally, for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads is substituted by the following SAP clause(s):

Clause 7.8.4 – Roads.

This clause seeks the arrangement of new roads within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) adequate areas for the planting of street trees in the road reserve; and
- (d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

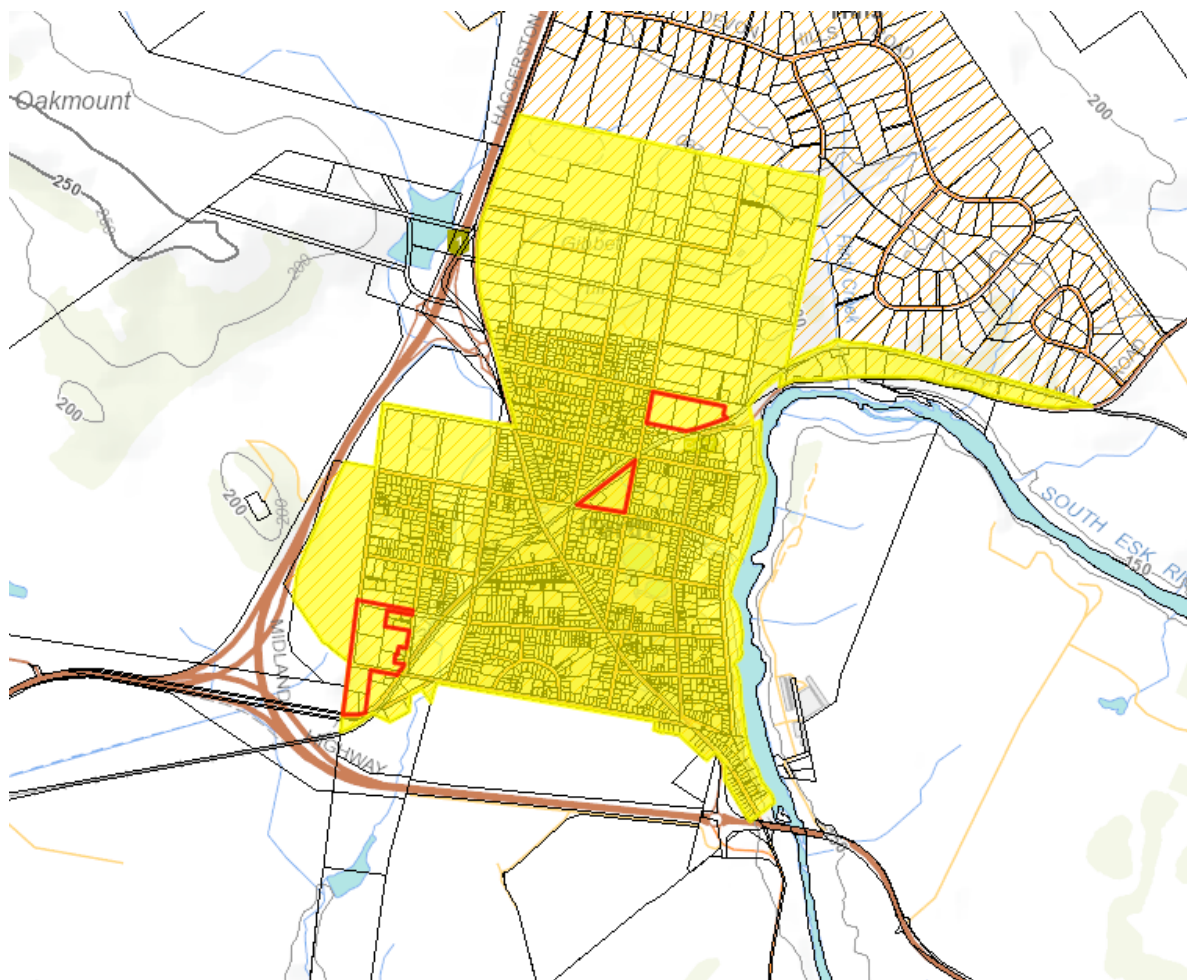


Figure NOR-S7.2.1 Perth Specific Area Plan outlined in yellow as required by clause NOR-S7.2.1 with precinct development masterplan locations outlined in red being, NOR-S7.2.2 Secombe Street Development Precinct Masterplan, NOR-S7.2.3 - Fairtlough and George Streets Development Precinct Masterplan, and NOR-S7.2.4 Napoleon and Drummond Streets Development Precinct Masterplan

Table 7 WCO-S7.0 Perth SAP – Compliance with s32(4)(a) of the Act

Perth SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area
<p>Social</p> <p>The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by an increasing number of residents and visitors to the town. The statistically younger and more family-oriented community seeks to create a walkable, modern town while maintaining the rural and historic township character at its core.</p> <p>The SAP mechanism allows the township to retain the rural village character whilst allowing for managed development minimising residential encroachment into rural and environmentally sensitive areas. Both these elements are considered to have significant social and economic benefits.</p>
<p>Economic</p> <p>Perth offers an affordable rural lifestyle, while also being relatively close to the airport and major regional centre of Launceston. Due to rich soils along the river flats of the Esk, Lake and Macquarie Rivers, the wider Northern Midlands has become one of the state's major agriculture areas.</p> <p>Perth is a largely residential town with a business and retail core which predominately serves the local community. The tourism industry in Perth is closely aligned with its long-standing role within the transport system connecting the north and south of the state and modern-day recreational and open space amenities. The established streetscape along the main thoroughfare also forms part of this tourism attraction with visitors stopping there on their way to and from Hobart to enjoy the local amenities and history.</p> <p>Perth has 50 sites listed on the Tasmanian Heritage register, particularly along the highway (and traditional main street) demonstrating the importance that the social history of the town as a commercial centre has within the local area. The loss of this established historical significance and streetscape amenity along the highway has the potential to impact significantly on the economy of the municipal area, through the loss of tourism.</p> <p>Retention of the traditional building forms by the SAP maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. The desirability of Perth as a residential/rural living option means that there can be a variety of lot sizes. Lot size and zoning assists with protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized.</p>

NOR-S8.0 Ross Specific Area Plan (SAP 8)

Ross is a historic town located on the Macquarie River. It was listed on the (2007) Register of the National Estate due to its historic bridge, original sandstone buildings and significant convict history. It is a rural township that contains well-established streetscapes with wide, tree-lined, boulevards which have formed along the western bank of the Macquarie River 121 km north of Hobart and 81 km south of Launceston off the Midland Highway.

The location of Ross was chosen by Governor Lachlan Macquarie on his second journey through the island in 1821 as were a lot of the heritage settlements along the route to Launceston from Hobart. The town contains an impressive collection of colonial buildings with many sites and buildings listed on the Tasmanian Heritage Register, particularly along the old “main road” and commercial hub.

The SAP applies to the area identified in Figure NOR-S8.0.1 which can be summarized as residential with a business core to the west along the river. The settlement pattern is peculiar in that although it is a traditional (1830s) grid layout with a central public open space (as preferred by Macquarie) the commercial hub is to the far edge of the settlement. There are two distinctive setback patterns: buildings along the main road/business area (Church Street) are built to the frontage rendering the facades dominant and imposing in the streetscape; those along residential streets have significant setbacks. The settlement pattern, significant heritage and setbacks demonstrate the unique character of Ross when compared to other townships within the municipal area.

The SAP is intended to protect and enhance the unique and intact history and character of the town of Ross. It will provide for residential use and development that is compatible with the existing streetscape settings, building forms and the rural village character. It will also provide for community events and encourage the provision of appropriate tourism infrastructure.

Subdivision of key development sites is preferred and public open spaces will be appropriately located. Subdivisions will also encourage large lots and minimises internal lots. The SAP also seeks to increase the township’s tree canopy cover particularly as part of any new subdivision and will ensure that it is consistent with the historic tree-lined streetscapes.

The Local Historic Heritage Code would not achieve the intended outcomes desired over applying an SAP. There are many properties in the spatially defined area listed as a local heritage place however not all are therefore the SAP allows for heritage values that extend beyond the bounds of the Code. The SAP is proposed to provide for new development that will maintain and continue the existing relationship between open spaces, buildings and setback from a frontage, particularly if sites are redeveloped in future.

The streets of Ross within the spatially defined area are traditional and were initially formally laid out in a grid pattern. Subsequent subdivision has seen minimal smaller lots except along places of natural congregation where desirable interactions keep streets busy rather than places of casual

encounters. They are places where people live and work and shop and visitors are welcome. A uniform setback pattern in keeping with historical construction in a street provides for streetscapes that are visually appealing and reinforces the heritage characteristics of the town. This is regardless of the heritage listing of a single building.

The SAP intends to encourage use and development that promotes a vibrant main street and high quality public open space conducive for visitor stopovers and community events; also the provision of visitor accommodation and community facilities that support annual events and promotes Ross as a place of significant unaltered colonial village life.

The SAP applies to the area of land designated NOR-S8 on the overlay map and in Figure NOR-S8.2.1. In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone; and
- (c) Open Space Zone

as specified in the relevant provision.

The spatial application of the SAP includes the residential areas where there is a consistent relationship between buildings, building forms and lot sizes.

The Development Standards for Buildings and Works under the State Planning Provisions within General Residential Zone – clause 8.4.1 Residential density for multiple dwellings is substituted by SAP clause:

Clause 8.7.1 - Residential density for multiple dwellings.

The requirements under the SPPs require an alternate outcome as the controls do not respond to the existing heritage character of Longford which has a well-established georgian streetscape that contributes to the rural character of the town. The objective of this SAP clause is to ensure that the density of multiple dwellings:

- (a) makes efficient use of land for housing;
- (b) maintains the historic and rural character of Longford; and
- (c) optimises the use of infrastructure and community services.

The Development Standards for Buildings and Works under the State Planning within General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings; and Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings is supplemented with SAP clauses:

Clause 8.7.2 - Roof Form and Materials;
Clause 8.7.3 - Wall Materials; and
Clause 8.7.4 - Windows.

The objective of the SAP clauses are to ensure that the roof form and material are designed to be compatible with, and not detract from, the existing character of the streetscape or townscape; that wall materials used are compatible with, and window form and details are consistent with, the existing streetscape or rural village character.

The Development Standards for subdivision under the State Planning General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, Open Space Zone – clause 29.5.1 Lot design, and in substitution for Local Historic Heritage Code clause C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape is additionally supplemented by clause:

Clause 8.8.1 - Lot design in development precincts.

This supports the objective to ensure each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.

The Development Standards for subdivision under the State Planning Provisions General Residential Zone – clause 8.6.1 Lot design is substituted by clause:

Clause 8.8.2 - Lot design.

This clause aims to provide lots which:

- (a) have an area and dimension appropriate for the use and development;
- (b) are to be provided with appropriate access to a road;
- (c) contain areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and
- (d) are oriented to provide solar access for future dwellings.

The Development Standards for subdivision under the State Planning Provisions General Residential Zone– clause 8.6.1 Lot design is supplemented with SAP clause:

Clause 8.8.3 - Internal Lots.

The objective is to ensure subdivision layout of land outside the precinct masterplans in Figures NOR-S8.2.2, NOR-S8.2.3, NOR-S8.2.4 and NOR-S8.2.5:

- (a) minimises internal lots;
- (b) is consistent with existing patterns of residential development in the surrounding area; and

(c) retains the rural township character.

Internal lots are minimised, consistent with existing patterns of residential development in the surrounding area; and retain the rural township character.

The Development Standards for subdivision under the State Planning Provisions General Residential Zone – General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads is substituted by clause:

Clause 8.8.2 - Roads.

Which seeks to ensure that the arrangement of new road within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) adequate areas for the planting of street trees in the road reserve; and
- (d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

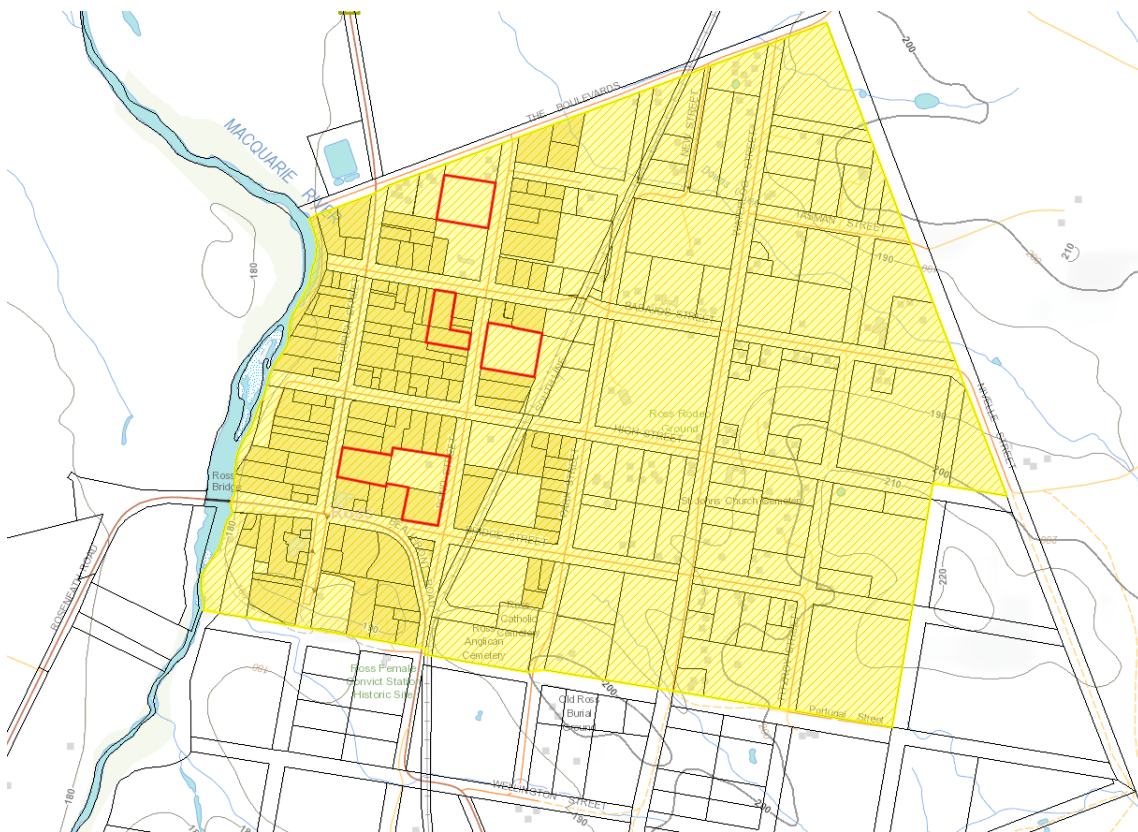


Figure NOR-S8.2.1 Ross Specific Area Plan area highlighted in light yellow as required by clause NOR-S8.2.1 and with precinct development masterplan locations outlined in red being, NOR-S8.2.2 Bond Street 1 Development Precinct Masterplan, NOR-S8.2.3 Badajos Street Development Precinct Masterplan, NOR-S8.2.4 Bond Street 2 Development Precinct Masterplan, and NOR-S8.2.5 Bond Street 3 Development Precinct Masterplan.

Table 8 WCO-S8.0 Ross SAP – Compliance with s32(4)(a) of the Act

Ross SAP - Compliance with s32(4) of the Act
S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

The existing character and livability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by both residents and visitors to the town. The community emphasized the importance of maintaining the historic township village character while protecting the core agricultural and rural land along with the setting and vistas within which it is positioned.

The SAP mechanism allows the township to retain the historical ‘village’ character whilst allowing for managed development minimising residential encroachment or densification, not in keeping with the character of the town. Both these elements are considered to have significant social and economic benefits.

Ross, apart from having one of Australia's most impressive bridges, has a special quality because it retains its historic function of being a rural service town.

Economic

Tourism is the main industry in Ross. The food services and accommodation sector along with independently owned small businesses support this industry (10-15%). This is followed by factory-based work (bread), government services (police, education) and specialized sheep farming (~20%).

The tourism industry in Ross is closely aligned with its significant architecture and its convict era past and modern-day amenities (food, drink and accommodation). The established streetscape along the main thoroughfare also forms part of this tourism attraction with visitors stopping there on their way to and from Hobart to enjoy the local amenities and history.

Ross has over 40 listings in the Tasmanian Heritage Database with a majority of them along the main street of the town (Church Street) through the business zone. This demonstrates the concentration and the importance that the social history of the town has within the local area. The loss of this established historical significance and streetscape amenity has the potential to impact significantly on the economy of the municipal area, through the loss of tourism.

Retention of the traditional building fabric, forms and setbacks by the SAP, maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. Lot size, setbacks and character statements assist with the significant and unique heritage values for the village and its position within the landscape.

5.3.1 Lot Size and Density Justification

The Township SAPs are spatially defined as those areas within the urban growth boundary overlay for each township under the current planning scheme mapping. Public consultation undertaken in 2018 identified the unique character associated with each township as well as community feedback on the desire to maintain the rural township feel, maintain and increase the number of parks and green spaces, as well as provide protection to existing streetscapes. Details are provided in Appendix B of the Northern Midlands Land Use Development Strategy.

The historic residential development pattern in Northern Midlands' townships comprises General Residential lots of generally 800 m² or greater in area. The SPP 450 m² lot size for subdivision and minimum area per multiple dwelling of 325 m² is unsustainable in terms of settlement and environmental considerations, including the proximity to land zoned Agriculture Zone and or Rural Zone adjoining the urban growth boundaries. The SAP acceptable solution lot size 600m² and density ratio of one dwelling per 400m² is reflective rural village character throughout the Northern Midlands' townships. Public consultation feedback desired that the increase in density was gradual and at a rate that does not rapidly alter the town's characteristics. There are a number of examples in the Northern Midlands region of large residential lots that have been developed in accordance with the PD4.1 provisions and has resulted in substantial densities in otherwise 'low-density' housing areas which are a substantial change to the character of the towns. This is increasingly prevalent in Longford, Evandale and Perth which are a commutable distance from Launceston.

Most townships also have areas of land zoned Low Density Residential, especially within the outer urban growth area on land not serviced by sewer infrastructure. Lots in these areas are generally larger than the SPP 1500 m² (acceptable solution) and 1200 m² (performance criteria) minimum lot sizes. However, the Low Density Residential area south of Longford surrounds the racecourse and is characterized by larger lots and is subject to a number of potentially restrictive activities on a sensitive use. To be more consistent with the current subdivision practice and patterns provision for a larger lot size has been included within this area; being, 10,000 m² (acceptable solution) and 8,000 m² (performance criteria) minimum lot sizes.

The residential land supply analysis undertaken during the preparation of the NMC Land Use Development Strategy identified that sufficient residential land exists within these Townships to deliver a total of 623 lots across GRZ and LDRZ zoned land. At the proposed SAP densities, this will support an additional 567 single and 133 multiple dwellings. To facilitate the provision of this land to the market, the Township SAPs include Precinct Development Masterplans as Acceptable Solutions for subdivisions, to promote subdivision designs that reflect the expressed community expectations.

The Precinct Development Masterplans also incorporate landscaping and streetscape requirements to provide an improved capability to deal with anticipated impacts of climate change and the improved connectivity and accessibility to urban green space. The requirement

for street trees within all SAPs areas is an essential means of addressing community feedback on the desire to maintain the rural township feel, but simultaneously instigate climate change adaptation measures. The inclusion of street trees provides an aesthetic value that compliments both the historic and rural character of the Township SAPs, but also lessen the impact of high temperatures by providing shade for pedestrian spaces.

At the municipal and local level, the SAPs provide the mechanism to retain the rural character of townships whilst allowing for managed development so that core agricultural and rural land is protected from residential encroachment. Both these elements are considered to have significant social and economic benefits. The Precinct Development Masterplans provide greater certainty for both developers and the community.

Drawing on the applicable standards within the Northern Midlands Interim Planning Scheme 2013 Heritage Precincts Specific Area Plan F2, the new Evandale, Longford and Ross SAPs include acceptable solutions that complement the existing heritage character of the townships with roof design, façade windows and building materials outlining a permitted pathway. The inclusion of descriptive standards within the acceptable solution provides guidance for developers to have a clear understanding of how to minimise the impact from new development with the Townships. However, there is still the flexibility for variation to what might be considered traditional built form, but any variation must demonstrate that compatibility to the rural and historic character of the specific township.

The community consultation emphasised the importance of maintaining the rural and historic township character and highlighted that the SPP provisions provide fewer protections for residential and historic amenity. Both of these elements are particularly important to the Municipality, which relies on the economic benefits provided by Heritage Tourism. Community expectation for additional protections was particularly expressed by residents of Evandale and Ross and the SAPs for these two Townships include additional provisions to provide for future development to be more in keeping with the existing heritage streetscapes.

The Township SAPs include a combination of departures including substitution, modification, or additions to a number of the SPP elements. The SAPs have been drafted to be consistent with the prescribed SPP format and drafting instructions.

It is considered that the Township SAPs satisfy s.32(4) of the Act as the areas of land have particular social, environmental, economic, and spatial qualities that are not provided for in the SPPs as outlined above.

5.4. Site Specific Qualifications (SSQs)

The PPU audit of the NMIPS 2013 SSQ identified that eight of the existing SSQs are able to be transitioned to the Draft LPS (See Table NOR-Site Specific Qualifications in the draft LPS).

The Devon Hills No Subdivision Overlay has been transitioned to SSQ- NOR-10.1 and applies to the overlay map NOR-S4.0.

The SSQs that could not be transitioned have been previously addressed in section 3.2 of this report with specific details provided in Table 5.

In the Rural Living Zone, Business and Professional Services are categorised as a Discretionary Use Class with the qualification “If for a veterinary centre” as per Use Table 11.2. Matters relating to veterinary centre use have been addressed within the Longford SAP as previously seen under *NOR-S6.0 Longford Specific Area Plan (SAP 6)*. NOR.28 has been included for the Low Density Residential Zone south of Longford surrounding the race course, which will allow for the current uses that include horse training or veterinary establishments.

A new SSQ (NOR-11.4) has been included for 502 Hobart Road, Youngtown, (CT 178406/1). The lot is zoned Rural Resource in the NMIPS2013. The lot is one of two located between the Midland Highway and Hobart Road which have been identified to transition to Rural Living D to be consistent with the adjoining land zoning in the Launceston Scheme area.

5.4.1 New Site Specific Qualifications (SSQs)

502 Hobart Road, Youngtown, (CT 178406/1) is the site of a Funeral Chapel and Crematorium, which is classified as a Business and Professional Services Use in Table 6.2 Use Classes. However, to ensure that the existing use is able to continue and potentially grow, a modification to the Use qualification is proposed to read “If for a Funeral Chapel and Crematorium at CT 178406/1”.

Table 9 WCO-S4.0 Funeral Chapel and Crematorium 502 Hobart Road, Youngtown CT 178406/1 SSQ – Compliance with s32(4)(b) of the Act

Funeral Chapel and Crematorium 502 Hobart Road, Youngtown CT 178406/1 SSQ - Compliance with s32(4) of the Act
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S32(4)(a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area

Social

The use of the land for a Funeral Chapel and Crematorium at 502 Hobart Road, Youngtown CT 178406/1, provides a community service and fore fills a specific social need for the community of the greater northern Tasmanian region. The Funeral Chapel and Crematorium is an established use operating for several years, with the crematorium opened in 2017.

7. Comments on the SPPs

Throughout this report a number of issues with the content of the SPPs have been identified. The development of the SPPs involved consultation with key stakeholders, including councils, and the community. Some, but not all comments made by Council and local government planners were adopted in the approved SPP.

Under s.35G of LUPAA, the planning authority may notify the Minister as to whether amendment of SPPs is required after public exhibition of the draft LPS. However, it is appropriate for a planning authority to comment on SPPs in this report to provide the public with a greater understanding of the impact the TPS may have on their local area and the position of the planning authority.

It is hoped that the SPPs will be subject to continual review for improvement as Council's submit their LPS and more issues come to light.

The following is an initial list of policy positions in the SPP that should be subject to review. It is by no means a comprehensive list, but summarises a number of the issues mentioned throughout this report.

General comments

- The Tasmanian Planning Policies should be created, and Regional Land Use Strategies reviewed.

The State Governments current reform has been implemented the wrong way around. A key plank to the Tasmanian Planning Reform is the Tasmanian Planning Policies (TPPs) which “will provide strategic direction for Tasmania’s planning system and regional land use strategies.” The TPPs should have been created as a first step in the reform process followed by a review of the Regional Land Use Strategies to be followed by the creation of the SPPs. The STRLUS was the basis for the creation of the SPPs and is in desperate need of a review. Section 2.5.2 of this report identifies a number of areas where the SPPs are not consistent with the STRLUS. The TPPs need to be created and STRLUS reviewed as a matter of urgency and amendments to the SPPs should be made accordingly.

- The LPS should be able to include Codes.

Under the current arrangements all local overriding provisions must be applied spatially, which is seriously flawed. Codes allow local overriding provisions to use and development. For example, a planning authority may want to introduce particular standards for car washes, service stations or multiple dwelling design guidelines similar to what has been done in other jurisdictions. Under the current arrangement this could only be done through a SAP applied to all zones where

these uses are allowed.

- Landscaping needs to be a development standard in the LPS for all multiple unit, commercial and industrial development. This is critical for a high-quality built environment and livable communities.
- Internal lots and cul-de-sacs must continue to be discouraged.

The subdivision standards under the interim schemes are explicit in discouraging internal lots and cul-de-sacs, which results in highly connected subdivisions with efficient movement networks that assist accessibility and mobility of the community. The SPPs standards are ambiguous and may lead to poorly connected subdivision layouts.

- Encourage multiple dwelling unit developments to be subdivided as part of a consolidated application with residential development.

Encouraging subdivision will lead to improved development layouts, promote terrace housing, removal of unnecessary visitor parking and unnecessary body corporates to be established.

- Subdivision standards for new roads to require planting of street trees.

Street trees contribute positively to neighbourhoods through energy savings, air quality improvements, stormwater management, aesthetics, and other benefits that all lead to more livable neighbourhoods.

- Reduce the number of discretionary uses in Business and Industrial zones.

The increased discretionary uses across these zones result in the zones becoming too similar and inappropriate uses potentially eroding the functionality of the zones.

- The SPP should include a Stormwater Management Code

Managing stormwater runoff at the development application stage is critical for ensuring stormwater volume and quality is adequately managed. The SPPs do provide for conditions and restrictions to be imposed on planning permits under clause 6.11.2(g), but there are no standards. This will lead to Councils developing their own stormwater policies resulting in an inconsistent approach across the state which goes against the intent of the TPS.

The General Residential Zone should be modified to:

- Include design standards to require variation in materials and break up large expanses of walls, particularly in larger developments.
- Encourage housing diversity for larger developments, including the requirement for a mix of dwellings with a different number of bedrooms.
- Amend the use table so that development of 5 multiple dwelling units or more become a discretionary use.
- Reinstate the north facing window to habitable room requirement.
- Introduce public open space design considerations for public open space and/or cash-in-lieu contributions.

- Maximum lot size standards should be reinstated to ensure that the desired residential densities are achieved.

The Rural Living Zone should be modified to:

- Reinststate design standards for vegetation retention, protection of skylines and ridgelines and appropriate colours.
- Reinststate outbuilding standards to ensure they don't dominate the landscape.

The Agriculture Zone should be modified to:

- Exclude the excision of existing visitor accommodation and dwellings, and review subdivision provisions, and provide a consistent approach to dwellings in association with agriculture.
- Allow for consideration of priority vegetation.

The Environmental Management Zone should be modified to:

- To make all uses on public land Discretionary other than those listed as No Permit Required.

The Local Historic Heritage Code should be modified to:

- Include aboriginal heritage, or an Aboriginal Heritage Code should be created.

The Potentially Contaminated Land Code should be modified to:

- To become the "Contaminated Land Code" and provide standards for avoiding land contamination at the source as well as dealing with potentially contaminated land.

The vegetation exemptions should be modified to:

- Allow for tree protection under a SAP or PPZ in areas where trees form part of the character of the area.

The Application Requirements be modified to:

- Require either a full title, or no title seeing that the planning authority has access to it.
- Require landscape plans.

8. APPENDICES

APPENDIX 1 – ZONE COMPARISON TABLE (NMIPS2013 TO TPS)

APPENDIX 2 – MINISTERIAL DECLARATIONS

APPENDIX 3 – STATE MAPPING OF ‘LAND POTENTIALLY SUITABLE FOR AGRICULTURE

APPENDIX 4 – ATTENUATION CODE SITES

APPENDIX 5 – SUMMARY OF REGIONAL ECOSYSTEM MODEL (REM) OF TASMANIA

APPENDIX 6 – EXAMPLE REM TEMPLATE MEANDER VALLEY

APPENDIX 7 – BUSHFIRE-PRONE AREAS TFS REPORT

APPENDIX 8 – LOCATION OF HERITAGE TREES REPORT

9. References

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- State Policy on Water Quality Management 1997; retrieved from http://www.dpac.tas.gov.au/_data/assets/pdf_file/0003/207057/state_policy_on_water_quality_management_1997.pdf
- The Greater Launceston Plan (2014); retrieved from <https://www.launceston.tas.gov.au/Council/Strategies-and-Reports/Greater-Launceston-Plan>

APPENDIX 1

Scheme comparison table

COMPARISON

NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013

vs

TASMANIAN PLANNING SCHEME - STATE PLANNING PROVISIONS

notes

Comparison completed on the basis of additions/deletions implemented in the new TPS only: uses remaining in the same category are not listed. For a complete list of all uses in all zones readers are directed to the TPS, State Planning Scheme available at

https://planningreform.tas.gov.au/__data/assets/pdf_file/0014/412322/State-Planning-Provisions-Draft-Amendment-01-2017-compiled-version.PDF

(+) = addition

(-) = deletion

AS = acceptable solution

PC = performance criteria

NPR = No permit required

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
10.0 General Residential	8.0 General Residential	<u>NPR (4)</u> (+) Utilities - minor	(-) Amenity (+) Visitor Accommodation	No change	An increase of 0.3 m for protrusions that extend into the frontage setback (-) 4m setback (+) must not reduce sunlight to solar energy installation	(-) north facing window (-) site area impervious surface (+) POS can also be used for vehicle parking	No change to min. lot size (-) Solar orientation of lots (-) Align existing titles with zone boundaries and no additional lot created.	
		<u>PERMITTED (2)</u> (+) Visitor Accommodation (-) Utilities						
		<u>DISCRETIONARY (8)</u> (+) Emergency Services (-) Recycling and waste disposal (-) Residential (-) Resource development (-) Vehicle Parking (-) Visitor accommodation (-) Utilities - minor (+) Sports & Recreation						
11.0 Inner Residential	9.0 Inner Residential	ZONE NOT USED IN INTERIM PLANNING SCHEME						
12.0 Low Density Residential	10.0 Low Density Residential	<u>NPR (4)</u> (+) Residential (single)	(+) Visitor Accommodation (+) Discretionary Uses	Increase from 8 to 8.5 m	Decrease of frontage	Site coverage increase from 10 to 30 %	Min. lot area decrease from 1ha to 1500m²	Devon Hills ‘no subdivision’ overlay is transitioned as a site specific

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Utilities - minor <u>PERMITTED (2)</u> (+) Visitor Accommodation (-) Residential (-) Utilities <u>DISCRETIONARY (9)</u> (+) Residential (+) Educational and Occasional Care (-) Visitor Accommodation	(-) Amenity (-) Low Density Residential Character		setback from 15 to 8 m No change to rear setback (-) Side setback of 7.5 m (+) Side setback of 5 m	(+) Frontage fences (-) Garage/carport (-) Outbuildings	Min. frontage increase from 6m to 20m (+) No new road (-) No new lots at Devon Hills (-) Align existing titles with zone boundaries and no additional lot created.	qualification in the draft LPS.
13.0 Rural Living	11.0 Rural Living	<u>NPR (5)</u> (+) Residential (single) (+) Resource Development (if for grazing) (+) Utilities - minor <u>PERMITTED (1)</u> (+) Visitor Accommodation (-) Residential (-) Resource Development (-) Utilities <u>DISCRETIONARY (13)</u>	(+) Visitor Accommodation (-) Amenity (-) Rural Living Character (+) qualification under Educational and occasional care (+) qualification for Manufacturing and Processing (No longer just on 201 Pateena Road, Longford) (+) qualification for Sports and Recreation	Increase from 8 to 8.5m	Min. frontage increase from 15m to 20m Decrease of min. side and rear setback from 20m to 10m (+) Agriculture Zone included to separation with sensitive use	Site coverage change from max. 5% to 400 m ²	Min. lot sizes range from 1 to 10 ha, separated into 4 zones (IPS was standard 1ha) Lot frontage increase from 4m to 40m (+) No new road (-) Align existing titles with zone boundaries and no additional lot created. (-) setback provision for new lots	More uses have been transferred into the No Permit Required pathway - including single dwelling development. Storage is now a prohibited use. Vehicle fuel sales and service is now a discretionary use where it was previously prohibited.

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Emergency Services (+) General retail and hire (+) Food services (+) Vehicle fuel sales and service (-) Equipment and machinery sales and hire (+) Resource processing (-) Storage						
14.0 Environmental Living		ZONE NOT USED IN INTERIM PLANNING SCHEME						
16.0 Village	12.0 Village	<u>NPR (4)</u> (+) Utilities - minor <hr/> <u>PERMITTED (11)</u> (-) Crematoria and cemeteries (-) Hotel Industry (-) Hospital services (-) Utilities - minor <hr/> <u>DISCRETIONARY (16)</u> (+) Custodial facility (+) Hotel Industry	(-) Village Character	Increase from 6m to 8.5m	Frontage setback decrease from 6m to 4.5m No change to side/rear setback	(+) Provisions the setback of light machinery (e.g. pumping) with sensitive use (+) Fencing (+) Outdoor storage area	Min. lot area decrease from 800 to 600 m ² (+) No new road (-) Align existing titles with zone boundaries and no additional lot created. (-) setback provision for new lots	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Pleasure Boat facility (+) Research and development (+) Resource processing (+) Service industry (+) Transport depot and distribution (+) Vehicle fuel sales and service (+) Vehicle parking						
15.0 Urban Mixed Use	13.0 Urban Mixed Use	ZONE NOT USED IN INTERIM PLANNING SCHEME						
20.0 Local Business	14.0 Local Business	<u>NPR (7)</u> (+) Business and Professional Services (+) Food services (+) General retail and hire (+) Residential - home-based business (+) Utilities - minor	(+) Discretionary uses (+) Retail impact for Bulky Good Sales and General Retail and Hire (-) Noise levels	Increase from 8 to 9m	Introduction of setback provision for property adjoining a residential zone Buildings to be built to frontage at ground level	(+) Design provision (+) Fencing (+) Outdoor storage areas (+) Dwellings	(-) Align existing titles with zone boundaries and no additional lot created. (-) no subdivision on boundary with residential zone Min. frontage decrease from 5 to 3.6m	
		<u>PERMITTED (9)</u> (+) Bulky goods sales (+) Educational and occasional care						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Emergency services (+) Pleasure boat facility <u>DISCRETIONARY (13)</u> (+) Equipment and machinery sales and hire (+) Vehicle fuel sales and service (-) Bulky goods sales (-) Educational and occasional care (-) Emergency services (-) Recycling and waste disposal (-) Resource processing						
21.0 General Business	15.0 General Business	<u>NPR (7)</u> (+) Residential - home based business (+) Business and Professional Services (+) Food services (+) General retail and hire (+) Utilities - minor	(+) Discretionary uses (+) Retail impact (-) Noise levels	Increase from 8 to 12m (10m if near residential)	Introduction of setback provision for property adjoining a residential zone Buildings to be built to frontage at ground level	(+) Design provision (+) Fencing (+) Outdoor storage areas (+) Dwellings	(-) Align existing titles with zone boundaries and no additional lot created. (-) no subdivision on boundary with General Residential Zone	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		<u>PERMITTED (9)</u> (+) Community meeting and entertainment (+) Educational and occasional care (+) Emergency services (+) Pleasure boat facility (+) Residential (-) Business and professional services (-) Food services (-) General Retail and hire					Min. lot area decrease from 200 to 100 m ² Min. frontage decrease from 5 to 3.6m	
		<u>DISCRETIONARY (15)</u> (+) Custodial facility (+) Equipment and machinery sales and hire (+) Hospital services (+) Resource processing (+) Vehicle fuel sales and service (+) Visitor accommodation						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Emergency services (-) Community meeting and entertainment (-) Recycling and waste disposal (-) Educational and occasional care						
22.0 Central Business	16.0 Central Business	ZONE NOT USED IN INTERIM PLANNING SCHEME						
23.0 Commercial	17.0 Commercial	ZONE NOT USED IN INTERIM PLANNING SCHEME						
24.0 Light Industrial	18.0 Light Industrial	<u>NPR (3)</u> (+) Utilities <u>PERMITTED (9)</u> (+) Emergency services (+) Manufacturing and processing (+) Port and shipping (+) Transport depot and distribution (+) Vehicle fuel sales and service (-) Utilities <u>DISCRETIONARY (12)</u>	(-) qualification for Natural and Cultural Values and Management and Passive Recreation (-) Emissions (+) Hours of operation (all uses standards) (+) Discretionary uses (+) qualification for bulky goods sale	Increase from 8 to 10m	Frontage setback decrease from 15 to 5.5 m	(+) Fencing (+) Outdoor storage areas (+) Landscaping	Min. lot size increase from 800 to 1000 m ² (-) Align existing titles with zone boundaries and no additional lot created. (-) no subdivision on boundary with General Residential, Village, Low Density Residential or Rural Living Zones	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Educational and occasional care (if for existing) (+) General retail and hire (if for existing) (+) Sports and recreation (-) Business and professional services (-) Emergency services (-) Transport depot and distribution (-) Vehicle fuels sales and service (-) Manufacturing and processing (-) Residential (although under the Interim it only related to 10 Union St Longford)						
	19.0 General Industrial	<u>NPR (3)</u> (+) Utilities <u>PERMITTED (12)</u> (+) Emergency Services (+) Port and shipping	(-) Emissions (+) Discretionary uses	Increase from 10 to 20m	Frontage setback decrease from 15 to 10m 6m setback from road/landsca		Min. lot size increase from 1000 to 2000 m ² (-) Align existing titles with zone boundaries and no	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Bulky goods sales (-) Vehicle parking <u>DISCRETIONARY (6)</u> (+) Bulky goods sales (+) Educational and occasional care (+) Sports and recreation (+) Vehicle parking (-) Emergency services (-) Resource processing			ping treatment		additional lot created. (-) no subdivision on boundary with General Residential, Village, Low Density Residential or Rural Living Zones	
26.0 Rural Resource	20.0 Rural	<u>NPR (4)</u> <i>NB- Resource development -no qualification;</i> <i>NB- Utilities - if minor</i> <u>PERMITTED (15)</u> <i>NB - Extractive Industries - no qualification</i> <i>NB- Resource Processing - no qualification</i> (+) Educational and occasional care	(+) Discretionary use (-) Dwellings (-) Irrigation Districts	AS- One standard for all buildings - 12m	(+) AS1 - 5m for non-sensitive use buildings AS2 - 200m for sensitive use buildings (allowance for existing buildings)	(+) Access for new dwellings (-) Prohibition of strata subdivision on land zoned Rural Resource	(-) Align existing titles with zone boundaries and no additional lot created. (+) 40 ha minimum lot size (+) Access for each lot	Resource development moves from Permitted Use Class with qualifications to NPR Use Class without qualifications. Deletion of 'Vehicle Parking' from Discretionary Use - it is a site-specific qualification for Evandale Market Vehicle Fuel Sale and Service; Hotel Industry; Equipment Sales and Hire; are

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Emergency Services (+) General retail and hire (+) Manufacturing and processing (+) Pleasure boat facility (+) Research and development (+) Storage (+) Utilities (-) Community meeting and entertainment (-) Crematoria and cemeteries (-) Hotel industry (-) Resource development (-) Sports and Recreation						moved to Prohibited Use Class.
		<u>DISCRETIONARY (20)</u> (+) Community meeting and entertainment (+) Crematoria and cemeteries (+) Custodial facility						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Manufacturing and processing (+) Pleasure boat facility (+) Residential (+) Storage (-) Emergency Services (-) Equipment and machinery sales and hire (-) Extractive industries (-) Hotel industry (-) Resource development (-) Resource processing (-) Utilities (-) Vehicle fuel sales and service (-) Vehicle parking						
26.0 Rural Resource	21.0 Agriculture	<u>NPR (4)</u> <i>NB- Resource development - with qualification;</i> <i>NB- Utilities - if minor</i>	(+) Discretionary use <i>NB - no AS all provisions rely on Performance Criteria</i> (-) Dwellings (-) Irrigation Districts	AS- One standard for all buildings - 12m	(+) AS1 - 5m for non-sensitive use buildings AS2 - 200m for sensitive use buildings	(+) Access for new dwellings (-) Prohibition of strata subdivision on land zoned Rural Resource	Subdivision does not create additional lots (i.e. boundary reorganisation only) Min lot size is 1ha.	A number of uses are moved into the Prohibited Use Class including: Business and professional service; Equipment and machinery sales and hire; Hotel Industry; Motor racing;
		<u>PERMITTED (4)</u>						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) General retail and hire (qualification) (+) Pleasure Boat Facility (boat ramp) <u>DISCRETIONARY (17)</u> (+) Domestic Animal Breeding, Boarding and Training (+) Manufacturing and Processing (qualification) (+) Residential (qualification) (+) Storage (qualification) (-) Business and professional service (-) Equipment and machinery sales and hire (-) Hotel Industry (-) Motor racing facility (-) Recycling and waste disposal (-) Service Industry (-) Sports and recreation (-) Vehicle fuel sales and service			(allowance for existing buildings)		Subdivision for the creation of purely residential lots is not supported. (+) Access for each lot.	Recycling and waste disposal; Service Industry; Sports and recreation; Vehicle fuel sales and service; Vehicle parking.

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Vehicle parking						
26.0 Rural Resource	22.0 Landscape Conservation	<u>NPR (2)</u> (-) Resource development (-) Utilities <u>Permitted (2)</u> <i>NB Residential (different qualification)</i> <i>NB - Utilities - if for minor</i> (-) Business and professional services (-) Domestic animal breeding, boarding and training (-) Community meeting & entertainment (-) Crematoria and cemeteries (-) Extractive Industries (-) Food Services (-) Hotel Industry (-) Research and development (-) Resource Development	(+) Community Meeting and Entertainment, Food Services, and General Retail and Hire (+) Visitor Accommodation (+) Discretionary Use	(+) Building height, siting and exterior finishes AS 1- 6m height for all buildings AS 2- frontage setback 10m AS 3 - side and rear setbacks 20m AS 4 - sensitive use 200m AS 5 - Light reflectance no more than 40%, dark natural tones of grey, green or brown.	(-) Building location and Appearance	(+) Site coverage (+) Access to a road (+) Landscape protection	(-) Align existing titles with zone boundaries and no additional lot created. (+) 50 ha minimum lot size (+) minimum frontage 40m (+) Access for each lot (+) able to accommodate On-site Wastewater Management system	Provisions reflect primary purpose of the Landscape Conservation zone, which is protection and conservation of landscape values and provide compatible use or development that does not adversely impact on the landscape values. May be relevant for hill slopes containing priority vegetation but still allow grazing of stock as required by land holders.

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Resource processing						
		<u>Discretionary (11)</u> (+) Community meeting and entertainment (qualification) (+) Domestic Animal breeding, boarding or training (-) Bulky goods sales (-) Business and professional services (-) Educational and occasional care (-) Equipment and machinery sales and hire (-) Extractive industries (-) Hotel Industry (-) Motor racing facility (-) Recycling and waste disposal (-) Research and development (-) Resource processing (-) Service industry (-) Transport depot						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Vehicle fuel sales and service (-) Vehicle parking						
27.0 Significant Agriculture		ZONE NOT USED IN INTERIM PLANNING SCHEME <i>But may be a target zone for some areas of land currently zoned Rural Resource - see comparison above</i>						
14.0 Environmental Living	22.0 Landscape Conservation	ZONE NOT USED IN INTERIM PLANNING SCHEME <i>But may be a target zone for some areas of land currently zoned Rural Resource - see comparison above</i>						
29.0 Environmental Management	23.0 Environmental Management	<u>NPR (2)</u> <u>PERMITTED (13)</u> (+) Community meeting and entertainment** (+) Educational and occasional care** (+) Emergency services** (+) Food services** (+) General retail and hire** (+) Pleasure boat facility	(-) Reserved Land: use requires RAA (now under development standards) (+) Discretionary uses	No change	No change	Development area changed from 20% to 500 m ² (+) Exterior finishes (light reflectance) (+) Vegetation management (-) Landscaping (Inc. fencing)	(-) Align existing titles with zone boundaries and no additional lot created. No min. frontage	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Research and development (+) Residential (+) Resource development (+) Sport and Recreation (+) Tourist Operation** (+) Utilities** (+) Visitor accommodation** ** = additional statutory approval needed <u>DISCRETIONARY (15)</u> (+) Community meeting and entertainment (+) Educational and occasional care (+) Food services (+) General retail and hire (+) Research and development (+) Vehicle parking						
30.0 Major Tourism	24.0 Major Tourism	ZONE NOT USED IN INTERIM PLANNING SCHEME						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
31.0 Port and Marine	25.0 Port and Marine	ZONE NOT USED IN INTERIM PLANNING SCHEME						
28.0 Utilities	26.0 Utilities	<u>NPR (3)</u> (+) Passive Recreation	(+) All uses (hours of operation) (+) Discretionary uses (replaces ‘Capacity of existing utilities’)	No change	Increase from 3 to 5m	(+) Fencing (+) Outdoor storage area	(+) Use by Crown/Council/ State authority (+) Consolidation of another lot (+) Services	
		<u>PERMITTED (4)</u>						
		<u>DISCRETIONARY (4)</u> (-) Extractive industries (-) Passive recreation (+) Storage (+) Tourist operation						
17.0 Community Purpose	27.0 Community Purpose	<u>NPR (3)</u> (+) Utilities	(+) Non-residential use (-) Zone character	Increase from 8 to 10m	No significant changes	(+) Fencing (+) Outdoor storage area	New min. lot size (600 m²) - previously no Acceptable Solution Min. 10m frontage	Potentially increased subdivision due to introduction of minimum lot size (previously none).
		<u>PERMITTED (8)</u> (+) Business and professional services (+) Residential (+) Tourist operation (-) Recycling and waste disposal (-) Sport and recreation (-) Utilities						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		<u>DISCRETIONARY (9)</u> (+) Custodial facility (+) General retail and hire (+) Recycling and waste depot (+) Sports and recreation (+) Vehicle parking (-) Residential						
18.0 Recreation	28.0 Recreation	<u>NPR (4)</u> (+) Sports and recreation (+) Utilities	Newly introduced hours of operation for flood lighting and commercial vehicle movements (+) Extensions of major sporting facility within 100m of residential zone not to increase spectator capacity	Increase from 7 to 10m	Decrease from 10m to 5m	(+) Min. 10m from residential zones for extraction, compressors (+) Outdoor storage area	(-) Align existing titles with zone boundaries and no additional lot created. Min lot frontage decrease from 4 to 3.6m	
		<u>PERMITTED (1)</u> (-) Crematoria and cemeteries						
		<u>DISCRETIONARY (13)</u> (+) Domestic animal breeding, boarding and training (+) Educational and occasional care (+) Food services (+) General retail and hire (+) Vehicle parking						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
19.0 Open Space	29.0 Open Space	<u>NPR (3)</u> (+) Utilities	(+) Discretionary uses (-) Open space character	Increase from 5 to 10m	Decrease from 10 to 3m	(-) Site coverage of 20% (-) Landscaping (+) Outdoor storage area	(-) Align existing titles with zone boundaries and no additional lot created. (-) Acceptable if for emergency services Increase min frontage from 4 to 15m	
		<u>PERMITTED (0)</u>	Flood lighting now permitted in restricted times					
		<u>DISCRETIONARY (13)</u> (+) Crematoria and cemeteries (+) Resource and development (+) Transport depot and distribution (+) Visitor accommodation						
32.0 PPZ - Future Residential	30.0 Future Urban	<u>NPR (2)</u>	(+) Amenity	No change	No change	Max. 200m ² floor area for new buildings (AS)	Only for Crown/Council/ State Authority, provision of utilities, or consolidation of another lot. PPZ - FR did not allow any sort of subdivision	Future Urban Zone only permits single dwellings or home-based business.
		<u>PERMITTED (3)</u> (+) 'home-based business' for Residential (+) Resource development						
		<u>DISCRETIONARY (1)</u> (-) Residential (-) Resource Development						

APPENDIX 2

Ministerial Declarations

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, Clauses 1, 8, 8A(1), 8D(2)

This document has been prepared by the Department of Justice, Planning Policy Unit to clarify the operation of the of the Minister's declarations made in accordance with Schedule 6, Clauses 8(4), 8A(1), and 8D(3) of the *Land Use Planning and Approvals Act 1993* ("the Act"). This document identifies the provisions to which the Minister's declarations do not apply, specifically:

- particular purpose zones, specific area plans and site-specific qualifications that are subject to Schedule 6, Clause 8(1) of the Act (refer to Schedule 1);
- particular purpose zones, specific area plans and site-specific qualifications that are not subject to Schedule 6, Clause 8A(1) of the Act (refer to Schedule 2); and
- code-applying provisions that are subject to Schedule 6, Clause 8D(2) (refer to Schedule 3).

This document also provides information on specific provisions in the Northern Midlands Interim Planning Scheme 2013 that do not meet the definition of site-specific qualification or specific area plan under Schedule 6, Clause 1 of the Act.

Schedule 1

Particular Purpose Zones, Specific Area Plans and Site-specific Qualifications subject to Schedule 6, Clause 8 of the Act

Provision	Application
General Residential Zone – 10.2 Use Table General Retail and Hire discretionary – "If a hairdressing salon and the sale of clothing and accessories only on the land described in CT 110036/1 (4 Nile Road, Evandale)"	Site-specific Qualification
General Residential Zone – 10.2 Use Table Vehicle Parking discretionary – "If on CT 135864/3 and directly associated with the Evandale market"	Site-specific Qualification
Low Density Residential Zone – 12.4.3.1 A1.2 & P1.3 Lot Area, Building Envelopes and Frontage A1.2 - Subdivision at Devon Hills will not result in any new lots. P1.2 - Land in Devon Hills must not be further subdivided.	Specific Area Plan or Site-specific Qualification

Provision	Application
Rural Living Zone – 13.2 Rural Living Zone Use Table Equipment and Machinery Sales and Hire discretionary – “If on CT 122423/2 (201 Pateena Road, Longford)”	Site-specific Qualification
Rural Living Zone – 13.2 Rural Living Zone Use Table Manufacturing and Processing discretionary – “If on CT 122423/2 (201 Pateena Road, Longford)”	Site-specific Qualification
Rural Living Zone – 13.2 Rural Living Zone Use Table Storage discretionary – “If for a contractors yard on CT 122423/2 (201 Pateena Road, Longford)”	Site-specific Qualification
Community Purpose – 17.2 Community Purpose Zone Use Table General Retail and Hire – “Only if in a building on CT 153988/1 that existed at the effective date of the scheme”	Site-specific Qualification
Light Industrial Zone – 24.2 Use Table Residential use discretionary – “If for a dwelling where all habitable rooms are limited to the first floor and above on the land described on CT 56239/1 (10 Union St, Longford)”	Site-specific Qualification
Rural Resource Zone – 26.2 Use Table Vehicle Parking discretionary – “If on CT 135864/3 and directly associated with the Evandale market”	Site-specific Qualification

Schedule 2

Particular Purpose Zones, Specific Area Plans and Site-specific Qualifications not subject to Schedule 6, Clause 8A(1) of the Act

Provision	Reason
General Residential Zone – 10.2 Use Table Emergency Services discretionary – “If on CT76398/4 & 5 (176 High Street, Campbell Town)”	The SPPs provide for Emergency Services as a discretionary use in the General Residential Zone.

Schedule 3

Code-applying Provisions subject to Schedule 6, Clause 8D(2) of the Act

Code-applying Provision	Application
<p>E5.0 Flood Prone Areas Code</p> <ul style="list-style-type: none"> The Flood-prone Area overlay 	<p>For application through the Local Provisions Schedule as the flood-prone hazard area overlay for the State Planning Provisions Flood-Prone Hazard Areas Code.</p>
<p>E7.0 Scenic Management Code</p> <ul style="list-style-type: none"> The Scenic Management Area overlay, if on land that is a zone listed in C8.2.1 of the State Planning Provisions. Clause E7.1 Local Scenic Management Areas The Scenic Management – Tourist Road Corridor (scenic corridor) overlay, if on land that is a zone listed in C8.2.1 of the SPPs. 	<p>The Scenic Management Area overlay is for application through the Local Provisions Schedule as the Scenic Protection Area overlay for the State Planning Provisions Scenic Protection Code.</p> <p>Clause E7.1 Local Scenic Management Areas is for application through the Local Provisions Schedule as the Scenic Protection Area list for the State Planning Provisions Scenic Protection Code.</p> <p>The Scenic Management – Tourist Road Corridor (scenic corridor) overlay is for application through the Local Provisions Schedule as the Scenic Road Corridor overlay for the State Planning Provisions Scenic Protection Code.</p>
<p>E13.0 Local Historic Heritage Code</p> <ul style="list-style-type: none"> The Local Heritage Precincts overlay; Table E13.1 Local Heritage Precincts; and Table E13.2 Local Heritage Places Outside Precincts, <p>unless the place or tree has been inserted or removed by amendment after the commencement day.</p>	<p>The Local Heritage Precincts overlay is for application through the Local Provisions Schedule as the Local Heritage Precinct overlay for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table E13.1 Local Heritage Precincts is for application through the Local Provisions Schedule as the Local Heritage Precinct list for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table E13.2 Local Heritage Places Outside Precincts is for application through the Local Provisions Schedule as the Local Heritage Places list for the State Planning Provisions Local Historic Heritage Code.</p>
<p>F2.0 Heritage Precincts Specific Area Plan</p> <ul style="list-style-type: none"> The Heritage Precincts overlay; and Table F2.1 Heritage Places Inside Heritage Precincts, <p>unless the place or tree has been inserted or removed by amendment after the commencement day.</p>	<p>The Heritage Precincts overlay is for application through the Local Provisions Schedule as the Local Heritage Precinct overlay for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table F2.1 Heritage Places Inside Heritage Precincts is for application through the Local Provisions Schedule as the Local Heritage Places list for the State Planning Provisions Local Historic Heritage Code.</p>

Schedule 4

Provisions that do not meet the definition of a Specific Area Plan or Site-specific Qualification under Schedule 6, Clause 1 of the Act

Provision	Reason
<p>Low Density Residential Zone – 12.2 Use Table</p> <p>Sports and Recreation discretionary – “Including horse training or veterinary establishments on land in South Longford described on CT 110574/1-2; 111673/1-2; southern part of 112949/3; 113908/1-2; 122095/3; 124312/1; 135118/1-3; 140326/1; 157278/1-2; 19327/2-3; 244840/1; 244841/1; 26599/1; 63989/1”</p>	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision applies to multiple areas.</p>
<p>Rural Living Zone – 13.4.2 Subdivision</p> <p>Permitted minimum lot size of:</p> <ul style="list-style-type: none"> • 10ha for Blackwood Creek, Deddington, Norwich Drive and Pateena Road. • 2ha for Caledonia Drive, Kalangadoo. 	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision:</p> <ul style="list-style-type: none"> • does not modify, substitute or add to the provisions of the planning scheme as it simply establishes the minimum lot size requirements for different areas; and • applies to multiple areas. <p>Does not meet the definition of a Specific Area Plan under Schedule 6, Clause 1 of the Act as the provision:</p> <ul style="list-style-type: none"> • simply establishes minimum lot sizes for different areas; and • does not specifically map the areas to which it applies.

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, clause 8(4)

NOTICE OF DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, acting in accordance with Schedule 6, Clause 8(4) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare the specific area plans, particular purpose zones and site specific qualifications identified in the Schedule to this declaration to be plans zones and qualifications to which Schedule 6, Clause 8 of the Act does not apply.

Dated this 20th day of May, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

The Schedule

Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications declared not subject to Schedule 6, Clause 8 of the Act

Provision	Reason
General Residential Zone – 10.2 Use Table Residential permitted – "If for multiple dwellings, except on CT 152543/1"	The provision is inconsistent with the: <ul style="list-style-type: none">• purpose of State Planning Provisions General Residential Zone which is to provide for residential use or development that accommodates a range of dwelling types; and• State Planning Provisions General Residential Zone Use Table 8.2 as it downgrades the status of the Residential use class in the zone.
General Residential Zone – 10.2 Use Table Residential discretionary – "If on CT 152534/1 retirement village only"	The provision is inconsistent with the: <ul style="list-style-type: none">• purpose of State Planning Provisions General Residential Zone which is to provide for residential use or development that accommodates a range of dwelling types; and• State Planning Provisions General Residential Zone Use Table 8.2 as it downgrades the status of the Residential use class in the zone.

Provision	Reason
General Residential Zone – 10.2 Use Table Food Services discretionary – “If a Restaurant on the land described in CT 3040/81 (114 Marlborough Street, Longford)”	The provision is provided for by State Planning Provisions General Residential Zone Use Table 8.2 which provides for all Food Services as discretionary “if not for a take away food premises with a drive through facility”.
General Residential Zone – 10.2 Use Table Recycling and Waste Disposal discretionary – “If on CT 135864/3”	The provision is provided for the State Planning Provisions clause 7.6, which provides for a discretionary decision in relation to this use of the land.
General Residential Zone – 10.2 Use Table Resource Development discretionary – “If on CT 135864/3”	The provision is provided for the State Planning Provisions clause 7.6, which provides for a discretionary decision in relation to this use of the land.
Low Density Residential Zone – 12.2 Use Table Food Services discretionary – “If a Restaurant on the land described in CT 200085/1 (part of 31-41 Grant Street, Campbell Town”	The provision is provided for by State Planning Provisions Low Density Residential Zone use Table 10.2 which provides for all Food Services as discretionary “if not for a take away food premises with a drive through facility”.
32.0 Particular Purpose Zone – Future Residential	The provision is provided for by the State Planning Provisions Future Urban Zone.
E3.0 Landslip Code	The provision is provided for by the State Planning Provisions Landslip Hazard Code.
E5.0 Flood Prone Areas Code	The provision is provided for by the State Planning Provisions Flood-Prone Areas Hazard Code.
E7.0 Scenic Management Code	The provision is provided for by the State Planning Provisions Scenic Protection Code.
E8.0 Biodiversity Code	The provision provided for by the State Planning Provisions Natural Assets Code.
E12.0 Airports Impact Management Code	The provision is provided for by the State Planning Provisions Safeguarding of Airports Code
E13.0 Heritage Code	The provision is provided for by the State Planning Provisions Local Historic Heritage Code
F2.0 Heritage Precincts Specific Area Plan	The provision is provided for by the State Planning Provisions Local Historic Heritage Code which provides for the application of local heritage precincts and local heritage places.

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

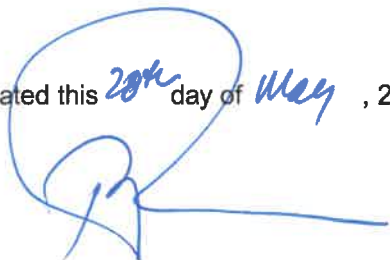
Section 87C and Schedule 6, clause 8A(1)

NOTICE OF DECLARATION

To: Northern Midlands Council

Take notice that in accordance with Schedule 6, Clause 8A(1) of the *Land Use Planning and Approvals Act 1993* ("the Act") I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, after having consulted with the Tasmanian Planning Commission, declare that the draft Northern Midlands Local Provisions Schedule prepared and the Northern Midlands Local Provisions Schedule made in relation to the municipal area of Northern Midlands under Part 3A of the Act must contain the specific area plans, particular purpose zones and site-specific qualifications provisions identified in the Schedule to this Notice.

Dated this 20th day of May, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

The Schedule

Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications declared subject to Schedule 6, Clause 8A(1) of the Act

Provision
33.0 Particular Purpose Zone – Service Station
F1.0 Translink Specific Area Plan

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, clause 8D(3)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, acting in accordance with Schedule 6, Clause 8D(3) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that Schedule 6, clause 8D(2) of the Act does not apply in relation to the code-applying provisions identified in the Schedule to this declaration in relation to the municipal area of Northern Midlands.

Dated this 28th day of MAY, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

The Schedule

Code-applying Provisions declared not subject to Schedule 6, Clause 8D(2) of the Act

Code	Reason
E1.0 Bushfire-Prone Areas Code	The code contains no relevant Code-applying Provisions.
E2.0 Potentially Contaminated Land Code	The code contains no relevant Code-applying Provisions.
E3.0 Landslip Code	The Local Provisions Schedule requirements at clause LP1.7.12 of the State Planning Provisions specify the mapping to be used for the Landslip Hazard Area overlay for the State Planning Provisions Landslip Hazard Code.
E4.0 Road and Railway Assets Code	The code contains no relevant Code-applying Provisions.
E5.0 Flood Prone Areas Code, excluding: <ul style="list-style-type: none">the Flood Prone Area overlay.	The only relevant Code-applying Provision is: <ul style="list-style-type: none">the Flood Prone Area overlay.
E6.0 Parking and Sustainable Transport Code	The code contains no relevant Code-applying Provisions.

Code	Reason
<p>E7.0 Scenic Management Code, excluding:</p> <ul style="list-style-type: none"> the Scenic Management Area overlay if on land that is a zone listed in C8.2.1 of the State Planning Provisions; Clause E7.1 Local Scenic Management Areas; and the Scenic Management – Tourist Road Corridor (scenic corridor) overlay, if on land that is a zone listed in C8.2.1 of the State Planning Provisions. 	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> the Scenic Management Area overlay; Clause E7.1 Local Scenic Management Areas; and the Scenic Management – Tourist Road Corridor (scenic corridor) overlay.
E8.0 Biodiversity Code	<p>The Local Provisions Schedule requirements at clause LP1.7.5 of the State Planning Provisions, and guidelines NAC 7 to NAC 12 of Guideline No.1, specify how the Priority Vegetation Area overlay is to be created for the State Planning Provisions Natural Assets Code.</p>
E9.0 Water Quality Code	The code contains no relevant Code-applying Provisions.
E10.0 Recreation and Open Space Code	The code does not relate to an equivalent State Planning Provisions Code.
E11.0 Environmental Impacts and Attenuation Code	The code contains no relevant Code-applying Provisions.
E12.0 Airports Impact Management Code	<p>The Local Provisions Schedule requirements at clause LP1.7.14(a) of the State Planning Provisions and guidelines SAC 1 to SAC 5 in Guideline No. 1 specify the how the Airport Noise Exposure Area and the Airport Obstacle Limitation Area overlays are to be created for the State Planning Provisions Safeguarding of Airports Code.</p>
<p>E13.0 Local Historic Heritage Code, excluding:</p> <ul style="list-style-type: none"> The Local Heritage Precincts overlay; Table E13.1 Local Heritage Precincts; and Table E13.2 Local Heritage Places Outside Precincts, <p>unless the place or precinct has been inserted or removed by amendment after the commencement day.</p>	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> the Local Heritage Precincts overlay; Table E13.1 Local Heritage Precincts; and Table E13.2 Local Heritage Places Outside Precincts.
E15.0 Signs Code	The code contains no relevant Code-applying Provisions.
<p>F2.0 Heritage Precincts Specific Area Plan, excluding:</p> <ul style="list-style-type: none"> the Heritage Precincts overlay; and Table F2.1 Heritage Places Inside Heritage Precincts, <p>unless the place or precinct has been inserted or removed by amendment after the commencement day.</p>	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> the Heritage Precincts overlay; and Table F2.1 Heritage Places Inside Heritage Precincts.

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C, Schedule 6, clause 8D(5)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Local Government and Planning, acting in accordance with Schedule 6, Clause 8D(5) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that the requirement in Clause LP1.8.1 of the State Planning Provisions (SPPs), specifically the statement "all information requirements are to be completed in the tables", as it relates to the code-applying provisions identified in the Schedule to this declaration when they are included in the draft Northern Midlands Local Provisions Schedule and Northern Midlands Local Provisions Schedule in accordance with Schedule 6, clause 8(2) of the Act does not apply in relation to the draft Northern Midlands Local Provisions Schedule and Northern Midlands Local Provisions Schedule.

Dated this 20th day of May, 2021



ROGER CHARLES JAENSCH

Minister for Local Government and Planning

The Schedule

Code-applying Provision
E13.0 Local Historic Heritage Code Table E13.2 Local Heritage Places Outside Precincts
F2.0 Heritage Precincts Specific Area Plan Table F2.1 Heritage Places Inside Heritage Precincts

APPENDIX 3

State Mapping Agricultural Land Background Report

Agricultural Land Mapping Project

Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone

Background Report

May 2017

Agricultural Land Mapping Project - Identifying land suitable for inclusion within the Tasmanian
Planning Scheme's Agriculture Zone

Background Report

Prepared and published by Department of Justice, Planning Policy Unit
in conjunction with Macquarie Franklin and Esk Mapping and GIS.

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1.0 Background

1.1 *What is the purpose of the agricultural land mapping project?*

The agricultural land mapping project was commissioned and project managed by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government in support of the State Planning Provisions, which form part of the Tasmanian Planning Scheme.

The State Planning Provisions represent the consistent statewide provisions of the Tasmanian Planning Scheme. The local component of the Tasmanian Planning Scheme are the Local Provisions Schedules, which will apply to each municipal area and include zoning and code overlay mapping, as well as other provisions to deal with local issues.

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 will avoid a repeat of the inconsistent use and application of the zones that occurred in the preparation of the Interim Planning Schemes.

The project scope focuses on land currently within the Rural Resource Zone and Significant Agriculture Zone in Interim Planning Schemes and the Rural Zone in the *Flinders Planning Scheme 2000*, or in other words, land that has already been strategically identified and protected for rural or agricultural purposes.

The project provides guidance as to how land currently zoned as Rural Resource or Significant Agriculture can be reassigned to either the Rural Zone or Agriculture Zone. Assignment of land to either the Rural Zone or Agriculture Zone does not affect existing or future agricultural activity occurring. The key difference between the two zones is how non-agricultural activity is managed.

The mapping is intended as a strategic land use planning tool to assist local planning authorities in mapping the recalibrated rural zones in the Tasmanian Planning Scheme, specifically by identifying and mapping land that is potentially suitable for inclusion within the Agriculture Zone.

1.2 *What are the parameters of the agricultural land mapping project?*

The project provides the broad statewide strategic basis for spatially identifying the Agriculture Zone based on common objective criteria and analysis. The analysis of potential agricultural land does not incorporate some of the more finer-grain information based on local circumstances. It is appropriate that local planning authorities perform this local assessment and verification exercise, as part of the preparation of their Local Provisions Schedules, as is the case with the application of all other zones.

The project has not focussed on the spatial application of the Rural Zone as the characteristics of this land are not so readily defined. The Rural Zone will largely be applied to the remaining rural land following the identification of the Agriculture Zone.

The extent of native vegetation cover, including the presence of threatened native vegetation communities or threatened species, was not considered in the analysis of potential agricultural land. It was considered problematic to consistently and objectively incorporate such analysis into the project at a statewide scale. Any resultant mapping would also not provide an accurate reflection of the potential agricultural land in the State.

It is also important to acknowledge that the presence of native vegetation cover should not always be seen as a hindrance to agricultural use or routinely considered for alternate zoning. Agricultural use comes in many forms and there are many alternatives for land to be used in creating a balance between agriculture and conservation. Areas of native vegetation cover are often maintained as part of operating farms, providing many ecological and economic benefits.

The project focussed on land currently zoned for rural and agriculture purposes, and therefore did not examine land outside the rural zones. Strategic decisions have already been made to zone such land for other purposes and the analysis did not seek to re-examine past decisions. Land outside the rural zones also falls outside the scope of 'agricultural land' as defined under the *State Policy on the Protection of Agricultural Land 2009* (the PAL Policy), as the land has been zoned for other purposes.

1.3 Why were the rural zones in Interim Planning Schemes recalibrated?

The Rural Resource Zone and the Significant Agriculture Zone formed part of the suite of zones under *Planning Directive No. 1 – The Format and Structure of Planning Schemes* (PD1), which specified the template for all Interim Planning Schemes.

It is clear from the resultant Interim Planning Schemes that the Rural Resource Zone and Significant Agriculture Zone were not fit for purpose. They were unable to be applied in a manner that reflected the character, complexity and diversity of Tasmania's agricultural land, covering the broad range and mix of enterprises, along with variables associated with soils, water and climate. As a result, the two rural zones were inconsistently applied across the three regions in part because both zones attempted to cover the State's agricultural land.

The Significant Agriculture Zone was very narrow in its scope, with the Zone Purpose limiting it to "land for higher productivity value agriculture dependent on soil as a growth medium". The Rural Resource Zone was then required to capture all other agricultural land that was not deemed as having 'higher productivity value'.

The Cradle Coast and Northern regions determined that it was not appropriate to use the Significant Agriculture Zone, instead opting to apply the Rural Resource Zone to an array of rural land. Both regions considered the two zones created an artificial split and that it was not possible to separate the 'higher productivity value' land from the other agricultural land based on the actual farming operations and complex matrix of land capability.

The Southern region applied both zones, but effectively used similar provisions across both zones in order to implement the PAL Policy. The two zones were also applied inconsistently across municipal areas in the Southern region.

The resultant Interim Planning Schemes demonstrated a need to more broadly identify and protect agricultural land in accurately implementing the PAL Policy.

Opportunities for implementing a single rural zone were considered in the drafting of the State Planning Provisions. A single rural zone would need to provide for competing demands, absorb a range of non-agricultural uses, and cover broad land characteristics. The result would be a complex zone with inadequate identification and protection of agricultural land.

Initial regional mapping produced as part of the regional land use strategies demonstrated that significant areas of land assigned to existing rural zones had limited or no potential for agricultural use. Variances were evident between municipal areas however, at a statewide level there was a clear need for two rural zones.

The recalibrated rural zones in the State Planning Provisions aim to address these issues directly by creating two zones which:

- provide a broader scope for identification and protection of agricultural land (the Agriculture Zone); and
- allows the zoning land with limited potential for agricultural use and which is not otherwise identified for the protection of specific values (the Rural Zone).

1.4 *What is the intent of the Rural and Agriculture Zones?*

The aim of the rural zone recalibration is to strategically zone agricultural land much in the same way as urban land is strategically zoned for particular purposes, such as the identification of industrial land. This ensures that agricultural land is adequately protected and reduces reliance on a case-by-case assessment of individual development applications in determining the importance of the land for agriculture.

The rural zone recalibration aims to accurately deliver the intent of the PAL Policy as well as implementing Principle 7 of the PAL Policy through consideration of the local and regional significance of the land for agricultural use. Principle 7 of the PAL Policy provides for decisions to be made on the significance of the land at a strategic planning level in determining the level of protection afforded to the non-prime agricultural land.

The key difference between the Agriculture Zone and Rural Zone is how they deal with non-agricultural uses. Non-agricultural uses are largely discretionary in the Agriculture Zone to protect the primacy of agricultural uses consistent with the zone purpose. The Rural Zone provides for a broader range of Permitted uses that may require a rural location for operational reasons, such as Extractive Industry, Resource Processing and certain types of Manufacturing and Processing and Storage.

Agriculture Zone

The Agriculture Zone aims to broadly capture and protect Tasmania's agricultural land, or Tasmania's 'agricultural estate'. In broad terms the 'agricultural estate' refers to land currently supporting existing agriculture or with the potential to support agriculture, taking into account the significance of the land for agriculture at a local, regional and State level.

Tasmania's 'agricultural estate' encompasses more than prime agricultural land or land within irrigation districts. It captures land with varying soil and climatic characteristics and provides for a broad range of agricultural enterprises.

The Agriculture Zone provisions provide a clear pathway for all agricultural uses. Agricultural uses are largely No Permit Required under the Agriculture Zone Use Table. Some limitations are imposed on plantation forestry and agricultural uses that do not utilise the soil as a growth medium, if on prime agricultural land. These requirements aim to address Principles 2 and 10 of the PAL Policy for the protection of prime agricultural land. However, agricultural uses that do not use the soil as a growth medium maintain a No Permit Required status if they are conducted in manner that does not preclude the soil from being used in the future.

The Agriculture Zone applies tight controls on non-agricultural use as required by the PAL Policy to protect agricultural land from unnecessary conversion to non-agricultural uses. Non-agricultural uses, other than residential use, must be required to locate on the site for operational or security reasons or to minimise impacts on other uses. This includes uses that:

- require access to specific naturally occurring resources in the zone;
- require access to infrastructure only located in that area;
- require access to a particular product or material related to an agricultural use;
- service or provide support to an agricultural use;
- provide for the diversification or value adding to an agricultural use; or
- provide essential emergency services or utility infrastructure.

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

There are also specific requirements for non-agricultural uses on prime agricultural land in accordance with the requirements of the PAL Policy.

No minimum lot size is specified for the Agriculture Zone. This recognises that the amount of land required is dependent on the agricultural use and the circumstance under which it operates. All subdivision, beyond minor subdivision for public use, utilities or irrigation infrastructure, or the consolidation of lots, must be considered through the Performance Criteria as a Discretionary development. This provides for an appropriate assessment of the subdivision having regard to the impact this may have the agricultural productivity of the land and the capacity of the new lots for agricultural use.

The Agriculture Zone provides for subdivision where it can be demonstrated as necessary for the operation of an agricultural use if for the:

- creation of additional lots for agricultural use;
- reorganisation of lot boundaries without creating any additional lots; and
- the excision of an existing use or development, such as a dwelling.

A summary comparison between the Agriculture Zone and Rural Zone provisions is contained in Table 1 below.

Rural Zone

The Rural Zone is aimed at the remaining rural land (or non-urban land) with limited or, no potential, for agriculture, and which has not been identified for the protection of specific values, such as landscape conservation or environmental management.

The provisions of the Rural Zone acknowledge that the land may be able to support some agriculture, but the land is of lower significance as compared to the Agriculture Zone. The Rural Zone also provides for the protection of agricultural land and agricultural uses in accordance with the PAL Policy by ensuring that Discretionary uses, including Residential use, minimise the conversion of agricultural land and are compatible with agricultural use. While the Rural Zone provides for a range of other Permitted uses that may require a rural location for operational purposes, it still provides for agricultural uses as No Permit Required through the use table.

Non-agricultural uses provided for in the Rural Zone include Domestic Animal Breeding, Boarding and Training, Extractive Industry, Resource Processing and a limited range of Manufacturing and Processing, Storage and other uses that are associated with agricultural uses or Resource Processing.

As with the Agriculture Zone, the *Primary Industry Activities Protection Act 1995* (the PIAP Act) also applies to protect the rights of farmers to conduct their farming activities in an appropriate manner. The PIAP Act applies to land characterised as a farm on land “within a zone, designated to the land under the *Land Use Planning and Approvals Act 1993*, that enables the land to be used for the purposes of primary industry”. The Rural Zone is such a zone. The allocation of land to either the Agriculture Zone or Rural Zone also has no impact any exemptions for Land Tax for land classified as Primary Production Land under the *Land Tax Act 2000*.

Discretionary uses in the Rural Zone must demonstrate they are appropriate for a rural location and must not confine or restrain existing use on adjoining properties.

The Rural Zone provides a Permitted minimum lot size of 40ha for subdivision and, like the Agriculture Zone, provides a Permitted pathway for subdivision associated with public use, Utilities, irrigation infrastructure and the consolidation of existing lots.

The 40ha minimum lot size in the Rural Zone reflects a common minimum lot size for rural zones that has appeared in planning schemes in Tasmania for many years. It aims to provide reasonable opportunities for subdivision without creating additional opportunities for rural living development. A lot of 40ha is considered large enough to discourage rural living type development and provide buffers to rural industries and adjoining areas within the Agriculture Zone.

The Performance Criteria provides the opportunities for the subdivision lots less than 40ha, but only for:

- a use, other Residential use or Visitor Accommodation, that requires a rural location for operational reasons and minimises the conversion of agricultural land; or

- the excision of a dwelling or Visitor Accommodation if necessary for the operation of a agricultural use.

Table 1 Summary comparison of provisions in the Agriculture and Rural Zones

Provision	Agriculture Zone	Rural Zone
Agricultural use	<p>Generally No Permit Required.</p> <p>Discretionary if plantation forestry on prime agricultural land.</p> <p>Discretionary if on prime agricultural land and not using soil as growth medium and precludes future use of soil.</p>	<p>No Permit Required.</p>
Non-agricultural uses	<p>Generally Discretionary if required to access or provide resources/infrastructure or support/value add to agricultural use.</p> <p>Permitted if for Food Services or General Retail and Hire associated with agricultural use or Resource Processing.</p>	<p>Permitted for Domestic Animal Breeding, Boarding and Training, Emergency Services, Extractive Industry, Resource Processing and a range of other uses that are associated with agricultural use or Resource Processing or require a rural location of operational reasons.</p> <p>Discretionary for a range of other uses if demonstrated they require a rural location for operation reasons. Discretionary uses must minimise conversion of agricultural land.</p>
Residential use	<p>Generally Discretionary, required as part of agricultural use or on land not capable of supporting agriculture and not confine or restrain agricultural use on adjoining properties.</p>	<p>Generally Discretionary and must minimise conversion of agricultural land.</p>
Building height	<p>12m Permitted, otherwise Discretionary.</p>	<p>12m Permitted, otherwise Discretionary.</p>
Setbacks	<p>5m; or</p> <p>200m or not less than existing for sensitive uses, otherwise Discretionary</p>	<p>5m; or</p> <p>200m or not less than existing for sensitive uses from Agriculture Zone, otherwise Discretionary</p>
Subdivision	<p>Permitted if lots for public use, utilities, irrigation infrastructure or consolidation of lots.</p> <p>Discretionary if provides for agricultural use, including creation of additional lots, reorganisation of existing lots, excision of existing use or development.</p>	<p>Permitted if for lot not less than 40ha, public use, utilities, irrigation infrastructure or consolidation of lots.</p> <p>Discretionary if provides for a use that requires a rural location for operation reasons (other than Residential or Visitor Accommodation), or if provides for agricultural use and for excision of existing dwelling or Visitor Accommodation.</p>

2.0 Methodology

2.1 Who has been involved in the mapping project?

The mapping project has been undertaken by an expert consultant team comprising a consortium between Macquarie Franklin and Esk Mapping and GIS.

An Advisory Committee was established to provide guidance to the mapping project and ensure the mapping produced was fit for purpose. The Advisory Committee membership consisted of representatives from:

- Department of Primary Industries, Parks, Water and the Environment's (DPIPWE) Agricultural Policy Branch and Sustainable Land Use and Information Management Unit;
- Tasmanian Farmers and Graziers Association;
- Local Government Association of Tasmania; and
- three local councils, one from each of the three regions.

Targeted consultation was also undertaken with a number of key stakeholders prior to the finalisation of the mapping. This included local government, the Tasmanian Farmers and Graziers Association, key forestry stakeholders, and other key rural stakeholders consulted during the drafting of the State Planning Provisions.

2.2 *What analysis has been undertaken for the mapping project?*

The methodology for the agricultural land mapping project has been developed and workshopped with the Advisory Committee. It was further tested and refined by the consultants through the mapping analysis to ensure the desired outcomes were being achieved.

The finalised methodology and draft mapping was then further workshopped with the Advisory Committee.

The mapping has adopted a very conservative approach to ensure that land with any reasonable level of agricultural potential was considered for inclusion in the Agriculture Zone.

In broad terms, the land that is considered suitable for the Agriculture Zone is that defined as:

- having all of the requirements for agriculture to be sustainable;
- part of a critical mass of land with similar characteristics; and
- is strategically important from a local, regional or State perspective.

The mapping exercise was undertaken through the following steps.

2.2.1 *Step 1 – Definition of study area*

The study area (shown in Figure 1) was limited to land currently within the Rural Resource Zone and Significant Agriculture Zone in Interim Planning Schemes and the Rural Zone in the *Flinders Planning Scheme 2000*. The analysis did not seek to review land not currently zoned for rural or agricultural purposes.

Land within the Tasmanian Reserve Estate, such as national parks, conservation areas and other public reserves, and Future Potential Production Forest, was also removed from the study area, even if within a current rural zoning. Land under conservation covenants and variable term private reserves, such as management agreements, were retained within the study area as these are often managed in conjunction with working farms.

The total area within the Agricultural Land Mapping Project study area is 38,334 square km.

2.2.2 Step 2 – Mapping land potentially suited to agricultural production

Agriculture in Tasmania is complex due to the broad range and mix of enterprises, along with variables and complexities associated with soils, water and climate. The Department of Primary Industries, Parks, Water and the Environment (DPIPWE) Enterprise Suitability Mapping (DPIPWE 2015) was a key dataset used in the mapping of potential agriculture land and formed the basis for most of the initial analysis and mapping for this project.

The project has utilised the Enterprise Suitability Mapping as the basis for most of the analysis in determining the suitability of land for agriculture. Land capability classification data as in the Land Capability Handbook (Grose, 1999) along with the DPIPWE's TASVEG 3.0 mapping was utilised in determining areas potentially suitable for broadacre dryland pastoral areas.

The Enterprise Suitability Mapping was used as it provides the most contemporary and sophisticated statewide analysis on the suitability of land for a range of agricultural enterprises. The production of the Enterprise Suitability Mapping involved analysis of a number of different agricultural enterprises and includes a number of important climatic, topographical and soil parameters. The Enterprise Suitability Maps are derived from a combination of new digital soil mapping, localised climate data, and complex crop rules and detailed modelling is completed at a scale of 1:50,000. With this data, climate and soil information has been used to match the known soil and climate requirements of a range of crops to a given area.

While land capability classification data has historically been used for mapping potential agricultural land in Tasmania, it has many limitations. There is only partial coverage of the State and large portioned modelling has been used with limited ground-truthing. The land capability classification mapping is at a broad scale of 1:100,000 and does not reflect the potential agricultural enterprise value. For example, land capability class 5 indicates the land is only really suited to dryland grazing with low economic return, but such areas may have soils ideally suited to viticultural production with a high economic return.

To reflect 'typical' farming enterprises found within Tasmanian agriculture, five broad Enterprise Suitability Clusters (ES Clusters) were compiled by grouping Enterprise Suitability Mapping and other key datasets, as listed in Table 2 below.

Table 2 Enterprise Suitability Clusters

Enterprise Suitability Cluster	Dataset Used	Data and Assumptions	Access to Irrigation Water Required
(ES1) Irrigated Perennial Horticulture	Enterprise Suitability Mapping, DPIPWE	Example crops include: table wine grapes, sparkling wine grapes and cherries	Y
(ES2) Vegetable Production		Example crops include: carrots, onions, poppies, potatoes and pyrethrum	Y
(ES3) Irrigated Grazing – Dairy		Rye Grass only	Y
(ES4) Broadacre – Cropping and Livestock		Example crops include: wheat, barley, poppies, lucerne and ryegrass	N
(ES5) Broadacre – Dryland Pastoral	TASVEG 3.0, DPIPWE	Remaining cleared agricultural land (identified as FAG – Agricultural land in TASVEG 3.0), including native grasslands	N
	Land Capability data, 1:100,000, DPIPWE	Remaining land with a land capability class of between 1-6	

2.2.3 Step 3 – Potential access to water for irrigation

The Enterprise Suitability Mapping used to compile the ES Clusters outlined in Step 2 assumes ready access to water for irrigation. This is not practically possible for all areas in Tasmania. Land with current or future potential access to irrigation water required identification to further refine the Enterprise Suitability Mapping for the purposes of this project. It was important identified areas of potential access to irrigation water to adequately reflect the possible future potential of the land.

The area within Tasmania that has current or future potential access to irrigation water was mapped, as outlined in Table 3. This included the analysis of a number of datasets for existing irrigation or storage allocations, bores, and major watercourses, including:

- DPIPWE Water Information Management System data (WIMS);
- DPIPWE Hydrogeological Bore data;
- Tasmanian Irrigation – existing and planned irrigation schemes;
- DPIPWE Conservation of Freshwater Ecosystem Values (CFEV) data; and
- TasWater infrastructure data.

In general, there are three main limitations for land being able to access irrigation water. These are distance from the water source, elevation difference between the land and the water source, and the quantity of water available and that needed by the agricultural enterprise.

A conservative buffer of 3km was identified around existing allocations, functioning bores with a flow rate of 10L/sec, and major watercourses, taking into account the topography, to reflect maximum distances that may be economically viable to pump irrigation water. Existing and planned irrigation schemes as identified by Tasmanian Irrigation were also included as part of this analysis. TasWater infrastructure data was also acquired to ensure the mapped area included existing farm irrigation off-takes. The applied buffer area adequately covered all existing TasWater infrastructure currently in rural zones.

All areas currently within a rural zone on Flinders Island and King Island were mapped as potentially having access to irrigation water. Irrigation water is currently limited on both islands. However, their coastal climate, latitude and relatively small distances and elevation changes means there are potential opportunities for low water use irrigated agricultural enterprises across the breadth of the islands in the future.

The output area identified with potential access to irrigation water (Figure 2) was applied as a filter to the ES Clusters mapped in Step 2. Where an ES1, ES2 or ES3 Cluster fell outside the mapped potential irrigation area, the land was allocated a suitable lesser ES Cluster which is not reliant on access to irrigation water (e.g. ES4 or ES5).

Table 3 Potential Access to Irrigation Water Methodology

<i>Dataset Used</i>	<i>Data and Assumptions</i>
Water Information Management System (WIMS), DPIPWE	Current direct take and storage allocations for irrigation mapped. 3km buffer created as a conservative maximum distance deemed as economically viable to pump.
Hydrogeological Bore Data, DPIPWE	Functioning bores mapped with a flow rate of 10 L/s or higher (suitable for irrigation). 3km buffer created as a conservative maximum distance deemed as economically viable to pump.
Irrigation Schemes – Existing & Planned, Tasmanian Irrigation	Area included.
Conservation of Freshwater Ecosystem Values (CFEV)	Major Watercourses mapped. 3km buffer created as a conservative maximum distance deemed as economically viable to pump.
Contour (10m), the LIST	Elevation data used in assessment of potential access to water
TasWater infrastructure data	Current TasWater infrastructure data used to take into account of current farm irrigation off-takes.
<i>Data combined, reviewed and edited by Senior Macquarie Franklin Water Resource consultants to practically reflect land that has potential access to water for irrigation now and in the future.</i>	

2.2.4 Step 4 – Consideration of existing forestry land

Step 4 involved the analysis of existing forestry land to identify areas of broad-scale forestry production. The aim was to identify existing forestry land that may be of higher value for agriculture as a consequence of it being potentially suited to a greater range of agricultural enterprises. Such land is potentially suitable for the Agriculture Zone.

Broad-scale forestry production often occurs on land with limited potential for other agricultural uses. Forestry production generally has a longer lifespan than most other agricultural enterprises meaning the land is likely to remain under forestry use for at least the short to medium term.

The Rural Zone is considered appropriate for most land under broad-scale forestry production given many areas have limited suitability for a broader range of other agricultural uses. The Rural Zone provides for agricultural use, including plantation forestry, as a No Permit Required use and includes appropriate protection from land use conflicts. The Agriculture Zone is considered more appropriate for forestry land with potential for a range of other agricultural uses.

The identification of any existing forestry land within the Agriculture Zone does not suggest the land should be transferred to other agricultural enterprises. It instead identifies land that may be of higher value to agriculture due to its potential to support a greater range of agricultural enterprises.

A large proportion of forestry operations also fall outside the planning system. Forestry operations within State forests and on land declared as private timber reserves are not subject to the requirements of a planning scheme.

For the purposes of Step 4, the ES Cluster mapping was overlaid with land mapped as:

- plantation hardwood or plantation softwood in the 'Forest Group' mapping layer on the LIST; and
- under the authority of Forestry Tasmania in the 'Authority Land' mapping layer on the LIST, which included all land within the Permanent Timber Production Zone.

Areas where the ES Cluster mapping overlapped with any of the above mapped forestry land were further analysed. Forestry land was identified as potentially suitable for the Agriculture Zone if it overlapped with:

- areas mapped as either ES1, ES2 or ES3 Clusters; or
- the ES Cluster mapping and the land capability classification was in the range of 1 to 4.

No land currently within the Permanent Timber Production Zone was included in the final mapping data.

Table 4 Consideration of existing forestry land

<i>Dataset Used</i>	<i>Data and Assumptions</i>
Forest Group dataset, the LIST	Existing hardwood and softwood plantations mapped
Authority Land dataset, the LIST	Existing land under the authority of Forestry Tasmania, which includes all land within the Permanent Timber Production Zone.
Enterprise Suitability Clusters, Agricultural Land Mapping Project	Where overlap occurred with 'high value' Enterprise Suitability Clusters ES1-3, land included as potentially suitable for the Agriculture Zone.
Land Capability, 1:100,000, DPIWWE	Where overlap occurred with land capability Class 1-4, land included as potentially suitable for the Agriculture Zone.

The mapping produced through Steps 1 to 4 created the Potential Agricultural Land Initial Analysis mapping layer (Mapping Layer 1) in Figure 3.

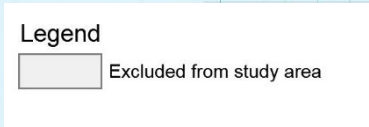


Figure 1 Agricultural land mapping project study area

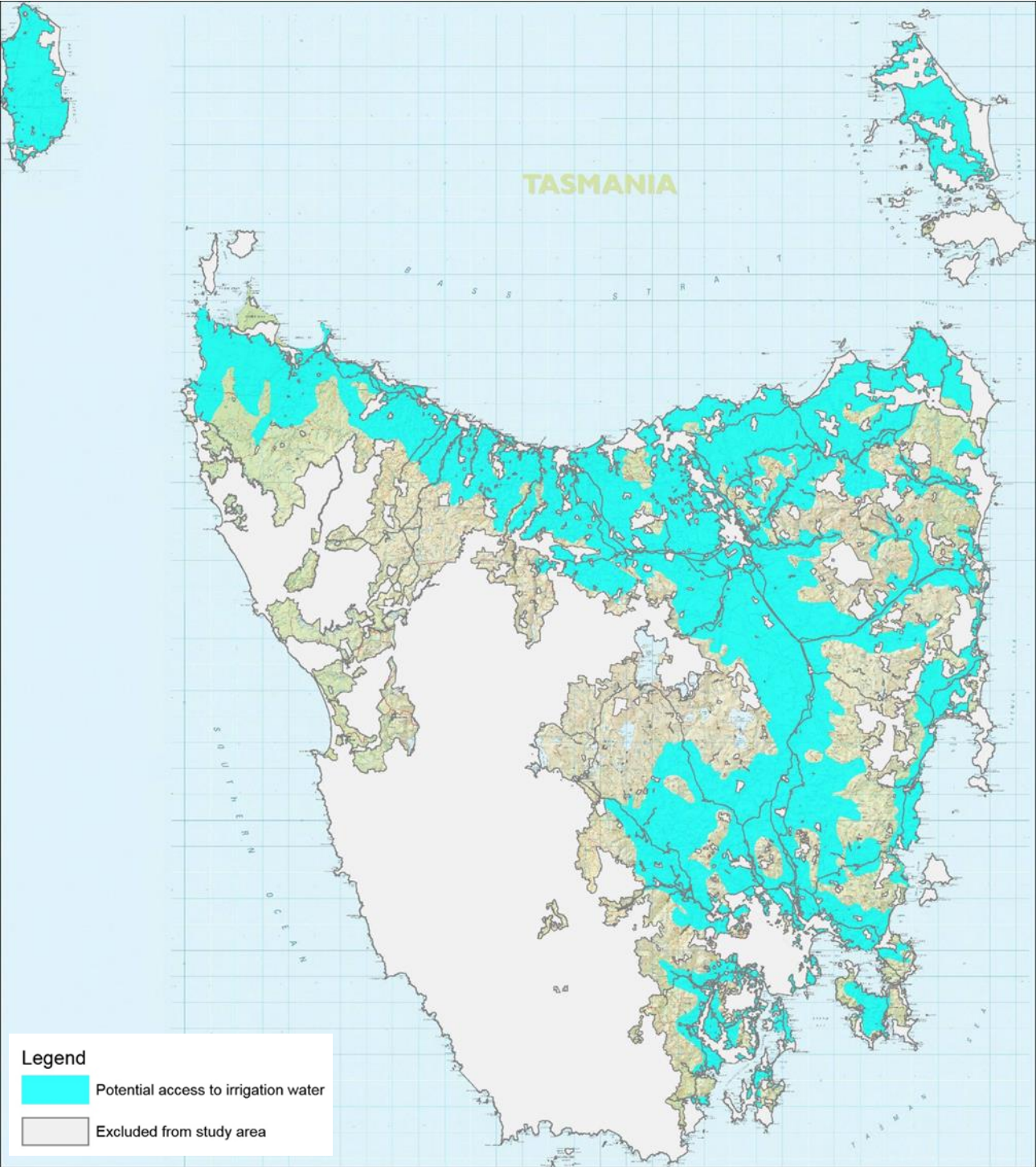


Figure 2 Potential access to irrigation water

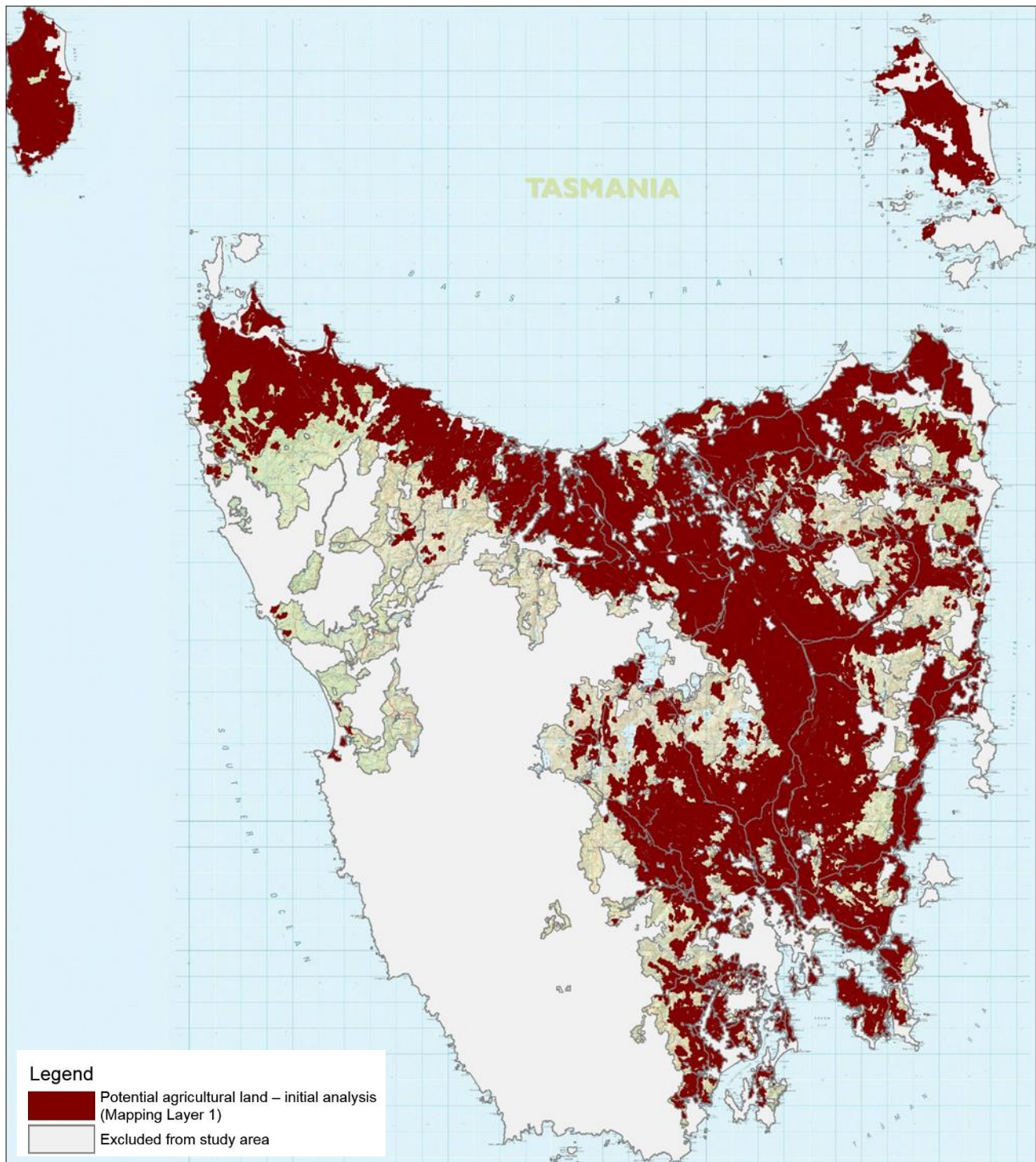


Figure 3 Potential agricultural land – initial analysis (Mapping Layer 1)

2.2.5 Step 5 – Allocation of potential agricultural land to cadastre

The initial analysis of potential agricultural land was allocated to cadastre data. Smoothing of the mapping was undertaken in an effort to refine data into a more user friendly planning tool by aligning the mapping to cadastre boundaries where appropriate. Where a title contained greater than 50% of land mapped in Mapping Layer 1, the entire title was mapped as potentially suitable for the Agriculture Zone. Titles with areas less than 50% mapped in Mapping Layer 1 were further analysed by Senior Agricultural Consultants for potential inclusion, taking into consideration the areas of mapped ES Clusters.

2.2.6 Step 6 – Potential constraints analysis

Step 6 involved an analysis of potential constraints for agricultural use on the titles mapped under Step 5. The analysis was undertaken to identify titles where agricultural use may be constrained due to the high capital value of the title, impact of isolation from other agricultural land, and the proximity of conflicting land use.

The potential constraints analysis was not meant to provide a comprehensive analysis of all factors that may contribute to constraining agricultural uses from occurring on the land. It is not possible to achieve this at a statewide level and many factors would be dependent on the agricultural enterprise, the characteristics of the operations, and the locational circumstances. It was also considered unnecessary to analyse all potential constraints for the purposes of developing a strategic planning mapping tool for the identification of the future agricultural potential of the land.

The potential constraints analysis did not exclude any titles from the mapping data. Instead the analysis aimed to highlight titles or areas that may require further investigation by local planning authorities in strategically applying the Agriculture Zone.

The constraints analysis may be useful for local planning authorities in identifying individual titles or clusters of titles where agricultural use may be significantly constrained. This aims to provide additional guidance on whether the land is suitable for the Agriculture Zone.

The mapping of titles as 'potentially constrained' does not in itself indicate or justify an alternate zoning to the Agriculture Zone for that title. Further investigation should be undertaken to determine its suitability.

The constraints analysis involved assessment against three criteria as outlined below and in Figure 4, with the approach of criteria 1 providing the first filter, criteria 2 the next and criteria 3 providing the final filter in identifying titles that may be constrained for agricultural use.

Criteria 1 – Is the title size a potential constraint for agricultural use?

A conservative approach was taken to identify minimum threshold title sizes that could potentially sustain a standalone agricultural enterprise. These were identified for each ES Cluster as shown in Figure 4.

The thresholds identified for Criteria 1 were determined by utilising models based on Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES), DPIPWE gross margins,

DairyTas, and Holmes & Sackett data, and determining typical values for estimated value of agricultural operations (EVAO).

It is acknowledged there is a high degree of disagreement amongst experts on determining potential minimum areas that are able to sustain the various agricultural enterprises. The minimum areas will depend on a number of factors including the efficiencies of the operator, the type of agricultural enterprises, technology and markets. These factors will also change overtime. Farmers are also likely to incorporate a number of different agricultural or other enterprises in order to maintain a sustainable business. Nevertheless, it was considered important to establish a suitable indicator for titles requiring further analysis of potential constraints.

A title that is below the specified size threshold does not necessarily mean there are constraints to agriculture occurring on the title. Smaller titles are, and can be, used in a variety of ways for viable agricultural uses. The purpose of Criteria 1 is to narrow down the analysis to those titles that may be more susceptible to constraints.

Smaller titles have a greater potential to become unviable for agricultural use as a consequence of being more susceptible to constraints caused by isolation from other agricultural land or fettering by conflicting land uses. The agricultural use of some smaller titles may also be cost prohibitive if its capital value is excessive.

Criteria 1 provided the first filter in identifying titles that may be constrained for agricultural use. These titles were then considered against additional criteria to identify those that may be constrained by:

- economic barriers, in that the title is of higher capital value which may inhibit the land being purchased or used for agricultural purposes (Criteria 2A);
- physical barriers, in that the surrounding land is potentially unsuitable or unviable for agriculture (Criteria 2B); or
- land use conflicts created by proximity to residential development of adjoining land which causes agricultural use on the title to be confined or restrained (Criteria 3).

Criteria 2 – Are there potential constraints for the title being used or amalgamated with adjoining agricultural land?

Criteria 2 consisted of two components to further analyse the smaller titles identified in Criteria 1. Criteria 2A considered the capital value of the title and Criteria 2B considered the land surrounding the title.

For Criteria 2A, capital value data from the Valuer General was applied to the titles and a capital value per hectare was determined. Titles with a capital value greater than a conservative value of \$50,000/ha was identified as a potential economic constraint for purchasing and amalgamating the land with neighbouring agricultural land.

Small titles with a high capital value per hectare can indicate that a high proportion of the value of the title relates to physical improvements such as buildings, structures and other fixtures. The high capital values can often indicate the presence of a dwelling on the title. The identification of such

titles can also indicate the presence of 'residential nodes', or clusters of smaller titles that are largely residential in nature with the current rural zones.

Titles with a capital value of greater than \$50,000/ha were further considered against Criteria 3. Those with a capital value of less than \$50,000/ha were considered against Criteria 2B.

For Criteria 2B, land surrounding the title was considered to determine whether the title was adjoining other agricultural land. Small titles may be compromised by having limited connectivity with other unconstrained agricultural land. Titles that were not adjoining a title above the Criteria 1 size thresholds or with a capital value of less than \$50,000/ha were identified and considered against Criteria 3.

Criteria 3 – Is residential development potentially constraining agriculture land?

Criteria 3 identified whether any of the titles were adjoining:

- a current Interim Planning Scheme General Residential Zone, Low Density Residential Zone, Rural Living Zone or Village Zone; or
- a Residential Zone, Low Density Residential Zone, Rural Residential Zone or Village Zone under the *Flinders Planning Scheme 2000*.

This analysis further aimed to identify any potential constraints due to potential land use conflicts from adjoining residential development in designated residential zones in addition to any potential constraints identified in Criteria 2A or 2B. A 25m buffer was applied around the titles to compensate for any zoning anomalies, such as a zone boundary being aligned to the centre line of a road instead of the cadastre boundary. This was a common occurrence in Interim Planning Schemes where the zone boundary corresponded with a road.

The analysis against Criteria 3 did not include the consideration of any constraints caused by clusters of smaller titles (or 'residential nodes') within current rural zones. While such clusters may create land use conflicts, their impact can be difficult to analyse. Some of these titles may be owned or occupied in conjunction with surrounding farms. The potential impact differs to that potentially caused by proximity to a residential zone, as this land has been identified strategically for residential use and development and therefore has greater potential to impact on adjoining agricultural operations.

Analysis against all three criteria allocated the titles into four categories as per Table 5.

Table 5 Results on the constraints analysis

<i>Unconstrained</i>	<i>Potentially Constrained (Criteria 2A)</i>	<i>Potentially Constrained (Criteria 2B)</i>	<i>Potentially Constrained (Criteria 3)</i>
<ul style="list-style-type: none"> – an area greater than the Criteria 1 size thresholds; or – an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha. 	<ul style="list-style-type: none"> – an area less than the Criteria 1 size thresholds; – a capital value of greater than \$50,000/ha; and – not adjoining a residential zone. 	<ul style="list-style-type: none"> – an area less than the Criteria 1 size thresholds; – a capital value of less than \$50,000/ha; – not adjoining a title with an area greater than the Criteria 1 size thresholds; and – not adjoining a residential zone. 	<ul style="list-style-type: none"> – an area less than the Criteria 1 size thresholds; – a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and – adjoining a residential zone.

The constraints analysis, in conjunction with the mapping produced in the preceding steps, produced the Land Potentially Suitable for Agriculture Zone mapping layer (Mapping Layer 2) (Figure 5 and Figure 6).

Figure 4 Constraints analysis flow chart

CRITERIA 1
Is the title size a potential constraint for agricultural use?

Is title area greater than minimum area for the identified Enterprise Suitability (ES) Cluster?

ES1 – 10 ha
ES2 – 25 ha
ES3 – 40 ha
ES4 – 133 ha
ES5 – 333 ha

YES

UNCONSTRAINED

NO

CRITERIA 2
Are there potential constraints for the title being used or amalgamated with adjoining agricultural land?

CRITERIA 2A

Is the capital value of the title less than \$50,000/ha

YES

CRITERIA 2B

Is the title adjoining another title with an area greater than that specified in Criteria 1 and with capital value of less than \$50,000/ha?

YES

UNCONSTRAINED

NO

CRITERIA 3
Is residential development potentially constraining agricultural land?

Is title adjoining General Residential, Residential, Low Density Residential, Rural Living, Rural Residential or Village Zone?

YES

Is title adjoining General Residential, Residential, Low Density Residential, Rural Living, Rural Residential or Village Zone?

YES

POTENTIALLY CONSTRAINED (Criteria 3)

- not adjoining unconstrained land
- adjoining residential development

NO

POTENTIALLY CONSTRAINED (Criteria 2A)

- high capital value
- not adjoining residential development
- may or may not adjoin unconstrained land

POTENTIALLY CONSTRAINED (Criteria 3)

- high capital value
- adjoining residential development
- may or may not adjoin unconstrained land

NO

POTENTIALLY CONSTRAINED (Criteria 2B)

- not adjoining unconstrained land
- not adjoining residential development

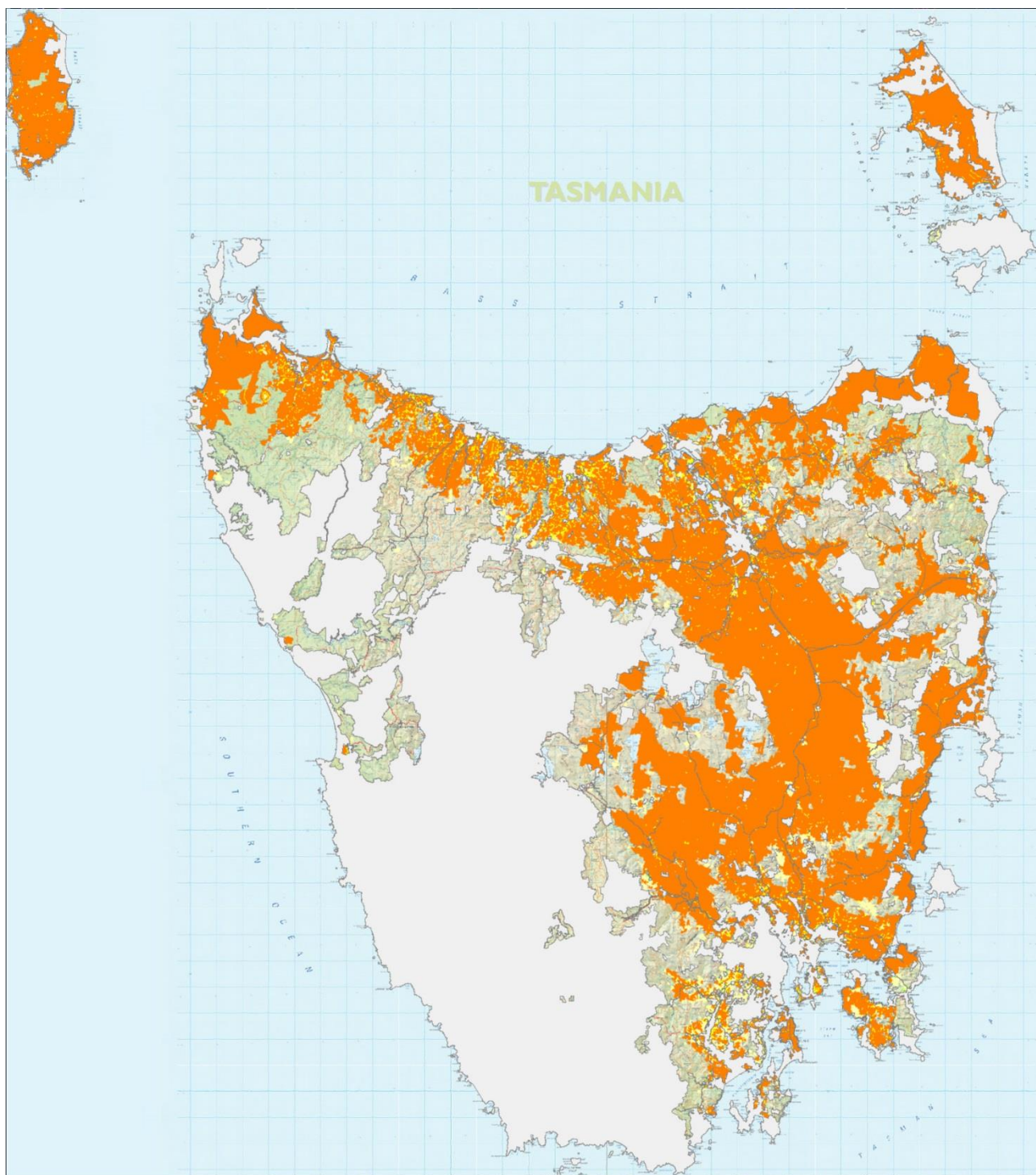


Figure 5 Land potentially suitable for the Agriculture Zone (Mapping Layer 2)

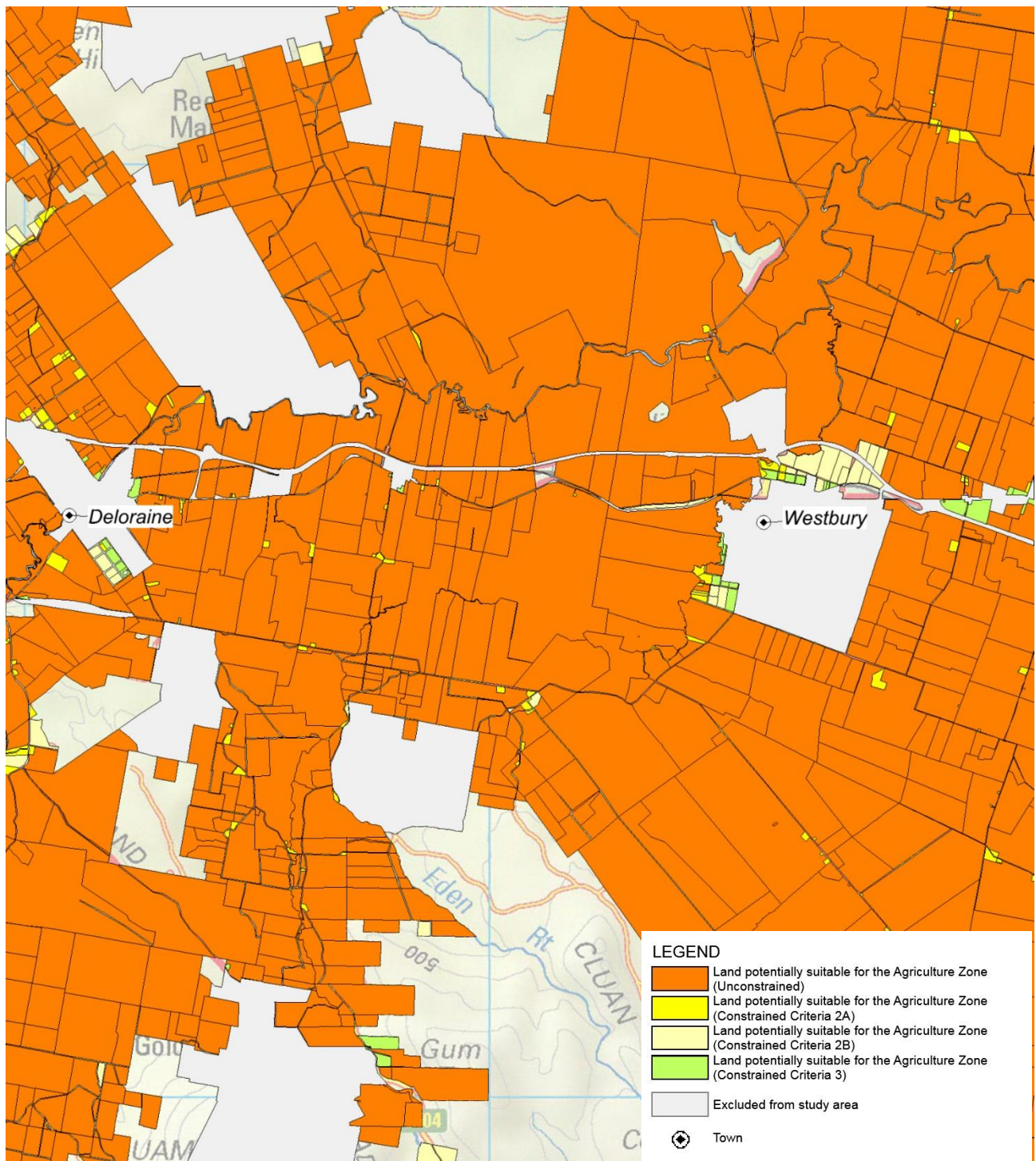


Figure 6 Distribution of land potentially suitable for the Agriculture Zone (Mapping Layer 2) within northern region between Deloraine and Westbury

3.0 Agricultural Land Mapping Data

3.1 *What mapping has been produced from the project?*

The Agricultural Land Mapping Project has produced two mapping layers that are available on the Land Information System Tasmania's website (the LIST). These mapping layers are:

1. Potential Agricultural Land Initial Analysis (Mapping Layer 1)

This represents the land identified and mapped through the initial analysis up to Step 4 in the above methodology. A total of 21,781 square km has been mapped as potential agricultural land as part of the initial analysis.

2. Land Potentially Suitable for Agriculture Zone (Mapping Layer 2)

This represents the refined mapping produced through all steps in the methodology and includes the titles mapped as part of the constraints analysis in Step 6. This layer includes:

- Unconstrained agricultural land - 20,164 square km
- Potentially Constrained agricultural land (Criteria 2A) - 245 square km
- Potentially Constrained agricultural land (Criteria 2B) – 689 square km
- Potentially Constrained (Criteria 3) - 107 square km

3.2 *How should the mapping be used?*

The mapping is to be used by local planning authorities as a guide for the spatial application of the Agriculture Zone through their Local Provisions Schedules. The mapping may also provide guidance to the Tasmanian Planning Commission in assessing the spatial application of the Agriculture Zone in the draft Local Provisions Schedules prepared by planning authorities.

Despite the sophisticated methodology, the mapping is not intended to be a definitive strategic land use planning tool as it is predominantly a desktop analysis and has only focussed on assessing the agricultural potential of the land. Local planning authorities will need to utilise this data in conjunction with a range of other data sets and information sources in making strategic land use planning decisions about some of the areas identified.

The following guidelines should be considered in using the mapping to apply the Agriculture Zone in the Local Provisions Schedules:

1. The spatial application of the Agriculture Zone should be based on the land identified in the Land Potentially Suitable for Agriculture Zone mapping layer while also having regard to:
 - (a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:
 - (i) incorporates more recent or detailed analysis or mapping;
 - (ii) better aligns with on-ground features; or
 - (iii) addresses any anomalies or inaccuracies in the Land Potentially Suitable for Agriculture Zone mapping layer, and

where appropriate, may be demonstrated in a report by a suitably qualified person, and is consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;

- (b) any other relevant data sets published on the LIST; and
 - (c) any other strategic planning undertaken at a local or regional level consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
2. Land within an interim planning scheme Significant Agriculture Zone should be included in the Agriculture Zone considered for an alternate zoning under 6.
3. Titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 may require further investigation as to their suitability for inclusion within the Agriculture Zone, having regard to:
- (a) existing land uses on the title and surrounding land;
 - (b) whether the title is isolated from other agricultural land;
 - (c) current ownership and whether the land is utilised in conjunction with other agricultural land;
 - (d) the agricultural potential of the land; and
 - (e) any analysis or mapping undertaken at a local or regional level consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
4. The Potential Agricultural Land Initial Analysis mapping layer may assist in making judgements on the spatial application of Agriculture Zone, including, but not limited to:
- (a) any titles that have or have not been included in the Land Potential Suitable for the Agriculture Zone mapping layer, including titles that are surrounded by land mapped as part of the layer;
 - (b) any titles highlighted as Potentially Constrained Criteria 2A, 2B or 3;
 - (c) outlying titles that are either included or excluded within the Land Potential Suitable for the Agriculture Zone mapping layer; and
 - (d) larger titles or those with extensive areas of native vegetation cover.
5. Titles may be split-zoned to align with areas potentially suitable for agriculture or where agriculture is constrained. This may be appropriate for some larger titles.

6. Land identified in the Land Potentially Suitable for Agriculture Zone mapping layer may be considered for alternate zoning if:
 - (a) local or regional strategic analysis has identified or justifies the need for an alternate zoning consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;
 - (b) for the identification and protection of a strategically important naturally occurring resource which require an alternate zoning;
 - (c) for the identification and protection of significant natural values which require an alternate zoning;
 - (d) for the identification, provision or protection of strategically important uses that require an alternate zone; or
 - (e) it can be demonstrated that:
 - (i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
 - (ii) there are significant constraints to agricultural use occurring on the land; or
 - (iii) the Agriculture Zone is otherwise not appropriate for the land.
7. Land not identified in the Land Potentially Suitable for Agriculture Zone mapping layer may be considered for inclusion within the Agriculture Zone if:
 - (a) local or regional strategic analysis has identified the land as appropriate for the Agriculture Zone consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;
 - (b) the land has similar characteristics to land mapped as suitable for the Agriculture Zone or forms part of a larger area of land used in conjunction with land mapped as suitable for the Agriculture Zone;
 - (c) it can be demonstrated that the Agriculture Zone is appropriate for the land based on its significance for agricultural use; or
 - (d) it addresses any anomalies or inaccuracies in the Land Potentially Suitable for Agriculture Zone mapping layer, andhaving regard to the extent of the land identified in the Potential Agricultural Land Initial Analysis mapping layer.

APPENDIX 4

Attenuation Code Site List and rationale

It is noted that the list of activities in Table C9.1 Attenuation Distance of the SPP, is more extensive than the list of activities in E11 Environmental Impacts and Attenuation Code of the Northern Midlands Interim Planning Scheme 2013. New, additional activities include; Abrasive blasting; Agricultural produce processing works; Aquaculture operation; Bakery; Beverage production (non-alcoholic); Biosolids application to land; Brewery or distillery; Cement works; Ceramic works; Chemical works; Cidery; Dog Kennels; Frost fan; Fuel burning; Gas pressure reduction facility; Horse stables; Joinery; Marinas; Maritime construction and maintenance works; Materials handling; Metallurgical works; Milk processing works; Mine; Motor body works Motor racing or performance trials; Oil and gas extraction and production; Oil refinery; Plant nursery and controlled environment agriculture; Pulp and paper works; Rendering or fat extraction works; Scrap metal recovery; Shooting range; Surface coating; Textile bleaching and dying; Wind energy facility; Winery; Woodchip mill; Wood processing works; Wool scouring, tannery or fellmongery; and Wrecking yard (automotive).

Council does not have a complete list of properties where these activities are being undertaken.

This document contains information captured following the agreed process for identifying sites in the Northern Midlands Council area to which the Attenuation Code overlays should be applied. The process was limited to a desktop analysis of available information on the LIST and knowledge held by Council planning staff. The filters used in compiling the list of sites to which map overlays should be applied were as follows:

- 1) Search of the List Layer – EPA Regulated Premises (LIST metadata states accurate as at 05-07-2018);
- 2) List of sites provided by NMC at the Council meeting of 17 December 2018; and
- 3) Search of the List Layers – Community, Sports and Recreation Facilities-(LIST metadata states accurate as at 02-06-2015) and LIST Points of Interests (abbreviated as Facilities – LIST metadata states accurate as at 02-06-2015)

Some data inaccuracies were discovered between the EPA sites and those provided by NMC Council. The data relied upon was that of the EPA Permit (i.e. address, ownership, site description, activity description) rather than the LIST data on its own.

Some duplication was discovered between the EPA sites and those provided by NMC Council. The data relies upon was that of the EPA Permit and duplicated Council record was deleted, but the entry was noted as also being a key NMC site.

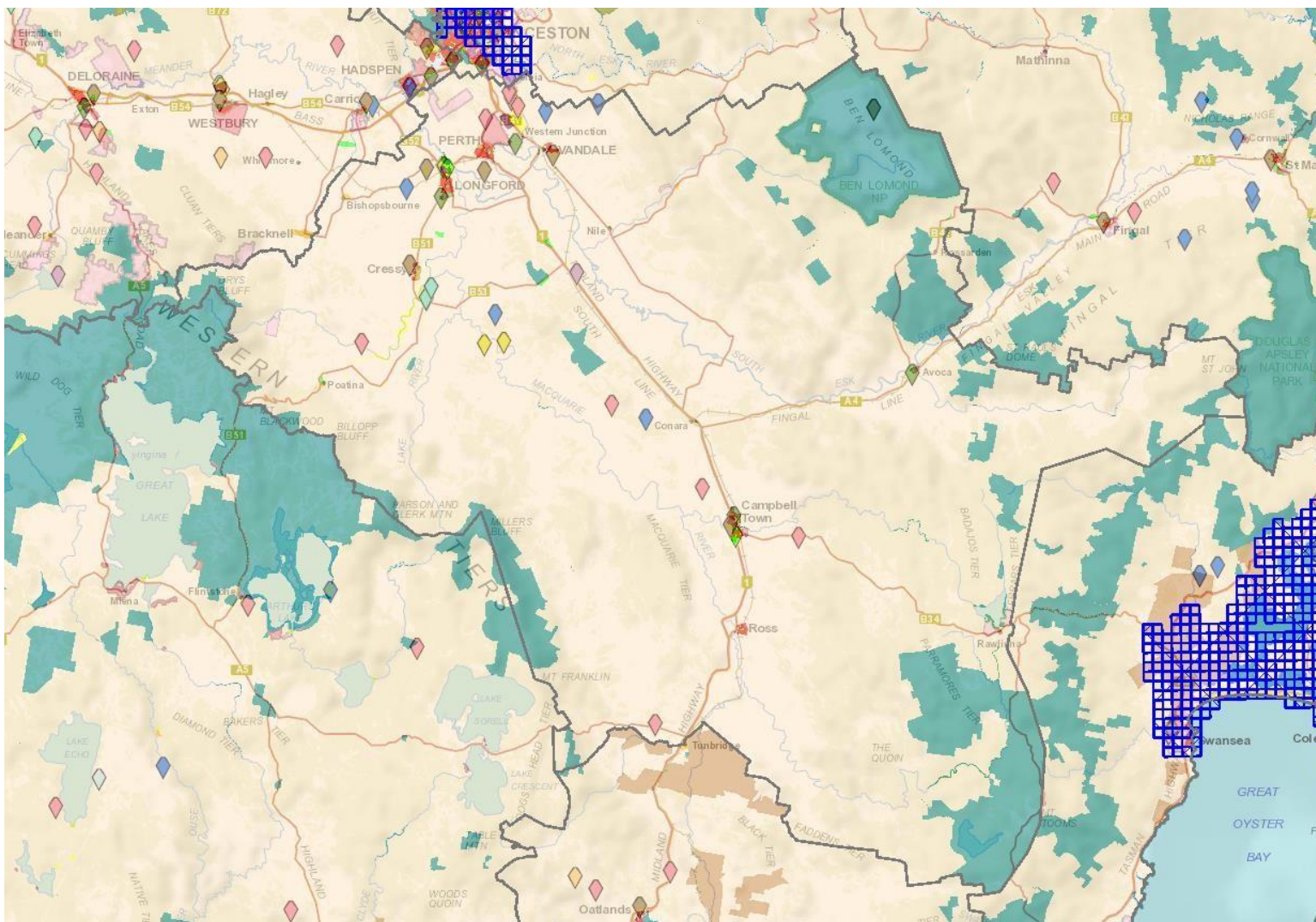
All identified activities were reviewed against the Application parameters of C9.0 Attenuation Code of the Tasmanian Planning Scheme.

If the activity was not listed in Tables C9.1 or C9.2; or if it was identified as not applying as per C9.2.2 or C9.2.3 or C9.2.4 it was deleted.

The proposed attenuation distances are based on the available information including EPA Permit information and aerial imagery. Where insufficient information was available to establish the intensity or precise nature of the Code triggering activity – the largest attenuation distance listed in Table C9.1 and C9.2 has been applied in keeping with the precautionary principle.

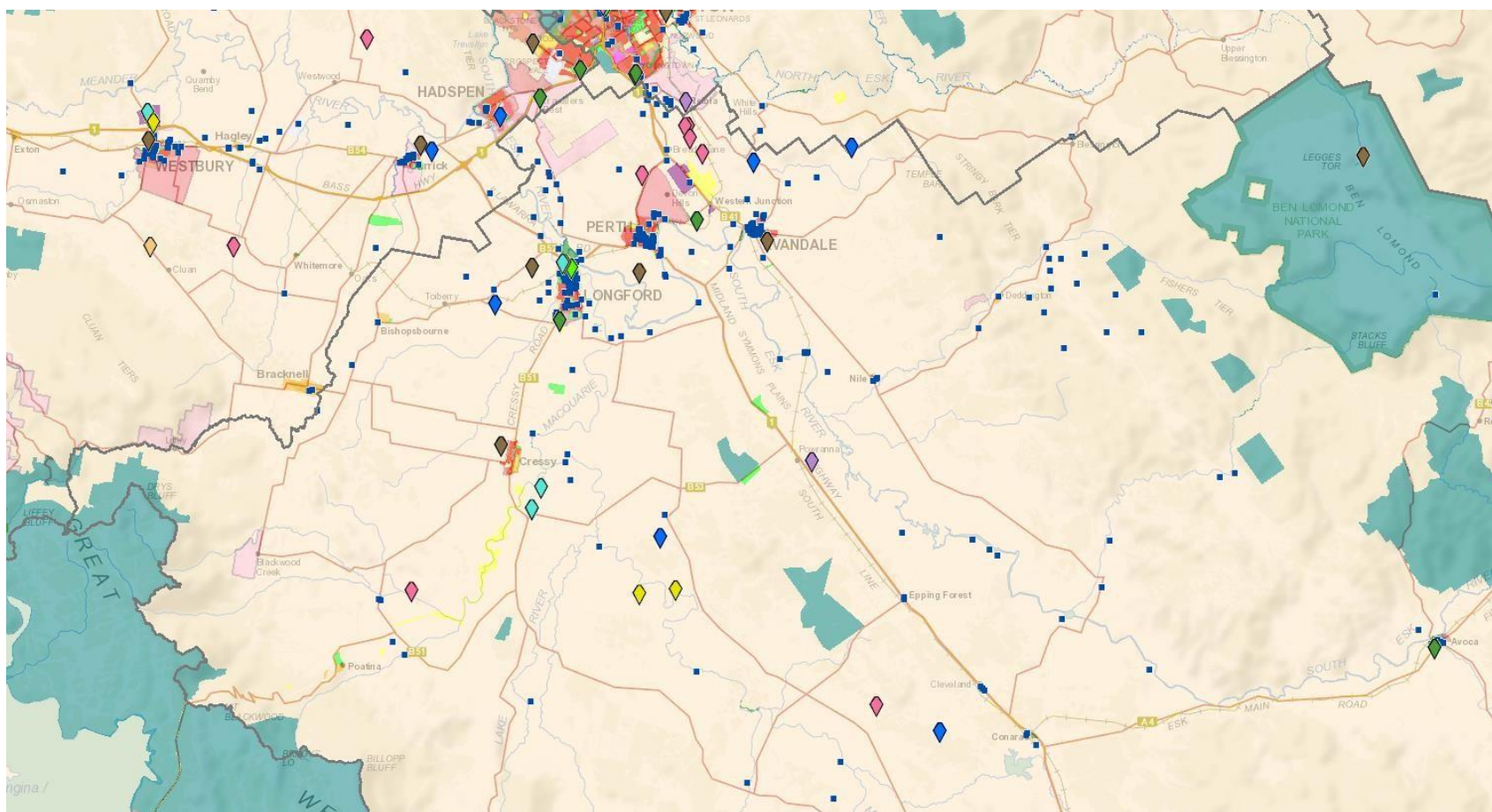
One site – the Caltex Particular Purpose Zone site (CT 202749/1) south of Campbell Town was identified as an EPA site – but not for the purposes of the Attenuation Code but rather C14.0 Potentially Contaminated Sites Code. This is the only site for which the C14.0 overlay area is to be applied within the NMC area. All other contaminated sites will need to be identified by NMC staff as part of normal operation processes; or as a separate project post Local Provision Schedule (LPS) implementation.

EPA regulated sites (identified by coloured diamond shapes) in the Northern Midlands Council Area – (source List Map <https://maps.thelist.tas.gov.au/listmap/app/list/map;jsessionid=5692A1F9B6A5F8240BB7A508F2A390D1.wombat20> accessed 3/1/2019 4.26pm)



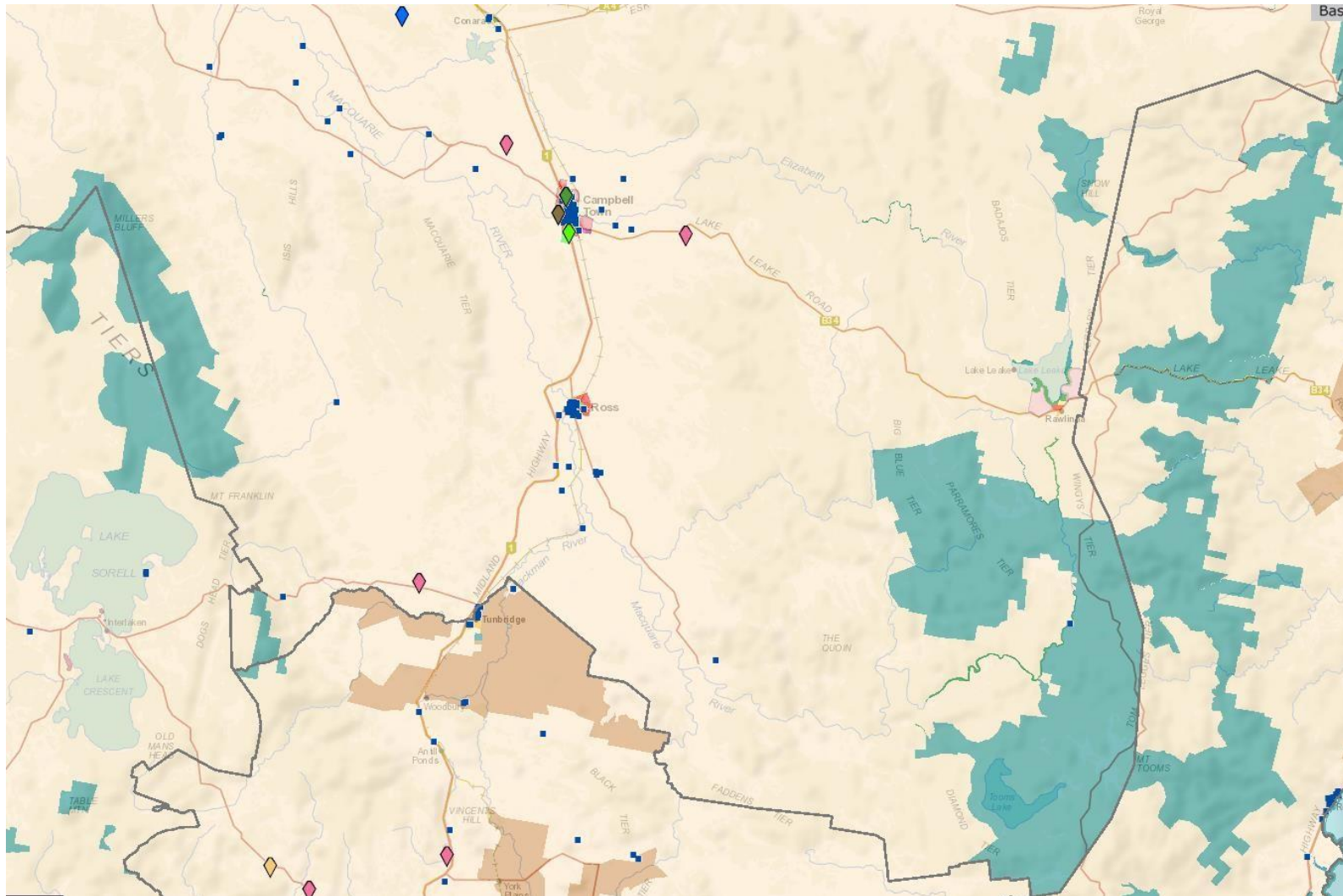
Northern NMC Council area (source ListMap

<https://maps.thelist.tas.gov.au/listmap/app/list/map;jsessionid=9392C72B5525828A213A27F1B98FA228.wombat2o> as at 16 April 2019)



Southern NMC Council area (Source ListMap

<https://maps.thelist.tas.gov.au/listmap/app/list/map;jsessionid=9392C72B5525828A213A27F1B98FA228.wombat2o> as at 16 April 2019)



Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)
1	EPA Site – Notice 8109/1 3A Wastewater Treatment Works (180 kilolitres per day design capacity to treat an average dry flow of sewage or wastewater.)	Ben Lomond National Park and Wastewater Treatment plans (before circular driveway at the end of Ben Lomond Road)	N/A (No PID either)	400m Apply 400m out from the area identified in the EPA permit; see Figure 1 at end of this list.
2	EPA Site – Notice 9195/1 5B Extractive Pits – 10000 cubic metres per year of product (Mining Lease 1317 P/M)	Evandale Clay Pit; White Hills Road, White Hill	136094/2	300m
3	EPA Site – Notice 3374 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 175000 cubic meters per year of rocks, ores or minerals produced. Mining Lease 975 P/M	Quarry, The Springs, 81 Evandale Road, Western Junction	146280/1	1000m (Blasting/Crushing/Screening)
4	EPA Site – Notice 8046 7B Pre-Mix Bitumen Plants – 5000 tonnes per year of product produced Mining Lease 1874 P/M	Raeburn Pit	159125/2 (associated title 157107/1;	1000m (Blasting/Crushing/Screening)
5	EPA Site – Notice 8742/3 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 55000 cubic meters per year of rocks, ores or minerals produced. Mining Lease 1985 P/M	Quarry – ‘Mt Oriol’ 833 Hobart Rd, Breadalbane,	144549/1	1000m (Blasting/Crushing/Screening)

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)
6	EPA Site – 9656 (provides for blasting) 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 200000 cubic meters per year of rocks, ores or minerals produced. Mining Lease P16-311	Cocked Hat Hill Quarry	144549/1	1000m (Blasting/Crushing/Screening)
7	EPA Site –7854/1 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 110000 cubic meters per year of rocks, ores or minerals produced. Mining Permit 3470	Talisker Quarry; 16523 Midland Hwy Perth	170419/1	1000m (Blasting/Crushing/Screening)
8	EPA Site – 7418 & 9608/1 1D Wood Preservation Works, Petroleum and Chemical Activities 32500 cubic meters per year of product Permits 3943 & P05-387	Longford Timber Preservation Plant 74 Tannery Road Longford TAS 7301	196864/1 (associated titles 53873/1; 53873/2; 53873/3 197160/1; 53873/4; 197160/2; 106631/1; 116587/10 in party)	300m Apply 300m out from the area identified in the EAP Permit; see Figure 6 at the end of list. <i>(NB all highlighted titles to be included)</i>


9	EPA Site 7939/1 4F1 Rendering or Fat Extraction Works (works discharging all wastewater to external approved Wastewater Treatment Works) - Food Production and Animal and Plant Processing – 1000kg/hr. or k/g per batch of product processed Permits 1567 /P03-286 / P07-07302	Longford Abattoir and Rendering Plants 22 Tannery Road, Longford TAS 7301	127128/3 (associated titles 128346/1; 127128/1; 127128/2; 127130/1)	1500m Apply 1500m out from the title boundaries of highlighted titles, (i.e. the outer extent of the entire group) (EPA permit does not provide a map but applies the permit to the land that falls within the area defined by this list of titles covers the whole property)
10	EPA Site – 9094/1 Extractive Pits, Extractive Industries – 10000 cubic metres per year of product. (Permit No 75) Mining Lease 956 P/M	Wilmores Lane Clay Pit 356 WILMORES LANE LONGFORD TAS 7301	15047/1	300m Apply 300m out from the area identified in the EAP Permit; see Figure 7 at the end of this Table. <i>(NB - Image not clear – so apply to entire title.)</i>
11	EPA Site – 9568/1 2B Ceramic Works – Manufacturing and Mineral Processing, 50000 tonnes per year of production capacity (Permit No. 5787)	Longford Brick Works 15 WESTON ST LONGFORD TAS 7301	230762/1	500m Apply 500m out from the title boundary. EPA document refers to the land that falls within the area defined by Title Reference 230762/1.
12	EPA Site – 9923/1 Cressy Hatchery 4H Finfish Farming ; Food Production and Animal and Plant Processing <i>(Key NMC site)</i>	Aquaculture 155 Burlington Rd, Cressy TAS 7302	251640/1 (associated titles ¹ 251640/4; 251640/3;	100m Apply 100m out from the area identified in the EPA Permit; see Figure 8 at the end of list. <i>(NB – only partially includes Title 35/1773)</i>

¹ Other titles part of the complex are 35/1773 and 236228/1 both in the name of Hydro-Electric Corporation, aerial image indicates activity on both; other associated titles omitted)

			251640/2) EPA permit also refers to 236228/1 & 35/1773)	
13	EPA Site 8932/1 Cressy Abattoir 4A2 Abattoirs or Slaughterhouses (works not discharging all wastewater to external approved Wastewater Treatment Works) - Food Production and Animal and Plant Processing - 8800 tonnes per year of meat products produced. Permit No. 1531 (Key NMC site)	5 Burlington Road, Cressy TAS 7302 AND 1696 Cressy Road, Cressy TAS 7302	125133/1 and 125134/1	1000m Apply 1000m out from the title boundary. EPA Permit refers to the land that falls within the areas defined by 125133/1 (owned by Tasmanian Quality Meats Pty Ltd; AND <i>CT 125134/1 owned by DPIPWE – Cressy Research and Demonstration Farm)</i>
14	EPA Site 8986 Rendering Facility 4F1 Rendering or Fat Extraction Works (works discharging all wastewater to external approved Wastewater Treatment Works) Food Production and Animal and Plant Processing - 7000 kilograms per hour or kilograms per batch of product processed. (Key NMC site)	Rendering Facility 5 Burlington Road, Cressy TAS 7302	125133/1	1500m Apply 1500m out from the area identified in the EPA Permit; see Figure 9 at the end of list.

15	EPA Site – 7773/1 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) - Materials Handling - 45000 cubic metres per year of rocks, ores or minerals processed. Mining Lease 1987 P/M	Quarry 1111 Saundridge Road, Cressy TAS 7302	101400/5	1000m (Blasting/Crushing/Screening)
16	EPA Site – 7576 & 7888/3 5B Extractive Pits; Extractive Industries - 19000 cubic metres per year of product. Mining Lease 1848 P/M	Fairfield Pit 118 Mount Joy Road Cressy TAS 7302	116920/1	300m Apply 300m out from the 2 areas (relating to Mining Lease 1848 P/M) identified in the EPA Permit; see Figure 11 at the end of list.
17	EPA Site – 7562 & 9643/1 Cressy Biodiesel Plant 1A2 Chemical Works - manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical. Petroleum and Chemical Activities	Cressy Biodiesel Plant Woodrising 773 Delmont Road, Cressy TAS 7302	173173/1	1500m Attenuation distance of 1500m from the title boundary. <i>(NB – discrepancy in the property description in the EPA document and the LIST)</i> EPA document map not clear – and aerial image suggests expansion of site with silos etc.
18	EPA Site - 7496 Cressy Alkaloid Plant 1A2 Chemical Works - manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical. Petroleum and Chemical Activities	Cressy Alkaloid Plant 612 Mount Joy Road, Cressy TAS 7203 OR 710 Mount Joy Road. This is the address in the EPA Permit No 7496	152765/1 Or CT 156925/1	1500m Apply 1500m from the area shown in Figure 12 from EPA document. <i>(NB very poor images – roughly rectangular shape south of Mount Joy Road)</i>

	- 5000 tonnes per year of processing capacity. See item 30 below.			<i>Based on EPA Permit details apply the attenuation code only to 710 Mount Joy Road – EPA icon on List Map appears to be wrong. See Item 30 below</i>
19	EPA Site - 9694 Quarry – 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) - Materials Handling - 100000 cubic metres per year of rocks, ores or minerals processed Mining Lease 2006 P/M	210 Valleyfield Road Campbell Town TAS 7210	140153/2	1000m (Blasting/Crushing/Screening)
20	EPA Site - 8701 Quarry - 5B Extractive Pits - Extractive Industries - 20000 cubic metres per year of product. Mining Lease 1711 P/M	204 Forest Hall Road Cleveland TAS 7211	243828/1	300m Apply 300m out from the Mining Leases as per Figure 9 from EPA documentation.
21	Powranna Feedlot <i>No Related Documentation Found (Key NMC site)</i>	14532 Midland Highway Powranna TAS 7300	136123/1 (associated titles 115452/2; 173566/1; 143422/1) Also 164539/1 118 Powranna Road, Powranna TAS 7300	3000m Apply 3000m from the combined property boundaries of CT 136123/1; CT 115452/2 and 137695/1) <i>(Aerial imagery suggest these are the critical titles.)</i>

22	EPA Site - 9120 Western Junction Sawmill 2G Wood Processing Works - Manufacturing and Mineral Processing - 20000 cubic metres per year of product.	141 Perth Mill Road Western Junction TAS 7212	134004/1	500m Apply 500m from the property boundary of the Title CT 134004/1 EPA document refers to the entire parcel.
23	EPA Site – 7518/1 Avoca Sawmill 2G Wood Processing Works - Manufacturing and Mineral Processing - 999 cubic metres per year of product. (Permit No. 1135)	2352 Esk Main Road, Avoca, TAS 7213	243096/1 (associated titles 250729/2; 45/874; 45/874;45/874 ²) AND are included in EAP Documentation for the Site	500m Apply from the hatched area shown in Figure 15 based on EPA document. 
24	EPA Site - 8902 Bald Hill Bauxite Project 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) - Materials Handling - 375000 cubic metres per year of rocks, ores or minerals processed. (Mining Lease 1961 P/M)	Meadowbank 150 West Street Campbell Town TAS 7210	166007/1	750m (Crushing/Screening) Apply 750m from the land shown as part of Mining Lease 1861 P/M and delineated in red in Figure 10 at the end of this list. (Based on the EPA documentation)
25	EPA Site - 1578 2G Wood Processing Works - Manufacturing and Mineral Processing –	49 High Street Campbell Town TAS 7210	55777/5 (associated titles 55777/6; 55777/7)	250m Apply 250m from the combined property boundaries of the 3 titles (EPA documentation appears to refer to an old address – Permit is from 1996)

² Three lots with the same Title Reference – but shown as separate lots on the Cadastre

	999 cubic metres per year of product.			
26	EPA Site - 9156 Quarry 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) - Materials Handling - 130000 cubic metres per year of rocks, ores or minerals processed. (Mining Lease 2006 P/M)	Quorn Hall 295 Lake Leake Road Campbell Town TAS 7210	109837/10 AND 108934/2 (based on EPA doc)	1000m (Blasting/Crushing/Screening) Apply from area outlined in yellow in Figure 11 based on the EPA document. (References blasting and also appears to indicate 2 titles partially involved.)
27	EPA Site - 9830 Quarry 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) - Materials Handling - 140000 cubic metres per year of rocks, ores or minerals processed. (Mining Lease – 1502 P/M)	Tunbridge Tier Quarry 78 Tunbridge Tier Road Tunbridge TAS 7120	170439/4 AND 131849/1	1000m (Blasting/Crushing/Screening) Apply from area outlined in red in Figure 12 based on EPA document. (References blasting and indicates 2 titles partially involved)
28	Roberts Sale Yard Resource Processing (<i>Key NMC site</i>)	73 Powranna Road	176230/1; 176230/2	500m Apply from combined title boundary.
29	Elders Saleyard Resource Processing (<i>Key NMC site</i>)	119 Powranna Road	143421/1	500m Apply from property title boundary.

30	EPA Site – 7496 Poppy Farm Resource Processing <i>(Use EPA details from item No 21 above but apply to this address & Title)</i> <i>(Key NMC site)</i>	710 Mount Joy Road Cressy TAS 7302 (NB list shows the address as 701 Mount Joy Road, but EPA permit refers to 710 Mount Joy Road)	156925/1	500m Apply 500m from the hashed square in Figure 12 at the end of this list. The aerial imagery for this map looks more like the EPA site in No 21 above. EPA symbol seems to have been applied to the incorrect parcel in the LIST –or there have been changes in the titles since the EPA permit was granted.
31	Sports Complex Dragway (Use Class – Motor Racing Facility)	311 Powranna Rd Powranna TAS 7300	135381/1	3000m Apply from boundary of the property title.
32	Campbell Town Waste Transfer Station <i>(Aerial imagery indicates nonputrescible waste)</i>	100 Sprent Street Campbell Town TAS 7210	147650/1	150m Apply attenuation distance 150 m from property boundary
33	Avoca Waste Transfer Station <i>(Aerial imagery indicates nonputrescible waste)</i>	2352 Esk Main Road, Avoca TAS 7213	105863/9	150m Apply attenuation distance 150 m from land shown as zoned Utilities in Figure 19 at end of this list.
34	Sports Complex Symmons Plains Raceway	14872 Midland Highway, Perth TAS 7300	148056/1	3000m Apply from boundary of the property title.
35	Evandale Waste Transfer Station <i>(Aerial imagery indicates nonputrescible waste)</i>	58 Gunn Street, Evandale TAS 7212	149359/1	150m Apply attenuation distance 150 m from property boundary
36	Tasmanian Gun Club Gun and Rifle	200 Nile Road Evandale TAS 7212	32703/5	2000m Apply attenuation distance 2000m from the property boundary.

37	Longford Waste Transfer Station (Aerial imagery unclear – seem to be large pile of possible putrescible waste)	291 Marlborough St Longford TAS 7301	141606/1	300m Apply 300m attenuation distance from title property boundary. <i>(Distance based on precautionary principle – pending further/new information)</i>
38	Cressy Gun Club (firing ranges)	1383 Powranna Road Cressy TAS 7302	65203/1	2000m Apply attenuation distance from title property boundary
39	Stanhope Mine (Quarrying appears to be occurring on CT 225390/1) Not an EPA site	75 Story's Creek Road Avoca TAS 7213	220073/1 <i>(Quarrying appears to also be occurring on CT 225390/1)</i>	1000m Apply 1000m attenuation area from the red area identifying the Stanhope Mine in Figure 20 at the end of the list.
40	Quarry Not an EPA site	75 Story's Creek Road Avoca TAS 7213	225390/1	300m Apply 300m attenuation distance from the property boundary.
41	Launceston Gun Club (firing range)	813 Liffey Road Bracknell TAS 7302	28556/1	2000m Apply attenuation distance from title property boundary
42	Brick Works ?/ Storage/ Distribution Centre/ Display Centre <i>Identified during check of EPA sites.</i>	16525 Midland Highway Perth TAS 7300	170418/1	300m Apply attenuation distance from title property boundary <i>(Distance based on precautionary principle – pending further/new information)</i>
43	Quarry Not an EPA site	75 Story's Creek Road Avoca TAS 7213	225390/1	300m Apply 300m attenuation distance from the property boundary.
44	Launceston Gun Club (firing range)	813 Liffey Road Bracknell TAS 7302	28556/1	2000m Apply attenuation distance from title property boundary
45	Brick Works ?/ Storage/	16525 Midland Highway Perth TAS	170418/1	300m

	Distribution Centre/ Display Centre <i>Identified during check of EPA sites.</i>	7300		Apply attenuation distance from title property boundary <i>(Distance based on precautionary principle – pending further/new information)</i>
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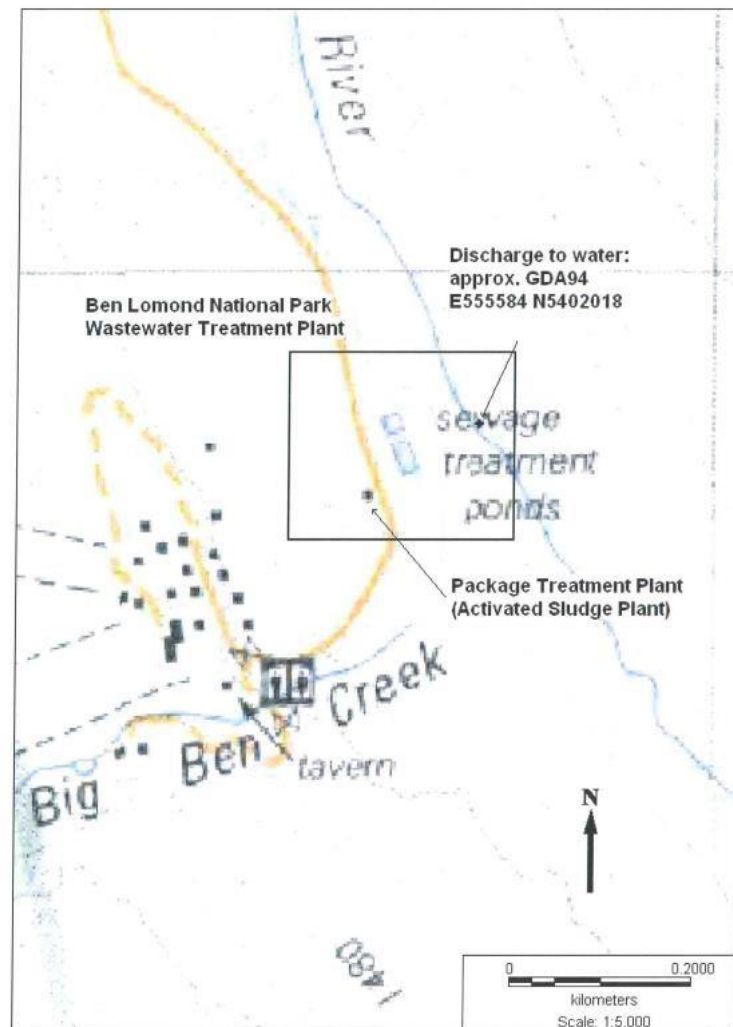


Figure 1- Ben Lomond Waste Treatment Plant – showing the area from which 150m Attenuation Code is to be applied; EPA Site Notice 8109/1



Mining Lease 1317 P/M.

Figure 2 - 300m Attenuation distance is to be applied from the red line bounding the Mining Lease site (CT 136094/2); EPA Site Notice 9195/1

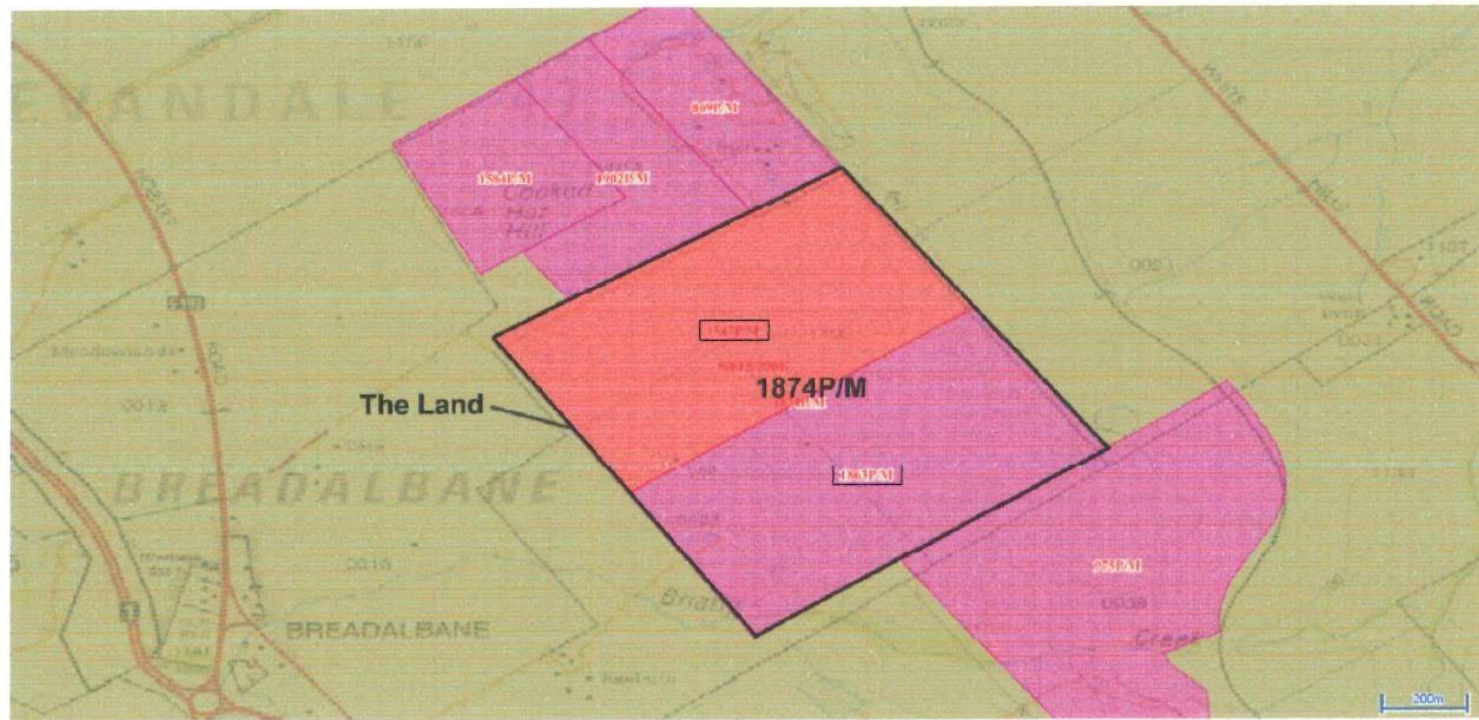


Figure 3 - 500m Attenuation distance to be applied from black line surrounding "The Land" encompassing Mining Permit 1874 on Titles 157107/1 and 159125/2 (NB aerial imagery indicates that most of the current activity is located on CT 157107/1)



That part of mining lease 1958P/M as bounded by the below co-ordinates (within the Blue Boundary).

Position ID	Easting	Northing
North West Corner	516468.60	5404224.21
North East Corner	516672.87	5404368.20
South West Corner	517057.73	5403821.94
South East Corner	516844.11	5403691.08

(Coordinate Datum - WGS84)

Figure 4 - 750m Attenuation distance to be applied from the area delineated in blue – comprising part of CT 144549/1; EPA Site Notice 8742/3

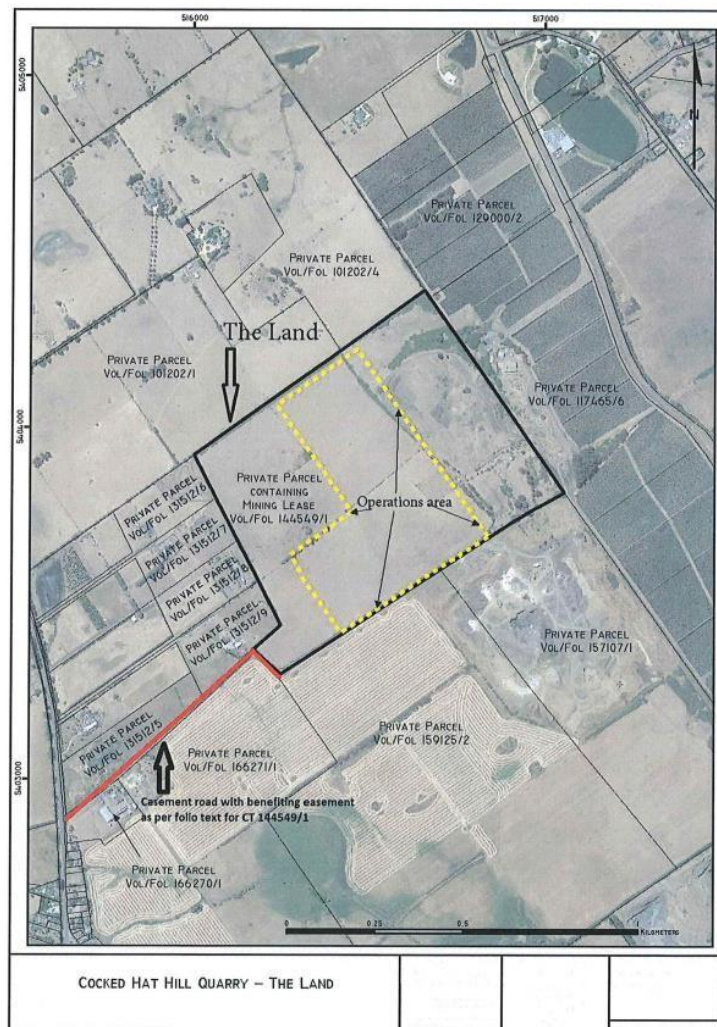


Figure 5 - 1000m Attenuation distance to be applied from yellow dotted line (Operations area) on CT 144549/1; EPA Site Notice 9656



Figure 6 - 300m Attenuation distance to be applied from the land identified in blue - incorporates a number of titles either whole or partially; EPA Site Notices 7418 & 9608/1



Mining Lease 956 P/M.

Figure 7 - Attenuation distance of 300m to be applied to the entire title (CT 15047/1) as the EPA document is unclear as to the area to which the Mining Lease applies; EPA Site Notice 9094/1

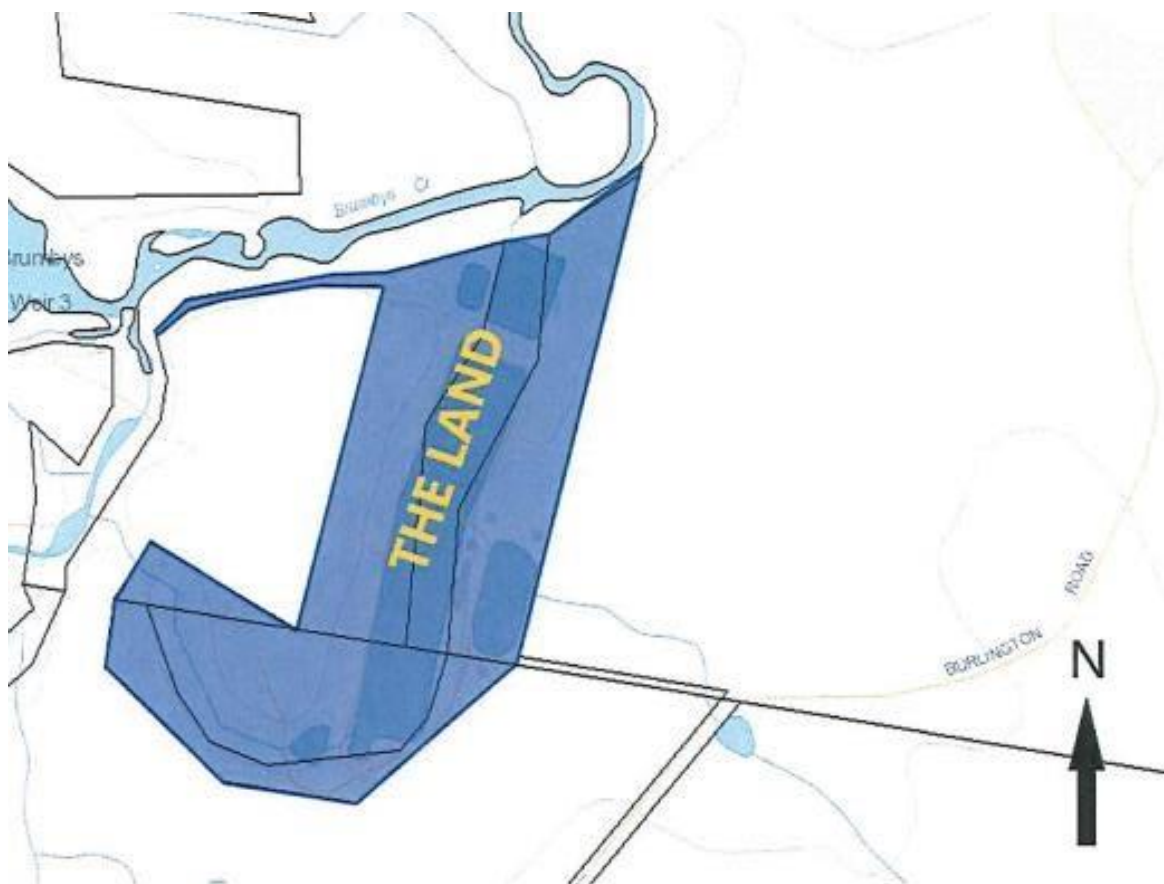


Figure 8 - Attenuation distance of 100m to be applied to the perimeter of the area shown in blue (which includes titles as listed in the table above); EPA Site Notice 9923/1

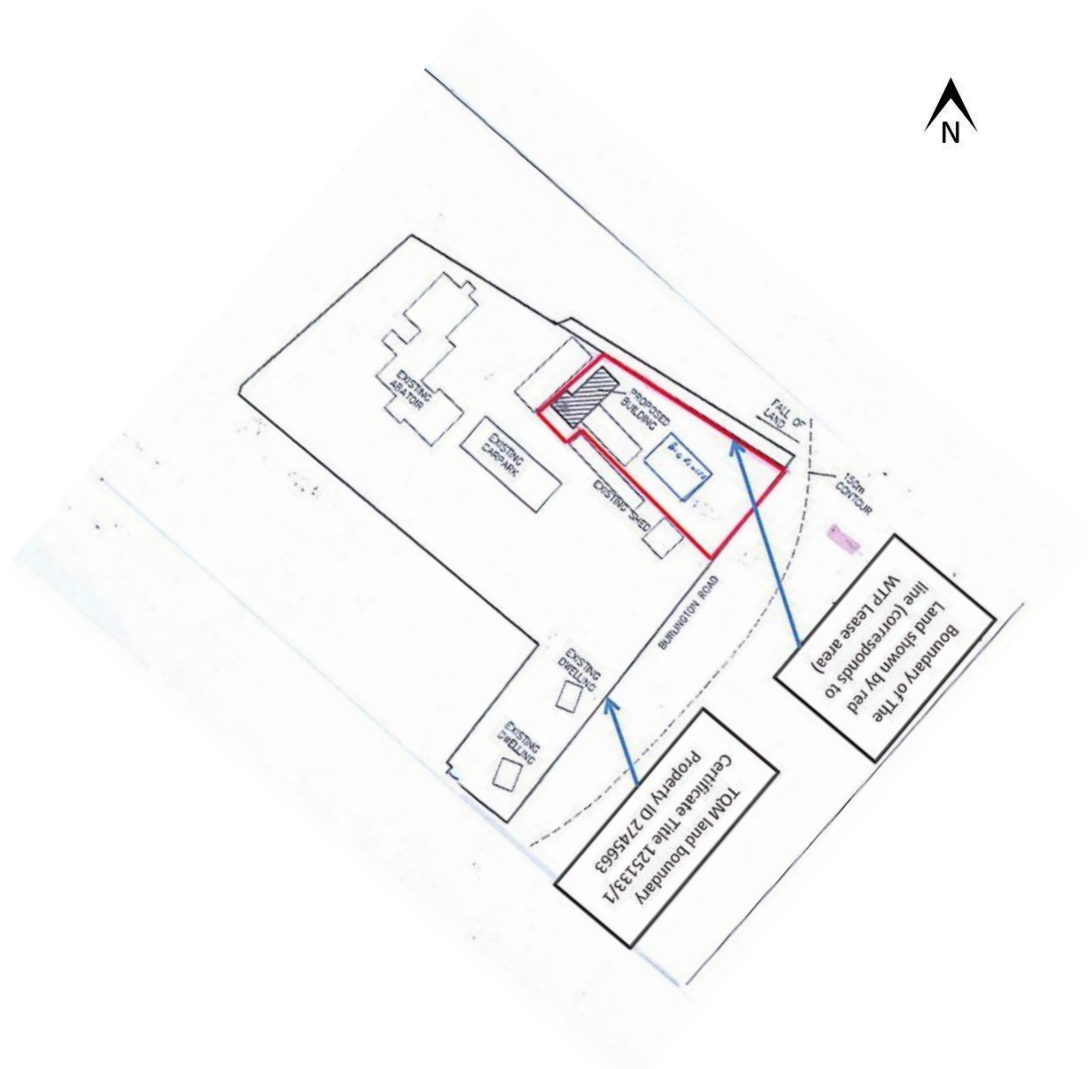


Figure 9- 1500m Attenuation distance to be applied from the area outlined in red; part of CT 125133/1; EPA Site Notice 8986

WATER DISCHARGE LOCATION TO BRUMBYS CREEK

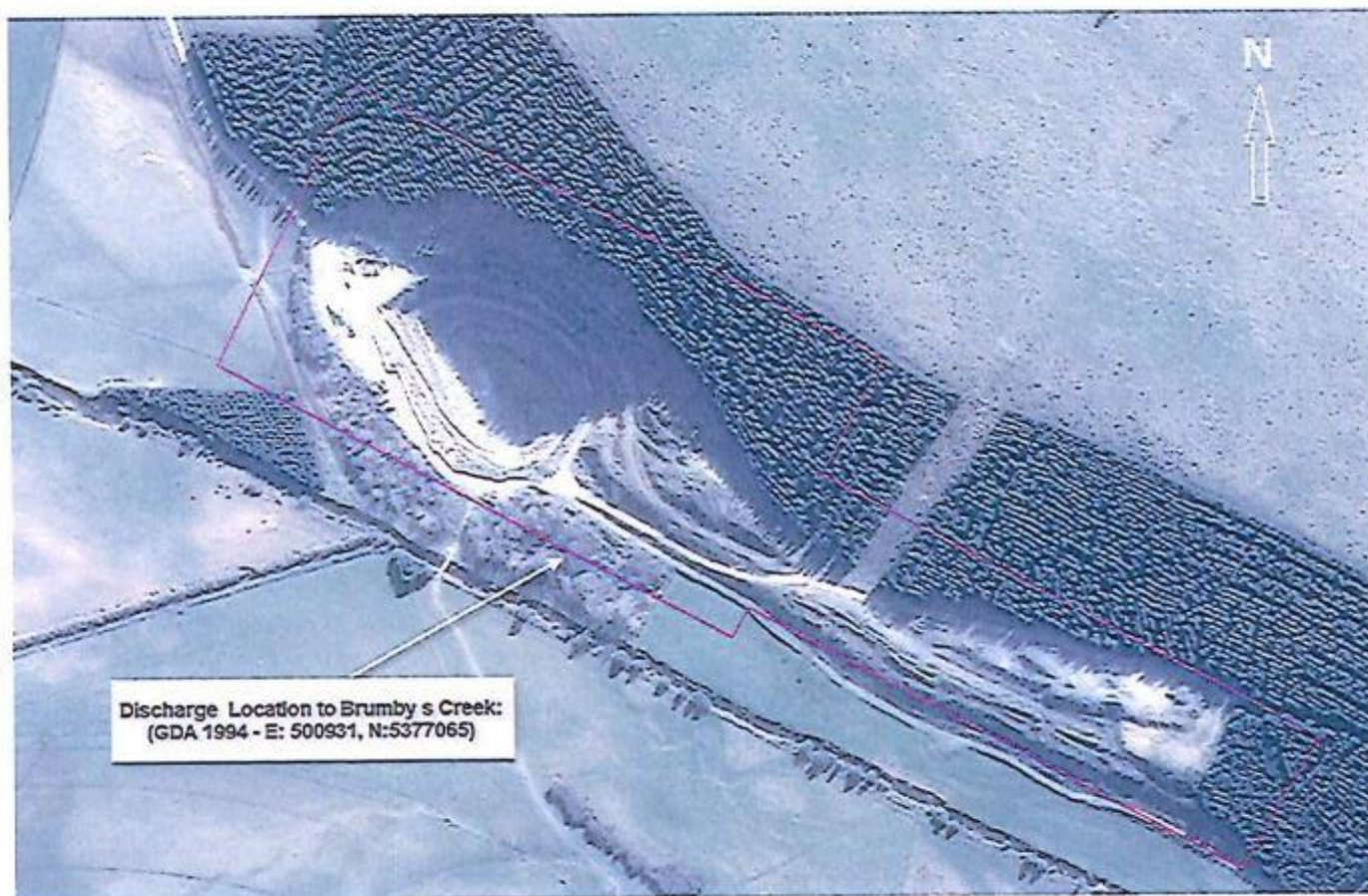


Figure 10 - 750m Attenuation distance to be applied from the area outlined in red – part CT 101400/5; EPA Site Notice 7773/1

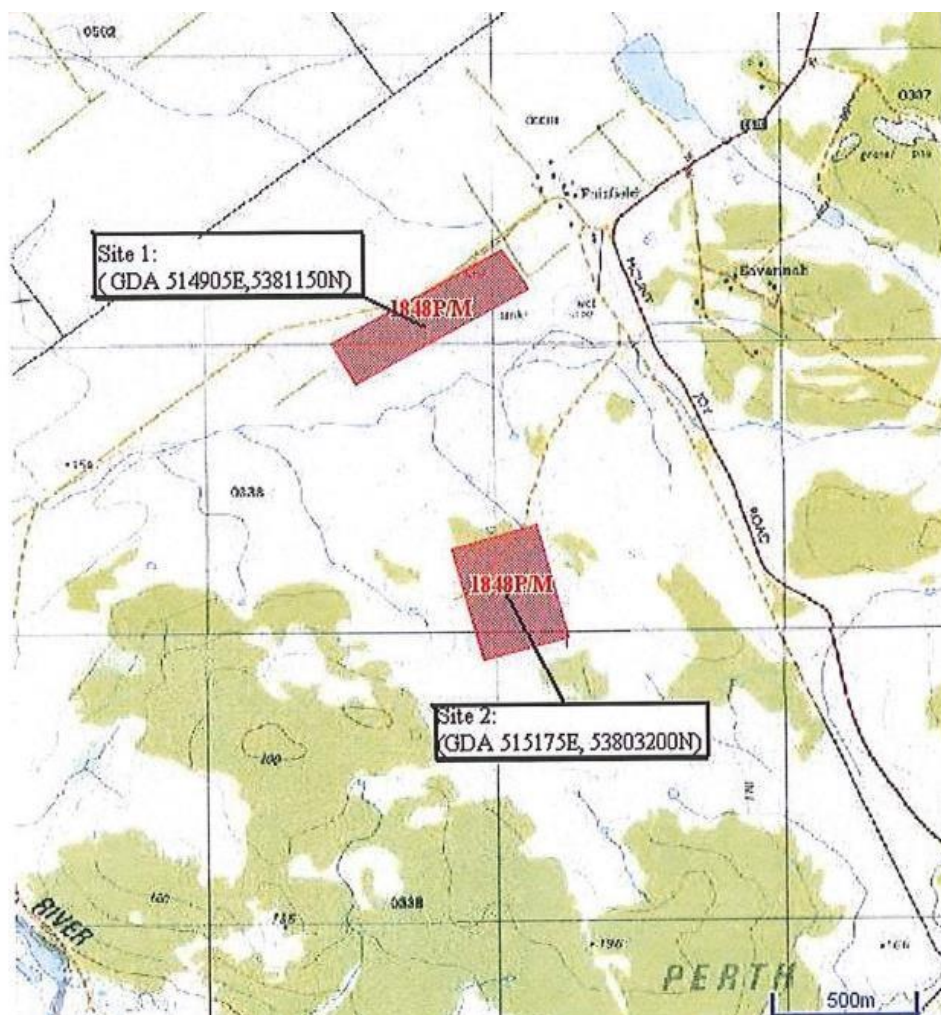


Figure 11 - Apply 300m Attenuation distance around the sites shown in red above; part of CT116920/1; EPA Site Notices 7576 & 7888/3

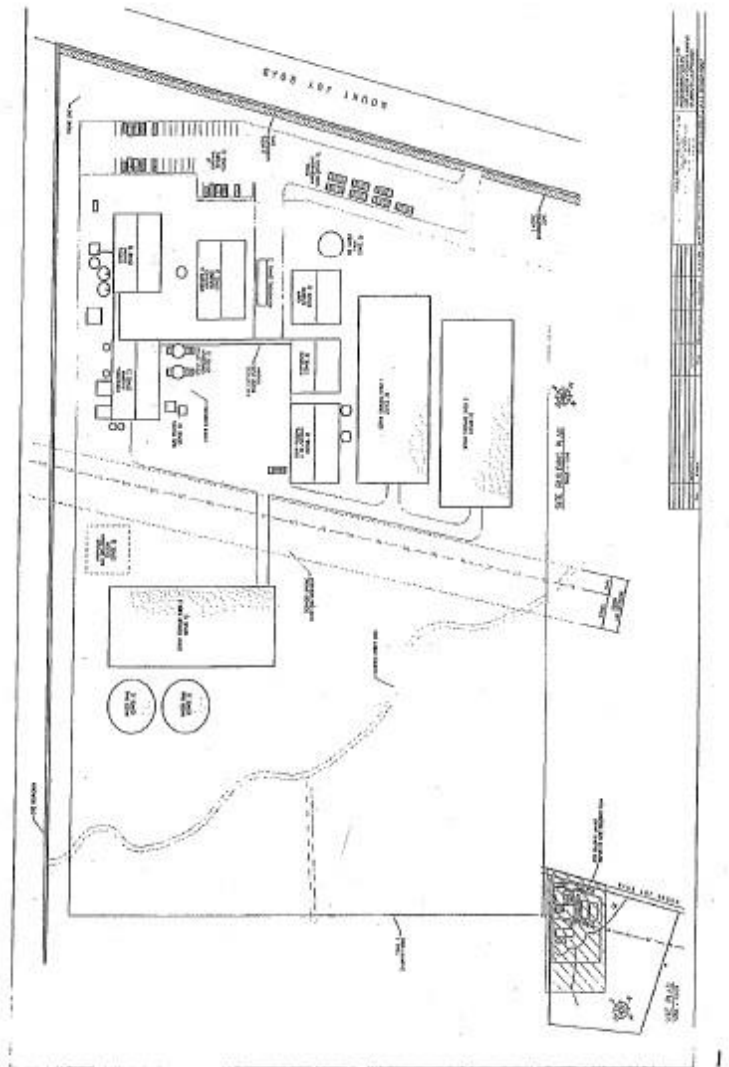


Figure 12 - Apply 1500m Attenuation distance from the outside of the hashed area (small insert in bottom right); part of CT 152765/1; EPA Site Notice 7496

The Land

The Land is delineated by a black boundary and is defined as Mining lease 2006P/M

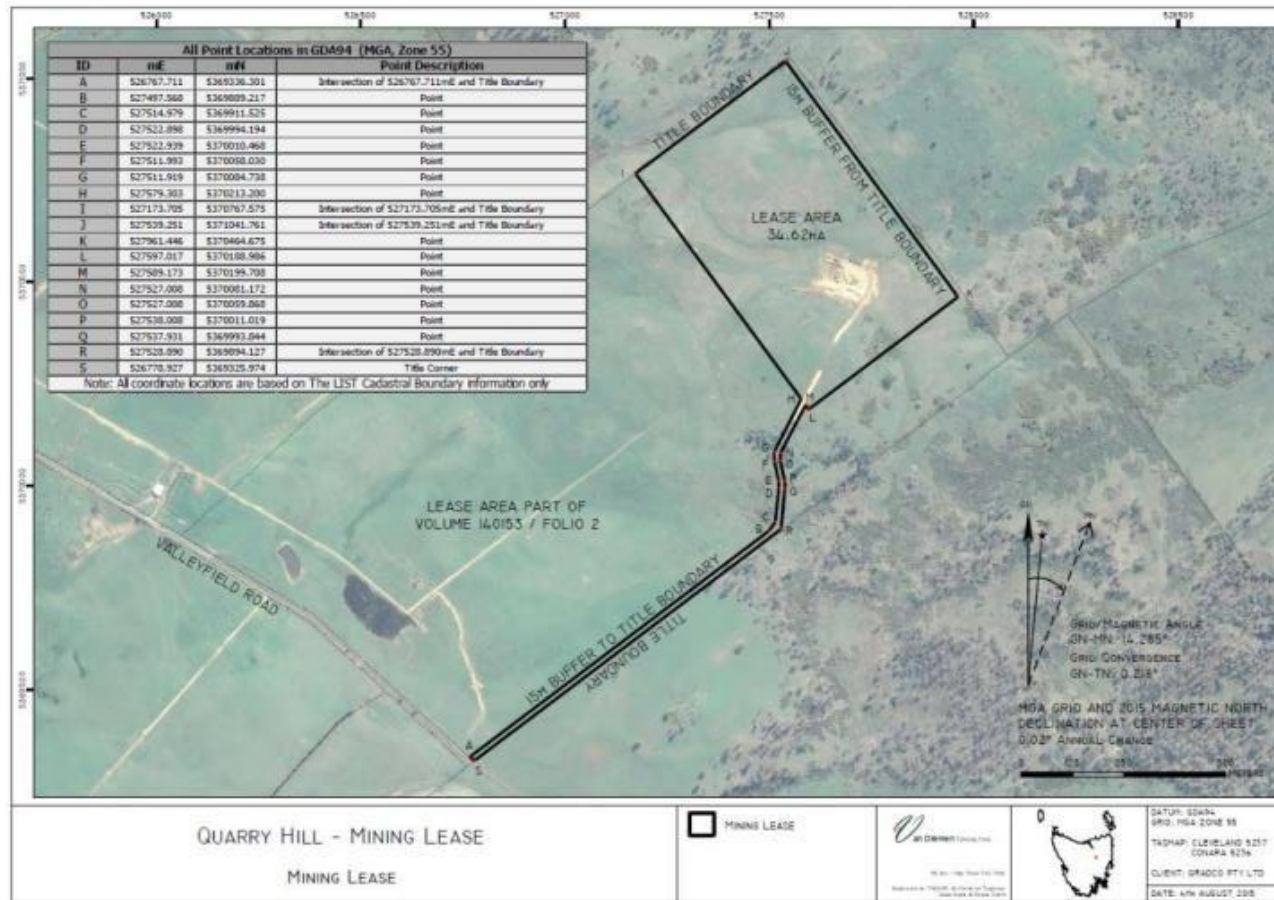


Figure 13 - 750m Attenuation distance to apply from the land outlined in black above. (Part of CT 140153/2); EPA Site Notice 9694

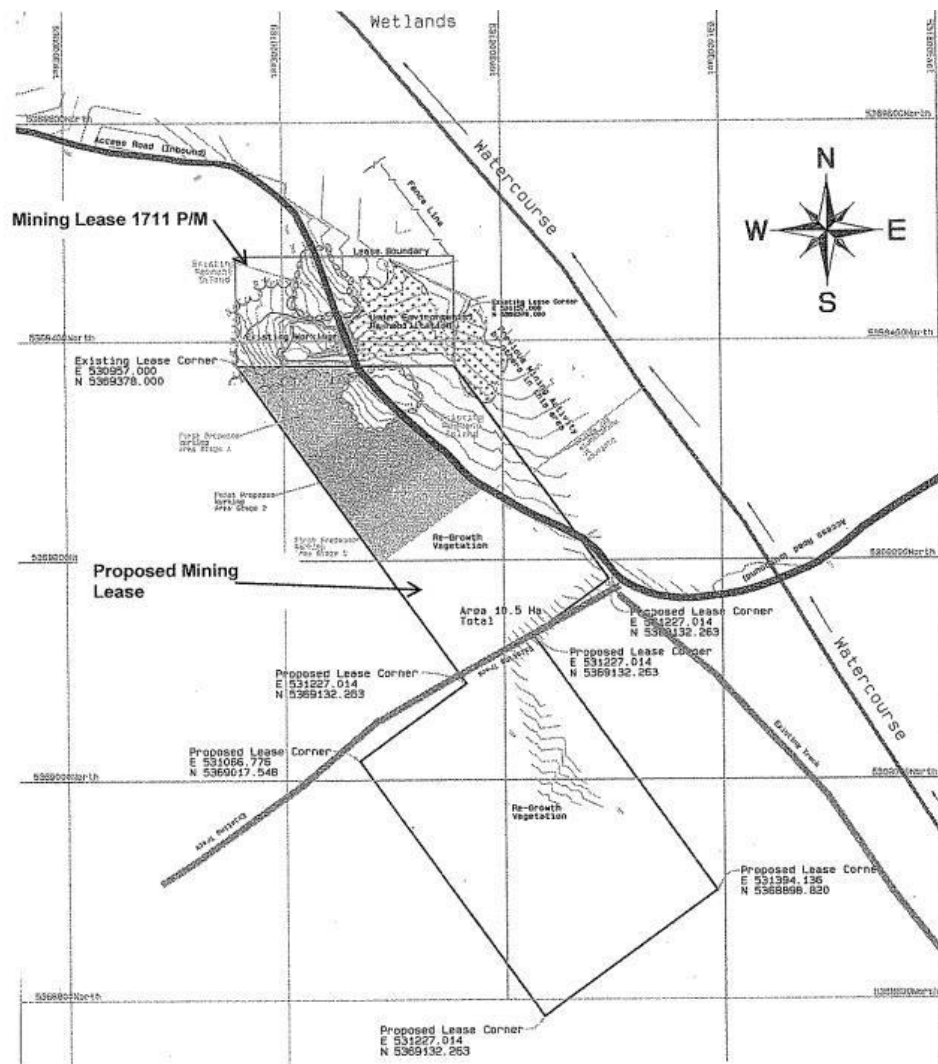


Figure 14 - 300m Attenuation distance to be applied from the boundaries associated with Mining Lease 1711 P/M and Proposed Mining Lease (part of CT 243828/1) Roads shown are internal tracks to the property; EPA Site Notice 8701;

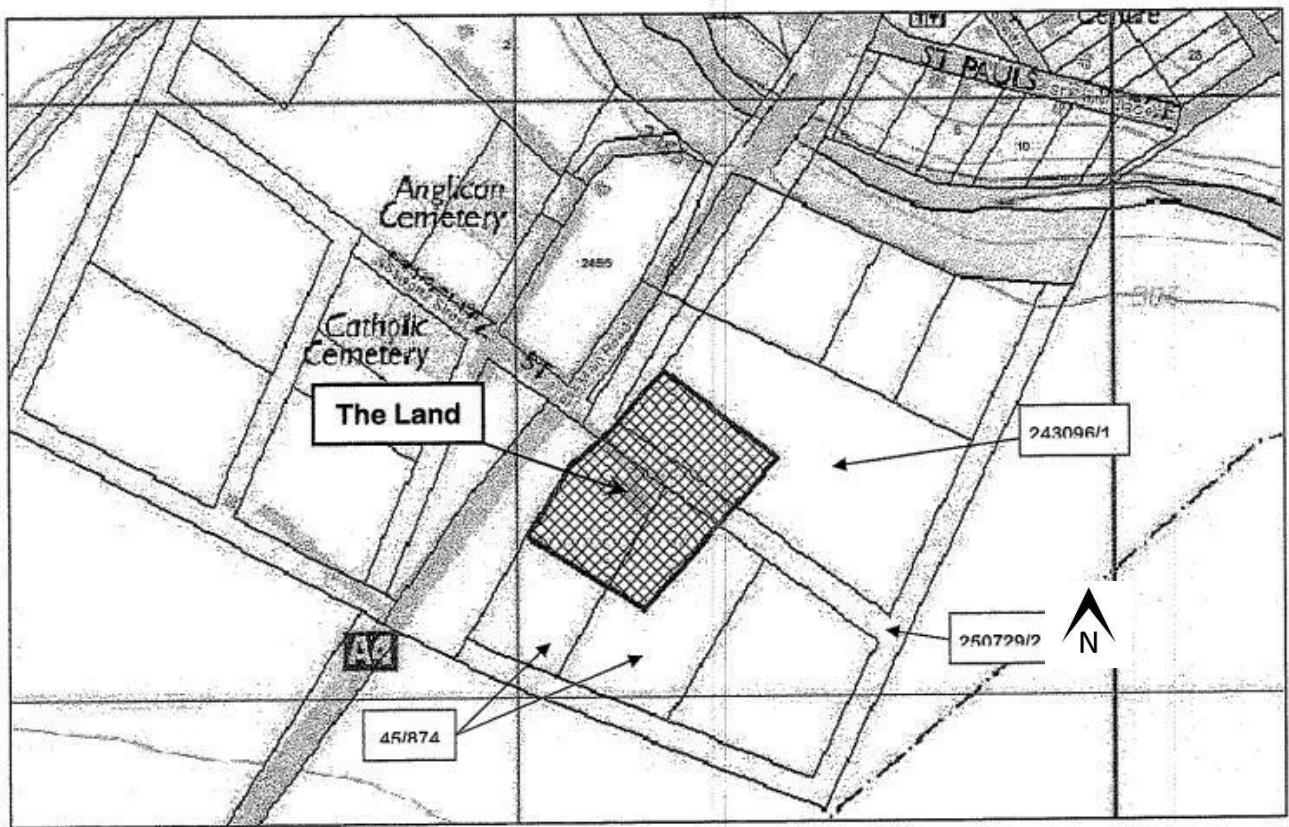


Figure 15 - 500m Attenuation distance from the hashed area "The Land" incorporating parts of the three titles shown; EPA Site Notice 27;

delineated by ML 1961P/M, shown as a red boundary.

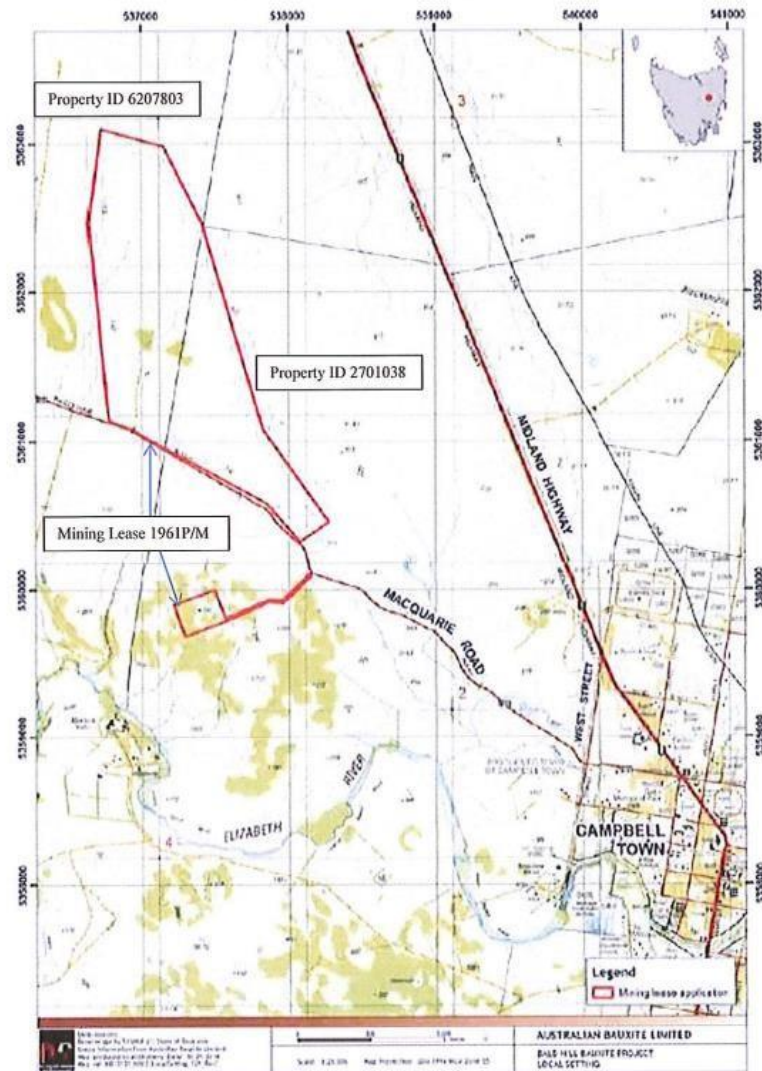


Figure 16 - 750m Attenuation distance to be applied from the Mining Lease Land outlined in red - part of CT 166007/1; EPA Site Notice 8902

The Land is delineated by the yellow perimeter and is equivalent to Mining lease 2006P/M

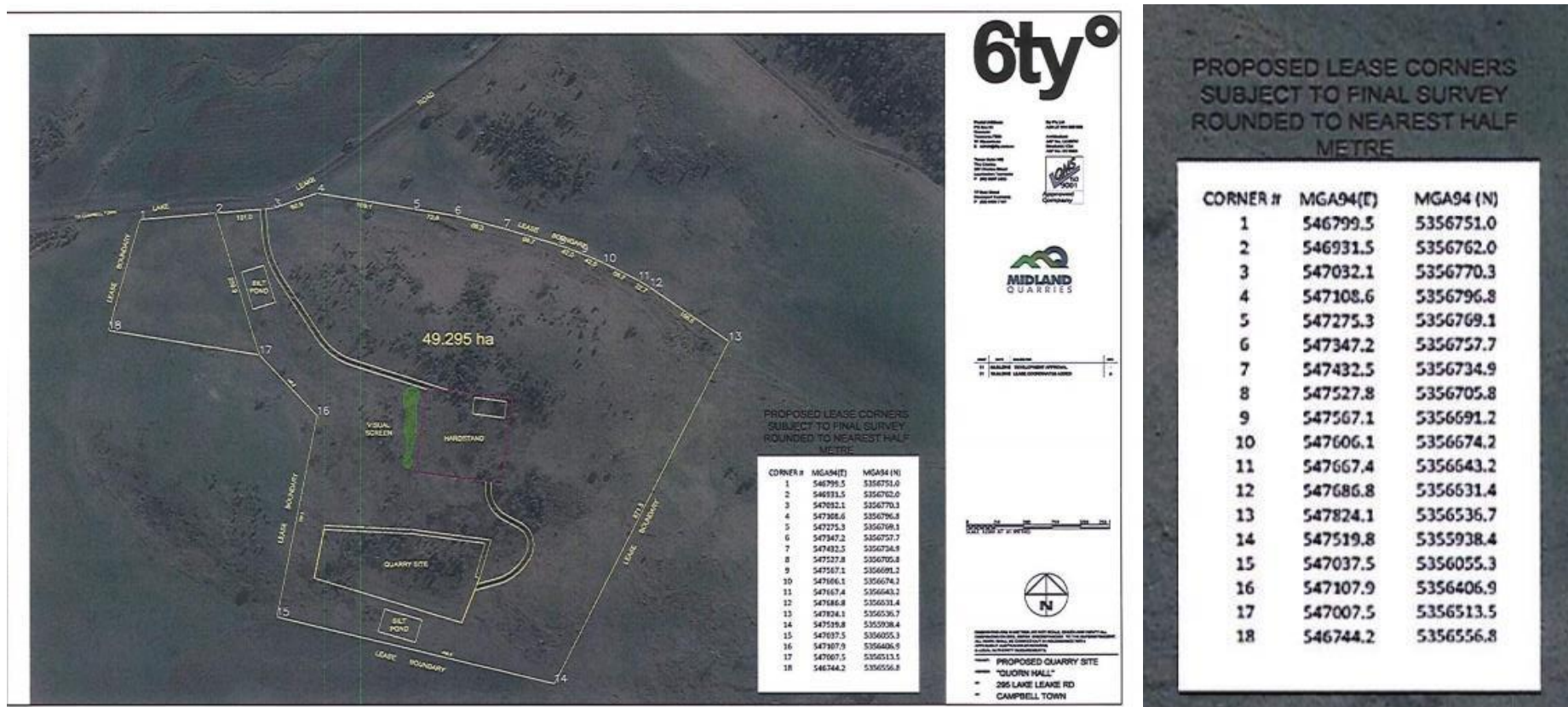


Figure 17 - 1000m Attenuation distance to be applied from the land outlined in yellow (appears to involve 2 titles CT 109837/10 and CT 109834/2); EPA Site Notice 9156

Attachment 1: The Land



Figure 18 -1000m Attenuation distance to be applied from the outside boundary of the red area identifying Mining Lease 1502P/M; EPA Site Notice 9830

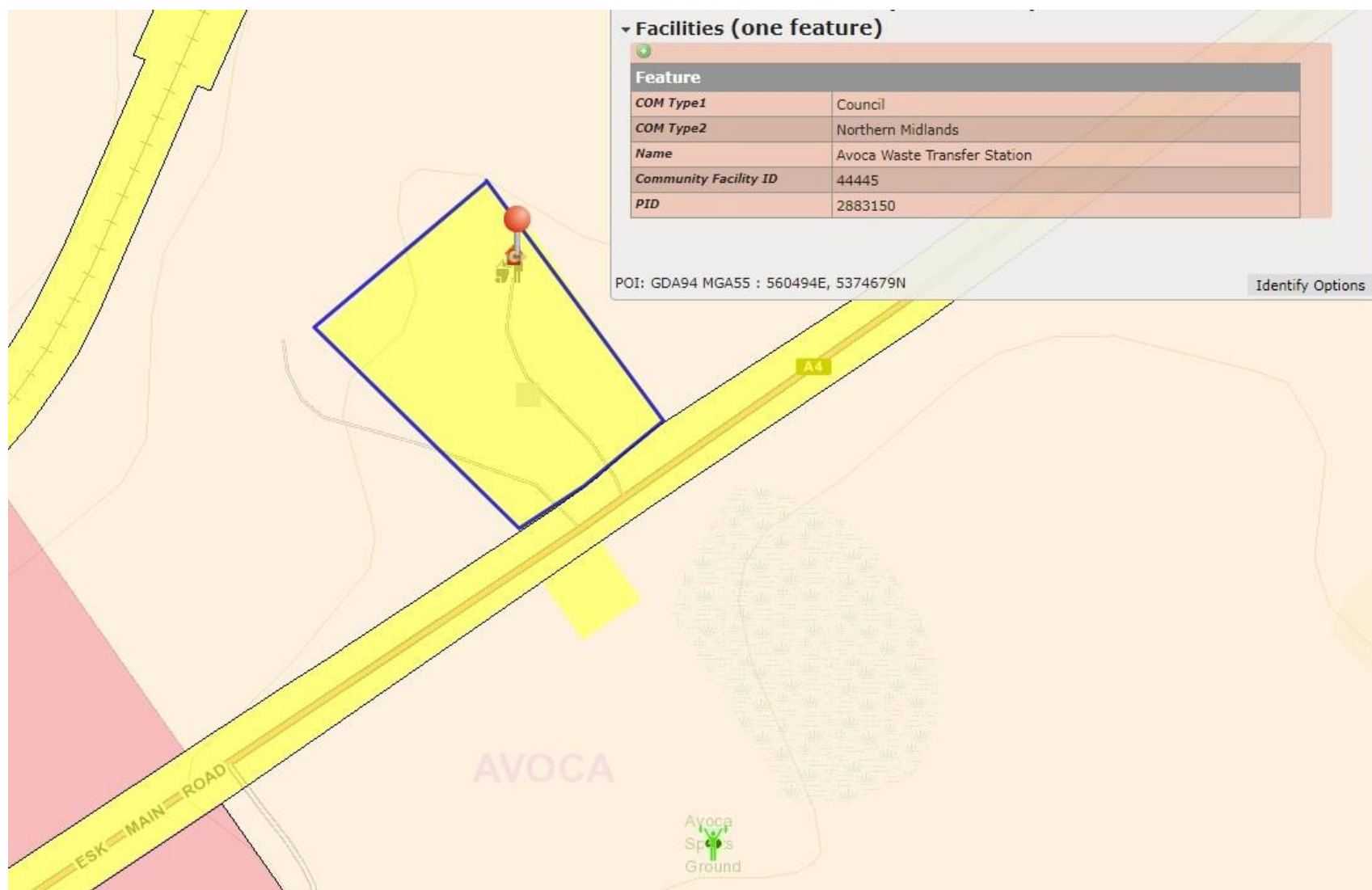


Figure 19 - 150m Attenuation distance to be applied from the blue outlined area zoned Utilities.

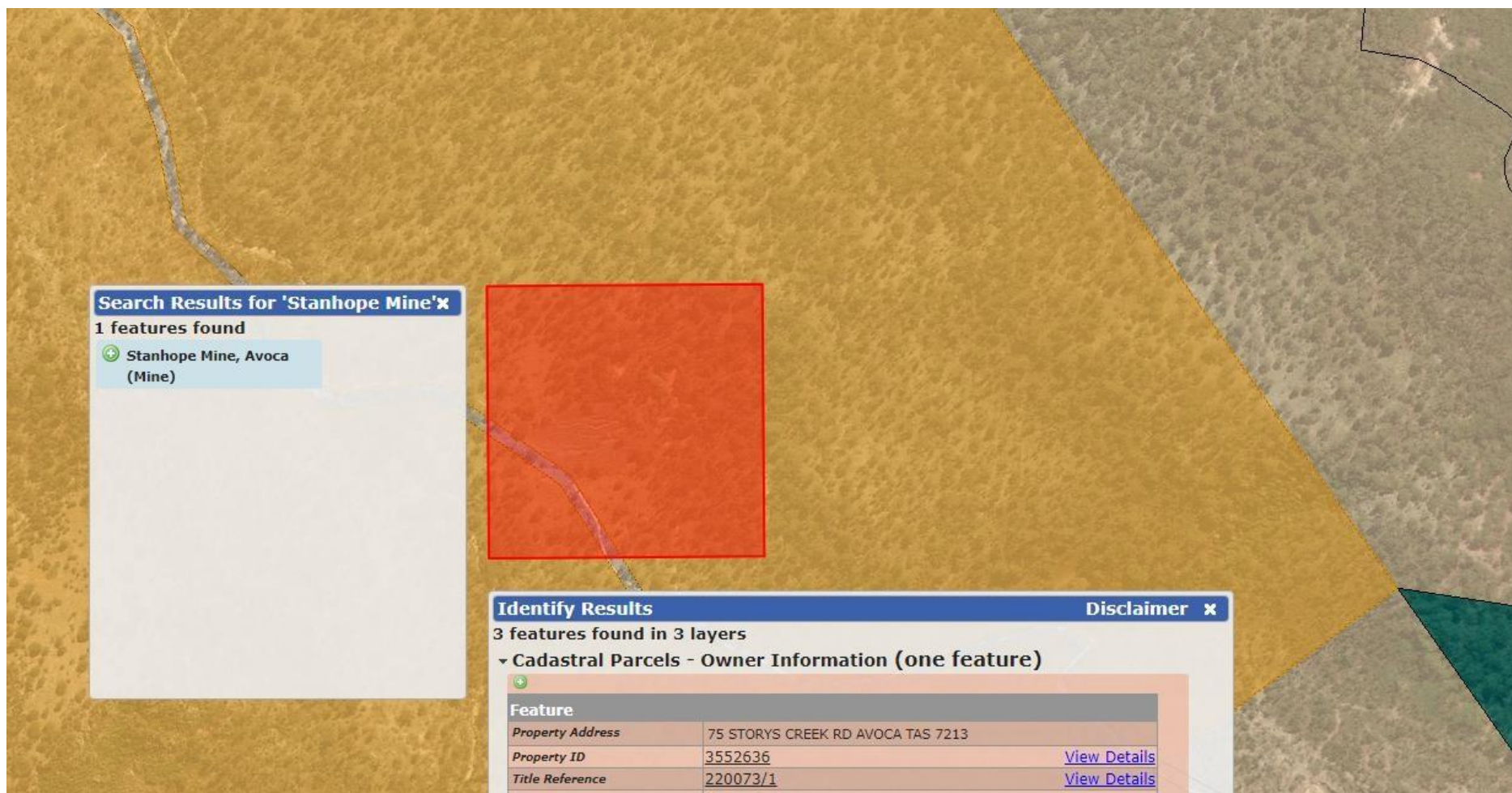


Figure 20 -1000m attenuation distance to be applied from the red area identifying the Stanhope Mine

APPENDIX 5

REM Summary Report (Feb 2016)

Summary of the Regional Ecosystem Model of Tasmanian biodiversity

The Regional Ecosystem Model (REM) is a comprehensive spatial modelling system of Tasmanian biodiversity. It:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

The REM was developed by Natural Resource Planning Pty Ltd using funds from the Australian Government's Caring for Our Country program. The following briefly summarises the REM, which is described in more detail in Knight and Cullen 2009¹, 2010².

The REM is based on a comprehensive 'Strategy Review' of both the strategic framework for biodiversity management in Tasmania and of the major themes in the relevant scientific literature. Issues identified from the Strategy Review are examined against a range of criteria to determine their suitability for incorporation into the REM, including:

- The ability of each Issue to be stored spatially and analysed in a GIS;
- Whether Issues are confounded, i.e. in combining multiple Issues into one and thus compromising objective assessment of more fundamental Issues; and
- Whether Issues are logically consistent and supported by scientific opinion.

¹ Knight, R.I. & Cullen, P.J. (2009). A review of strategies for planning & management of the natural resources of biodiversity, freshwater, land & soils in the Tasmanian midlands. A report of the Caring for Our Country project 'Using landscape ecology to prioritise property management actions in Tasmania'. Natural Resource Planning, Hobart, Tasmania.

² Knight, R.I. & Cullen, P.J. (2010). Specifications for a Regional Ecosystem Model of natural resources in the Tasmanian Midlands. A report of the Caring for Our Country Project 'Using landscape ecology to prioritise property management actions in Tasmania'. Natural Resource Planning, Hobart, Tasmania.

The resulting list of biodiversity Issues are placed in a conceptual framework which separately considers the biological significance of the components of biodiversity and their landscape-scale ecological context. Figure 1 shows this conceptual structure.

Issues identified as appropriate for inclusion in the REM are assessed to identify:

- Indicators that represent important ways of viewing each Issue;
- Classes within each Issue that indicate relevant ranges of variation and suitable thresholds for categories; and
- A 'Level of Concern' to be assigned to each class to be used as a guide in determining management priorities.

'Level of Concern' is considered to vary according to the management context and is defined in two ways:

- Immediate – an estimate of the relative priority for immediate management action to address current risk to the natural resource; and
- Potential – an estimate of the relative priority to protect and manage the natural resource from risks which may arise in the future.

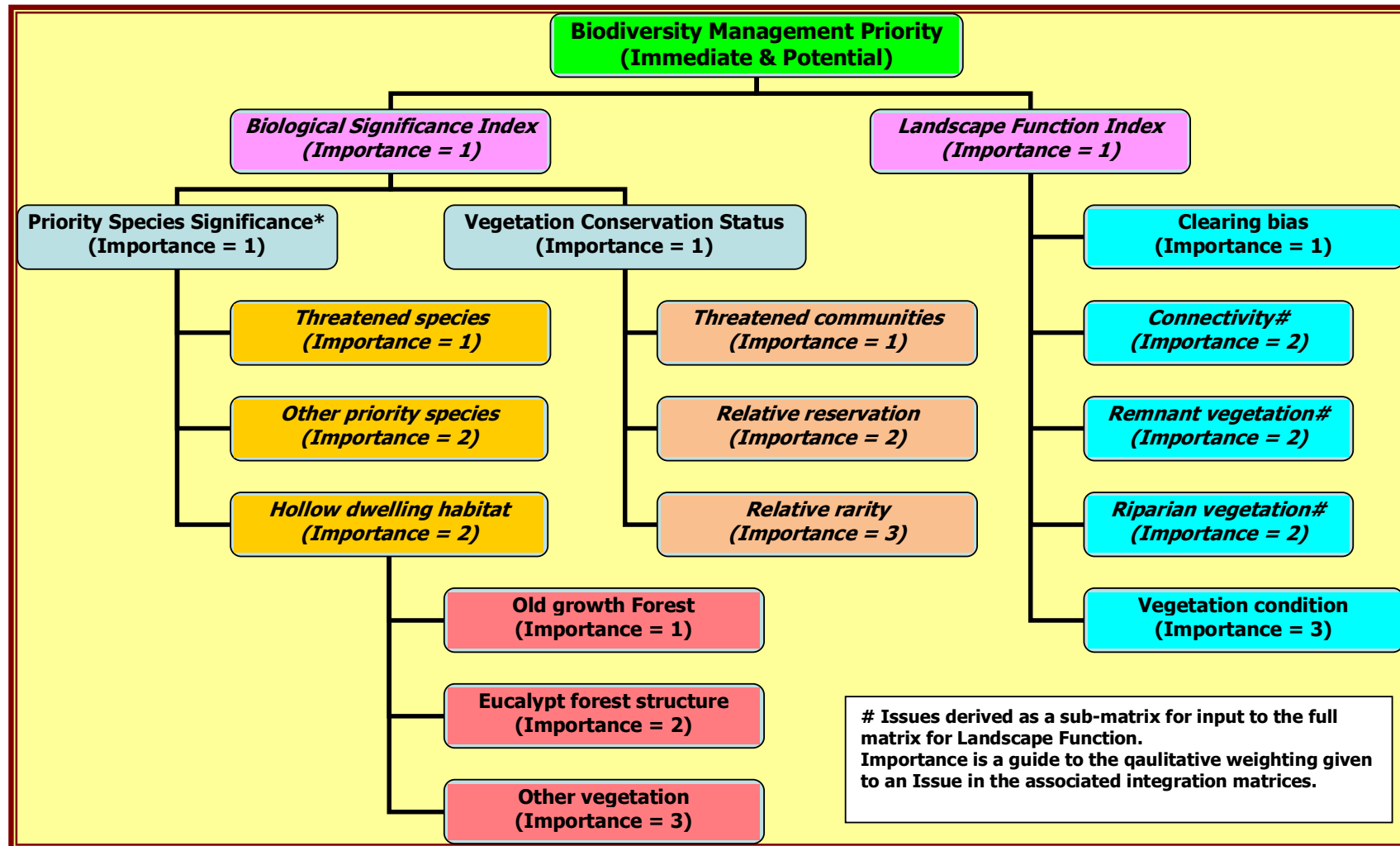
The two types of Level of Concern are designed to be consistent with the definitions of Conservation Management Priority in the Conservation of Freshwater Ecosystems Values project (DPIWE 2008³), which also uses the Immediate and Potential perspectives.

Use of Immediate Level of Concern is generally most appropriate where past management may have created a need to improve the condition of an Issue, or where there is continuing landuse which may place the resource at risk if not managed appropriately. For example, native vegetation whose condition has been degraded may need to be improved to help address biodiversity conservation needs.

Potential Level of Concern is generally appropriate in circumstances where a change in management could be detrimental. An example for native vegetation might be an area where its condition is considered important to maintain to address biodiversity needs, or whose loss would compromise those needs.

³ Department of Primary Industries & Water (2008). Conservation of Freshwater Ecosystems Values (CFEV) project technical report. CFEV program, Department of Primary Industries & Water, Hobart.

Figure 1. Assets and Issues in the Biodiversity Asset Class



Where possible, classes in each Issue were chosen to reflect thresholds which have been applied elsewhere or identified in the scientific literature. An example of classes within an Issue, and their associated Level of Concern, is shown below.

Example classification: Remnant vegetation (patch size)

Native vegetation patch size (ha)	Concern – Immediate	Concern – Potential
<2ha	M	L
2-20ha	VH	VH
20-200ha	H	VH
>200ha	L	M

The ranges of patch size classes within the indicator reflect first the range of 2-200ha for remnants nominated by Kirkpatrick *et al.* (2007), with patches >2ha generally retaining much higher conservation values than smaller patches. Remnant <2ha are considered to be of little importance to landscape function, while those >200ha are subject to the processes which affect remnants at a significantly diminished intensity and effect. The split in the middle size class in the indicator is based on the RFA assessment of remnant vegetation, which considered patches <20ha, though potentially locally important, as below the threshold for importance in maintaining existing processes or natural systems at the regional scale (Tasmanian Public Land Use Commission 1997).

Source: Knight and Cullen (2010), p14.

Not all Issues have Level of Concern which diverges according to whether they are Immediate or Potential. Threatened species, for example, have statutory recognition that they are likely to become extinct. Thus both Immediate and Potential Level of Concern are considered identical, as the species status applies to the entire taxon. However, for any given species the management response at a given site may be different to that elsewhere.

Each Issue in the REM has Level of Concern classes assigned in a classification matrix (see remnant vegetation example above). Each matrix is designed to transparently illustrate how the Issue is treated in the REM, to assist interpretation, and to provide a simple method by which the REM parameters can be altered if required (e.g. where new research indicates thresholds in a matrix may need alteration).

The REM separately assesses each Issue within the Biodiversity Asset Class, but also places them in a hierarchically structured matrix that integrates related issues. This provides an overall indicator of Biodiversity Management Priority, but also means that the important issues for managing biodiversity at any one location can be readily identified. Attachment 1 summaries the terms used in the REM. Attachment 2 provides a full illustration of the prioritisation process and relationships in the REM.

The highest level in the REM classification is Biodiversity Management Priority. It is derived through integrating the prioritisation matrices of two contributing themes in biodiversity conservation:

- Biological Significance - the relative importance of the elements of biodiversity and hence their priority to be protected through appropriate management regimes; and
- Landscape Ecological Function - an assessment at multiple scales of the characteristics of the landscape and its ability to maintain the elements of biodiversity it contains.

The matrix which integrates Biological Significance and Landscape Ecological Function is shown below. An important feature of the matrix structure is that it does not dilute a high level of concern for one if the other is low. This approach addresses a known limitation that arises when using additive or averaging indices for conservation purposes and has the further advantage of being simple, transparent and flexible for use in testing different approaches.

Integration matrix for Biodiversity Management Priority				
Biological Significance Index	Landscape Function Index			
	VH	H	M	L
VH	VH	VH	VH	VH
H	VH	VH	H	H
M	VH	H	M	M
L	VH	H	M	L

Similar forms of integration matrices are used at each level of the REM, with some variation according to the issues being addressed and the relative importance of each Issue to the overall index being derived. The full set of REM matrices is shown in Attachment 2.

Within the Biological Significance component of the REM are two Assets (see Figure 1) towards which management goals are likely to be directed:

- Native vegetation - composed of vegetation communities with Level of Concern a function of each community's conservation status, bioregional extent and percentage level of reservation; and
- Priority species - the subset of species and species groups identified as requiring consideration in management as a result of them being listed as threatened,

otherwise identified as priorities (e.g. Regional Forest Agreement priorities, poorly reserved flora species), or as the habitat for the group of 29 species identified in Tasmania as hollow dwelling (Koch et al. 2009⁴).

A unique feature of the REM is its system for generating spatial habitat modelling for all threatened and priority species. This is based on a two stage process that:

- Models habitat of all species from known locations, based on a simple model that considers factors such record accuracy and data, the distributional characteristics of each species (e.g. do they occur in highly restricted locations or more generally in an area), and the types of vegetation they occur in; and
- More detailed models of about 100 threatened fauna species, whose habitat is generated from within the REM data based on a model developed for the particular species (see Knight 2014⁵ for details).

The Landscape Ecological Function component of the REM is designed to account for the factors that can affect biodiversity through the presence/absence of critical characteristics of the environment at multiple scales. The REM addresses Landscape Ecological Function by considering Issues at three scales:

- Broad scale habitat loss is a major threat to biodiversity and cause of biodiversity decline, which can continue after habitat loss has ceased due to ecological inertia associated with extinction debt. Habitat loss is characterised by patterns in the types of land from which habitat has been removed. The Issue of Clearing Bias measures these patterns at the landscape scale by assessing the percentage of each land component (land facet is also sometimes used) within Tasmania land systems that exist as native and cleared vegetation. More heavily cleared land components have higher Clearing Bias.
- Medium scale landscape patterns are addressed through the examination of the configuration of three landscape variables. Connectivity characteristics of the landscape are assessed by measuring the relative of isolation of remnants and the permeability of cleared land to species movements. The size of patches of native vegetation is assessed against thresholds for identifying Remnant Vegetation. The proportion of native Riparian Vegetation within each river section catchment provides an indicator of the health of the aquatic environment within each catchment, and its distal effects on biodiversity.

⁴ Koch, A.J., Munks, S.A. & Woehler, E.J. (2009). Hollow-using vertebrate fauna of Tasmania: distribution, hollow requirements & conservation status. *Australian Journal of Zoology*, 56(5):323-349.

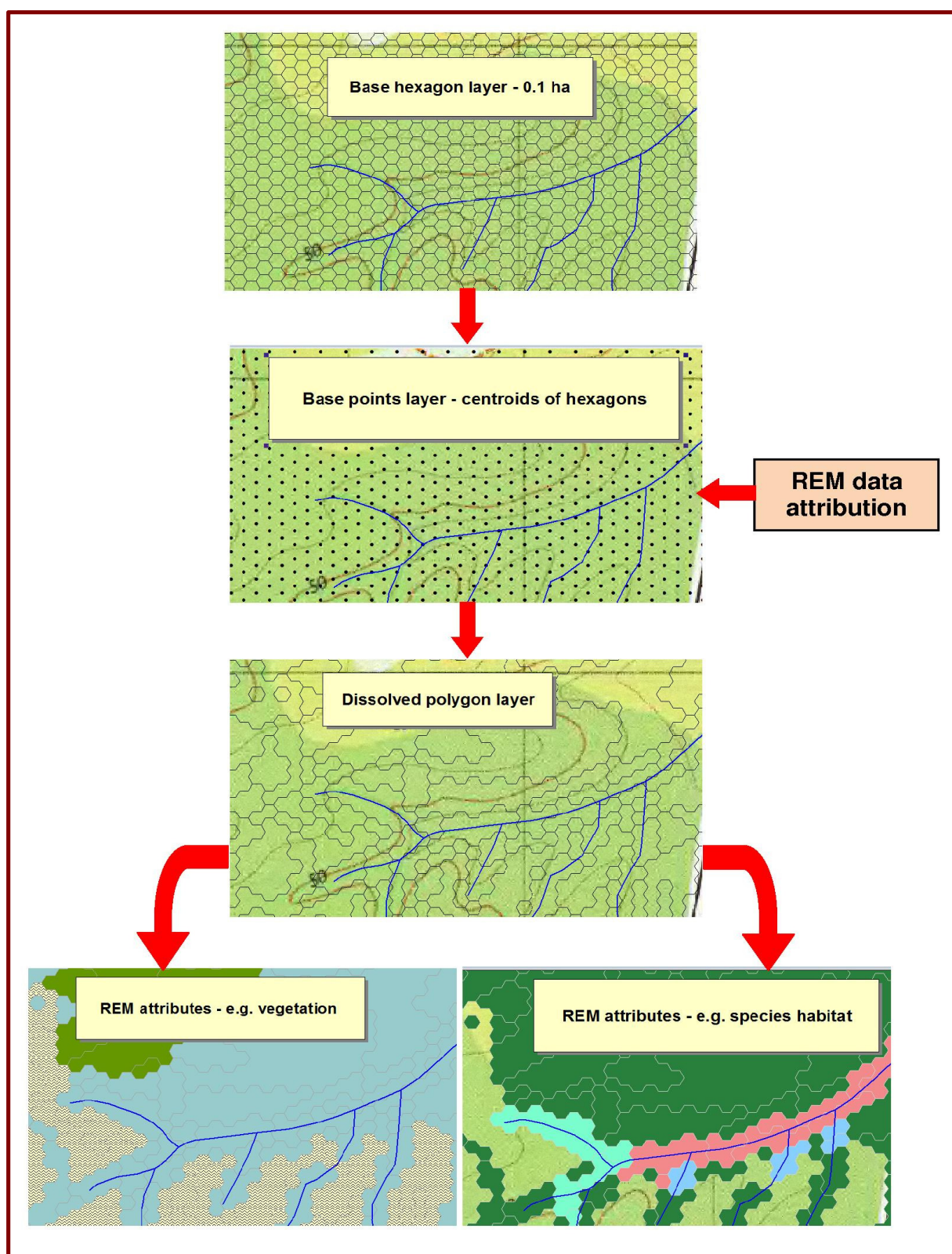
⁵ Attachment 7 in Knight, R.I. (2014). Biodiversity data, models & indicators for Forestry Tasmania's Forest Management Unit. A report to Forestry Tasmania, March 2014. Natural Resource Planning, Hobart, Tasmania.

- Local scale landscape processes are assessed through assessing vegetation condition, which is expressed in the REM as Biophysical Naturalness. This assesses the characteristics of native vegetation for perturbation in structure and composition within each patch of native vegetation.

Each element of the REM is underpinned by Statewide spatial data layers. Each data layer has clear rule sets for its use in building the REM. The integrated REM spatial layers contain all the input data from the base layers, including multiple inputs for the same Issue where available (e.g. desktop and field vegetation mapping), and all the derived Level of Concern indicators.

The REM is built on a novel spatial architecture designed to store and process large amounts of spatial data efficiently and at fine scales. It is based on a non-overlapping layer of hexagonal polygons of 0.1 ha size, which approximates to a spacing of about 30 m. The centroids of the polygons are extracted and are used to process the REM and its data. The point format significantly reduces complexity of the spatial geometry and hence increases processing speed. The REM generated in the points layer is then re-attributed to the parent hexagons. A subset of the combination of primary inputs to the REM is then used to dissolve the hexagon layer to a more manageable number of polygons. Derived attributes are then re-attached to the data and the polygon layer used for multiple purposes. Figure 2 summarises the REM architecture.

Figure 2. Simplified REM spatial architecture and process



The core components of the REM described above are common to all applications. A spreadsheet version of the REM is also available⁶ which can be used in the absence of spatial data to generate the full range of REM indicators. This can be used, for example, to determine REM indicators where the input data is wrong or to model the changes in indicators resulting from management actions. A standard output is also a summary REM profile, which displays all the indicators as a percentage of the area of interest, as shown in Figures 3 and 4. These tools can also serve as a useful tool for modelling change, whether planned or actual, arising from conservation investments and from development.

Attachment 3 provides a simple guide giving examples of how to interpret REM indicators for particular issues and circumstances.

The REM can further be customised for each project and users to deliver outputs and tools that assist meeting their specific needs. Customised add-ons that have been developed include tools to cross tabulate priority species with vegetation types, generate REM summary tables of the characteristics of multiple areas, and additional layers to assist in use of the REM. For example, a urban threat index spatial layer has been developed to assist in local government application, and for property planning the REM can be linked to data on issues such as salinity and erosion risk.

Use of the REM is licensed by NRP to clients for approved purposes, in accordance with the commercialisation provisions of the Australian Government's funding for its development. NRP wishes to establish ongoing partnerships with a wide range of potential users of the REM. Access to the REM is provided under a data license agreement and subject to a license fee negotiated on a case by case basis. License fees are designed to be cost effective – to encourage use – while also reflecting the reasonable costs to NRP of development, maintenance and support.

Clients who have used the REM or its components since completion of the original project include:

- Australian Government Biodiversity Fund;
- Clarence Council;
- Forestry Tasmania;
- Gunns Limited;
- Kingborough Council;
- NRM South;
- Norske-Skog;
- PF Olsen Pty Ltd;
- Southern Midlands Council and
- The Understorey Network.

⁶ <http://www.naturalresourceplanning.com.au/landscape-ecology-tools/>

Figure 3. Sample REM profile – Immediate Level of Concern

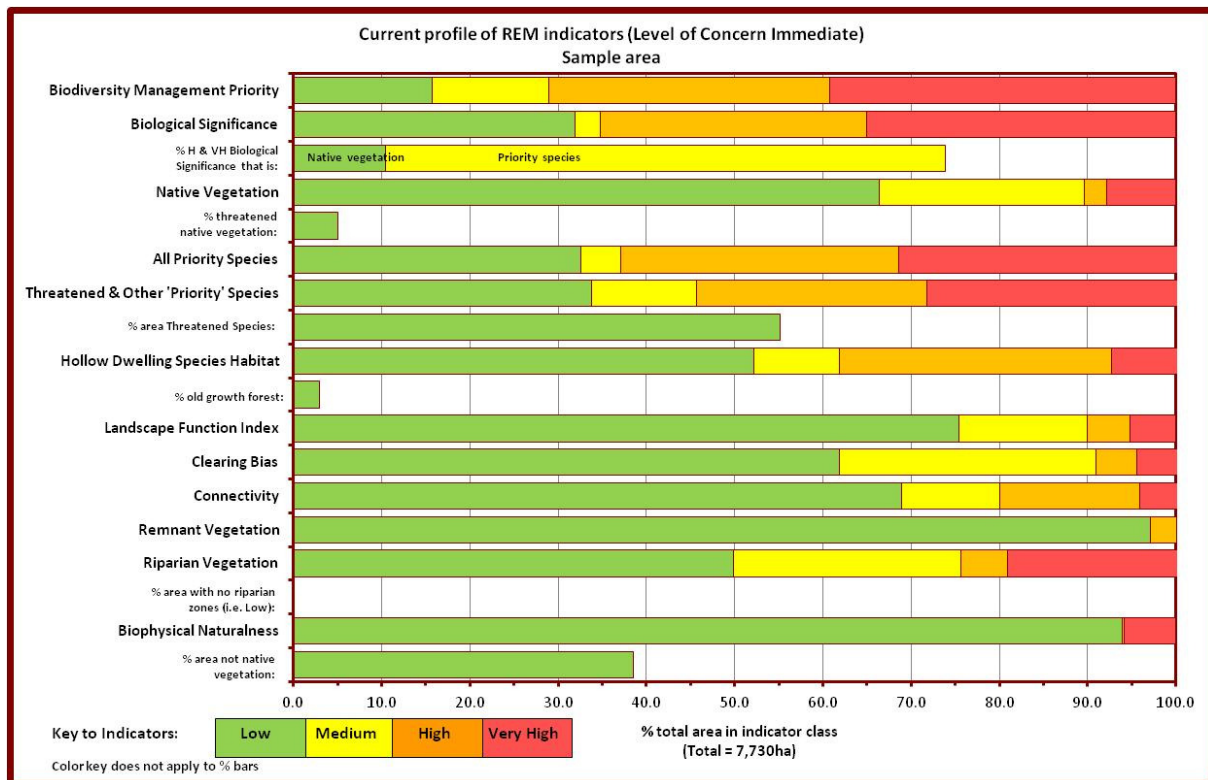
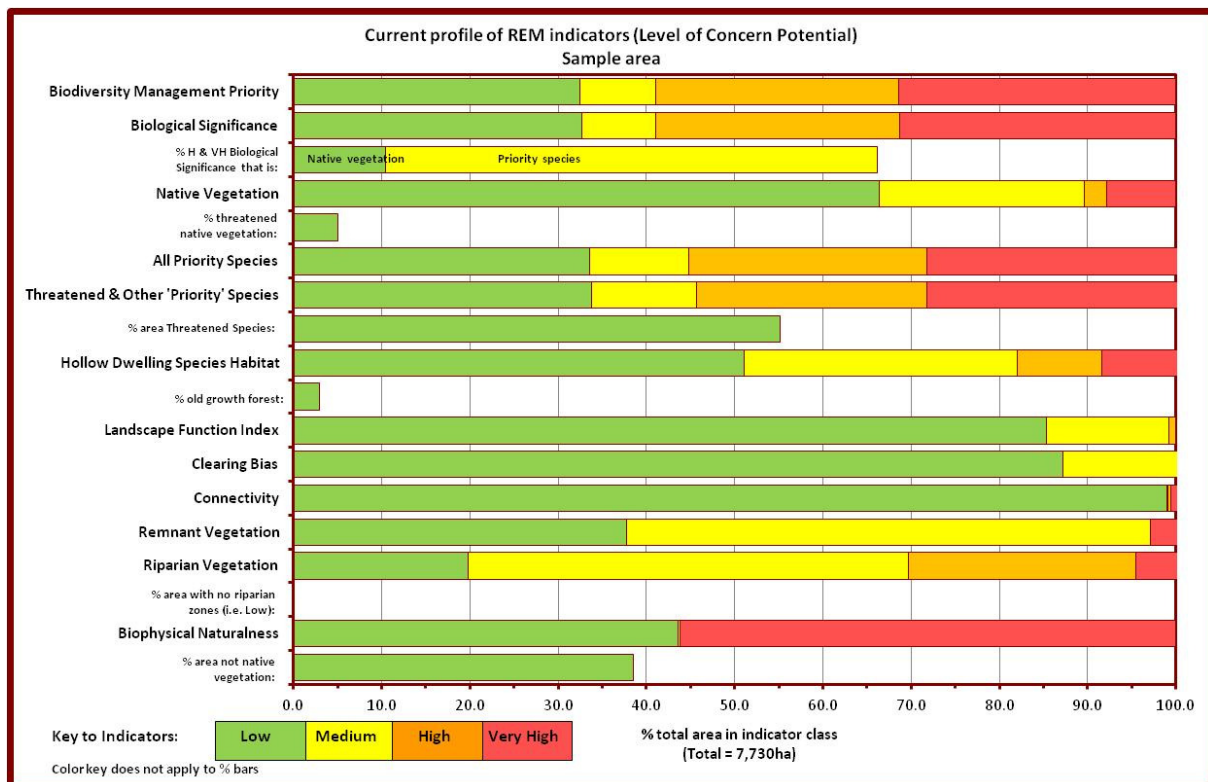


Figure 4. Sample REM profile – Potential Level of Concern



Attachment 1. Summary of REM assets, indicators and Issues

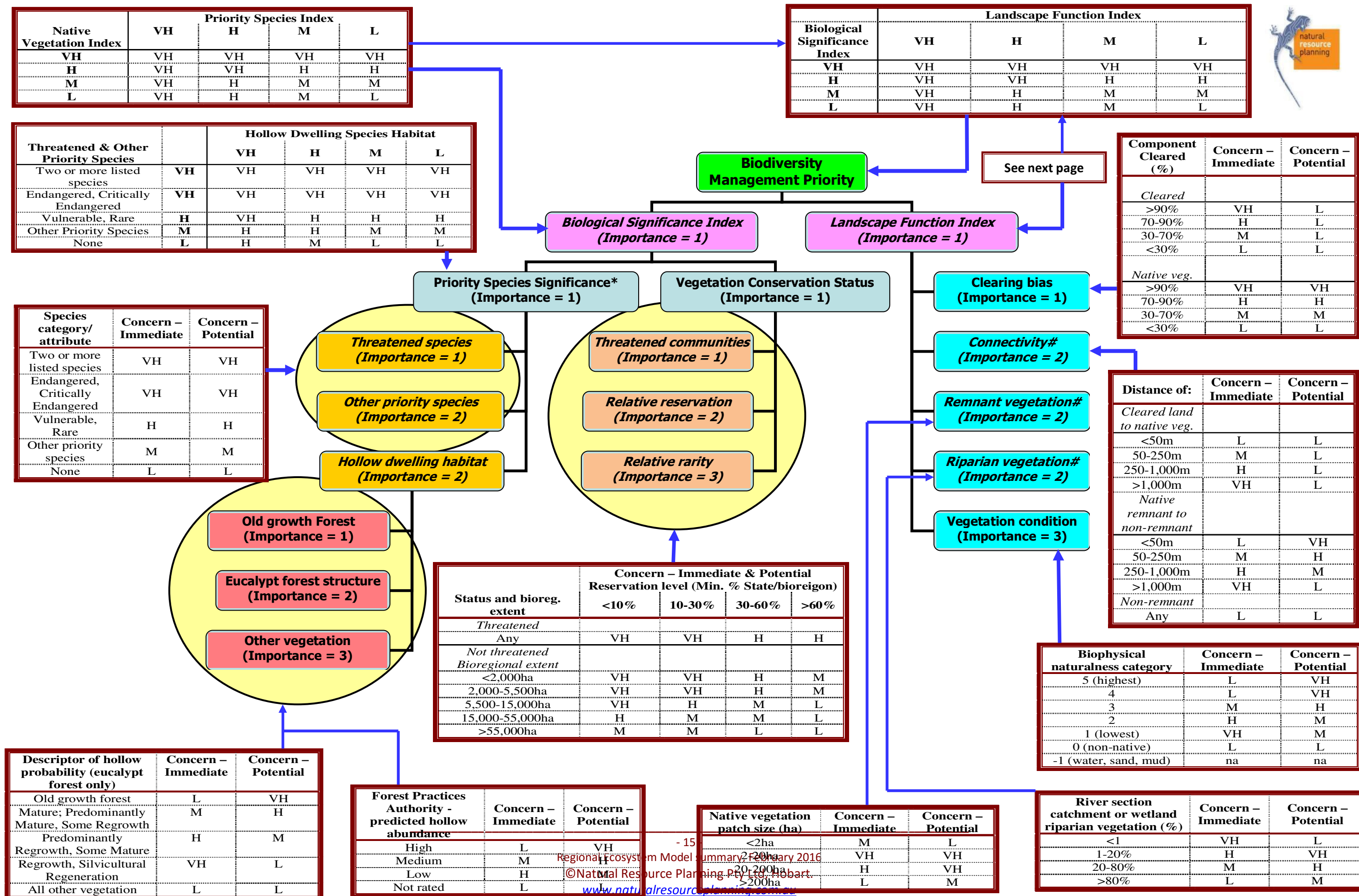
Issue	Definition	Summary	Indicator
Biological Significance	Biological significance measures the relative priority for management of the elements of biodiversity contained within a given area.	Biological significance is one of two arms of the REM and represents a structured classification of biodiversity. It is comprised of Native Vegetation and priority species (see below).	Classes ranked from Low-Very high derived from a matrix of Level of Concern classes for Native Vegetation and Priority Species.
Native Vegetation	Native vegetation communities based on the classification used in Tasveg.	Native vegetation comprises all areas mapped to the Tasveg classification, except for cleared land types ("F" codes), water, (OAQ"), sand and mud (OSM) and rock (ORO). An additional native vegetation mapping unit has been introduced to the REM for areas comprised of native vegetation plantings (DEP).	The REM contains a grouped classification for native vegetation which is used in various parts of its application.
Vegetation conservation status	Native vegetation communities with legislative recognition of being threatened.	na	Vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or Commonwealth Environment Protection and Biodiversity Conservation Act 1999.
Relative reservation	Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system	Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape.	Percentage bands of reservation of the vegetation communities, utilising the lesser of the Statewide or relevant bioregional reservation level.
Relative rarity	The extent of a native vegetation community in the bioregion being assessed.	Relative rarity is scale to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive.	The REM stratifies the extent of each community in each bioregion into bands, which are then form part of the matrix for deriving Level of Concern for native vegetation.
Priority species	Priority species are those that are recognised as threatened and certain classes of other species that are identified as priorities for conservation.	Classification within the group is structured around species listed as threatened and other priority species.	Level of Concern for priority species is classified from Low-Very High through a matrix combining threatened species status, number of threatened species, other priority species and hollow dwelling species habitat.

Issue	Definition	Summary	Indicator
Listed threatened species	Species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999)	na	Threat status and number of co-occurring threatened species in an area.
Other priority species	Non-threatened species identified as priorities for attention to conservation and management.	Other priority species comprises non-threatened species identified in the Regional Forest Agreement as Priority Species, including species groups such as hollow dwelling species, and flora species identified as inadequately reserved at the State or bioregional level.	The presence of other priority species (excluding hollow dwelling species habitat) is assigned a single ranking the REM (Medium), above that for no priority species and below that for threatened species.
Hollow dwelling species	Habitat for hollow dwelling species.	Hollow dwelling species comprise a group of 29 species listed in the Regional Forest Agreement as a priority species group.	Hollow dwelling species habitat is classed from Low-Very High depending on the type of vegetation present, eucalypt forest structure, predicted hollow abundance and presence/absence of old growth forest.
Old growth forest	Old growth forest is ecologically mature forest demonstrating the characteristics found in older and/or minimally disturbed forests	na	Old growth forest is classed as Very High Level of Concern (Potential) and as low Level of Concern (Immediate) in the Hollow Dwelling Species component of the REM.
Eucalypt forest structure	Forest structure classes derived from air-photo interpreted vegetation mapping.	Eucalypt forest structure is derived from the published RFA map depicting standard classes as Silviculturally Regeneration, Regrowth, Predominantly Regrowth/Some Mature, Predominantly Mature/Some Regrowth and Mature. This is supplemented with more up to date data where available.	Classes ranked from Low-Very High reflecting higher Immediate Level of Concern where structure is likely to contain fewer hollows and higher Potential Level of Concern where hollows are likely to be more abundant.
Non-eucalypt vegetation.	Vegetation communities in the Tasveg classification that are not recognised as eucalypt forest.	Eucalypt forest classes are identified in Tasveg by the prefixes "W" and "D".	Non-eucalypt vegetation is ranked Low in the schema for hollow dwelling species habitat due to the absence of eucalypts.

Issue	Definition	Summary	Indicator
Landscape Function	The ability of the landscape to sustain the elements of biodiversity it contains.	Landscape function integrates five indicators representing successively finer partitioning of the landscape.	Classes ranked from Low-Very High using a 3 way matrix combining the same classes of Clearing Bias, a submatrix combining Connectivity, Remnant Vegetation and Riparian Vegetation, and Biophysical Naturalness.
Clearing bias	Clearing bias is a measure of the patterns of habitat loss in a region.	There is potential for ecological collapse at a regional level where >70% of a region has been cleared, and potential localised collapse and stress within the region where lower levels of clearing have occurred due to preferential clearing of certain land types.	The percentage of each land component that has been cleared, stratified spatially into areas now cleared or with extant native vegetation.
Connectivity	Connectivity is the degree to which patches of native vegetation are inter-connected and the extent to which species can move between patches,	Remnant vegetation may suffer loss of species in some taxonomic groups, and loss of ecosystem function, if the distance between remnants and the impermeability of the interstice (e.g. through absence of paddock trees) exceeds that which each organism is capable of crossing.	For remnant vegetation patches, the distance to the nearest non-remnant patch. For cleared land, the distance to the nearest patch of native vegetation.
Remnant vegetation	Remnant vegetation is defined as islands of native vegetation, below a specified size, that are surrounded by cleared land.	In heavily cleared landscapes, patches of remnant vegetation can contribute significantly to the maintenance of ecosystem function, while their loss and decline is a major factor in ecosystem collapse. Their smaller size makes them vulnerable to ongoing degradation through various combinations of anthropogenic and natural ecological processes	The indicator for remnant vegetation is the contiguous extent of each patch of native vegetation communities, stratified into size classes.
Riparian vegetation	Riparian vegetation is the vegetation that adjoins freshwater features (e.g. rivers wetlands) and has ecological characteristics which are influenced by the freshwater environment.	Riparian vegetation has been found to have consistently high biodiversity values relative to its extent and therefore contribute disproportionately to landscape function. Its values are also multi-faceted, providing protection for terrestrial biodiversity, land and soils resources, and freshwater ecosystems, and multi-scale in extending beyond the immediate riparian zone.	The percentage of the local catchment of each of river section and wetland which is under native riparian vegetation, stratified into bands as described for the CFEV project. The indicator applies equally to both the cleared and native vegetation components of the catchment.

Issue	Definition	Summary	Indicator
Vegetation condition	Vegetation condition is the composition and structure of native vegetation relative to a reference framework for the particular type of vegetation.	Vegetation condition is an indicator of the ability of native vegetation at the local physical and near-temporal scale to maintain and sustain the elements of biodiversity it contains.	Modified biophysical naturalness classes derived from RFA mapping and application of logical consistency rules to Tasveg community attributions and limited condition descriptors.

Attachment 2. Tasmanian Regional Ecosystem Model - Indicators, Content & Prioritisation Matrices



Attachment 2 (cont). Derivation of Landscape Function Index

Sub-matrix of Connectivity, Remnant Vegetation & Riparian Vegetation (CRR)

Connectivity	Remnant Vegetation	Riparian Vegetation	CRR Index	Rank (1 = highest)
VH	VH	VH	VH	1
H	VH	VH	VH	2
VH	VH	H	VH	3
VH	H	VH	VH	4
M	VH	VH	VH	5
H	VH	H	VH	6
VH	VH	M	VH	7
H	H	VH	VH	8
VH	H	H	VH	9
VH	M	VH	VH	10
L	VH	VH	H	11
M	VH	H	H	12
H	VH	M	H	13
VH	VH	L	H	14
M	H	VH	H	15
VH	H	M	H	16
H	M	VH	H	17
VH	M	H	H	18
VH	L	VH	H	19
L	VH	H	H	20
M	VH	M	H	21
H	VH	L	H	22
L	H	VH	H	23
VH	H	L	H	24
M	M	VH	H	25
VH	M	M	H	26
H	L	VH	H	27
VH	L	H	H	28
L	VH	M	H	29
M	VH	L	H	30
L	M	VH	H	31
VH	M	L	H	32
M	L	VH	H	33

Connectivity	Remnant Vegetation	Riparian Vegetation	CRR Index	Rank (1 = highest)
VH	L	M	H	34
H	H	H	H	35
M	H	H	M	36
H	H	M	M	37
H	M	H	M	38
L	VH	L	M	39
L	L	VH	M	40
VH	L	L	M	41
L	H	H	M	42
M	H	M	M	43
H	H	L	M	44
M	M	H	M	45
H	M	M	M	46
H	L	H	M	47
L	H	M	M	48
M	H	L	M	49
L	M	H	M	50
H	M	L	M	51
M	L	H	M	52
H	L	M	M	53
L	H	L	M	54
L	L	H	M	55
H	L	L	M	56
M	M	M	L	57
L	M	M	L	58
M	M	L	L	59
M	L	M	L	60
L	M	L	L	61
L	L	M	L	62
M	L	L	L	63
L	L	L	L	64

Full Landscape Function Index matrix

Clearing Bias	CRR sub-matrix	Condition	Landscape Function Index	Rank (1 = highest)
VH	VH	VH	VH	1
VH	VH	H	VH	2
VH	H	VH	VH	3
VH	VH	M	VH	4
VH	H	H	VH	5
VH	VH	L	VH	6
H	VH	VH	VH	7
VH	M	VH	VH	8
VH	H	M	VH	9
H	VH	H	VH	10
VH	M	H	VH	11
VH	H	L	VH	12
H	H	VH	VH	13
H	VH	M	VH	14
VH	L	VH	VH	15
VH	M	M	VH	16
H	H	H	H	17
H	VH	L	H	18
M	VH	VH	H	19
VH	L	H	H	20
VH	M	L	H	21
H	M	VH	H	22
H	H	M	H	23
M	VH	H	H	24
VH	L	M	H	25
H	M	H	H	26
H	H	L	H	27
M	H	VH	H	28
M	VH	M	H	29
VH	L	L	M	30
H	L	VH	H	31
H	M	M	H	32
M	H	H	M	33

Clearing Bias	CRR sub-matrix	Condition	Landscape Function Index	Rank (1 = highest)
L	VH	VH	M	34
M	VH	L	M	35
H	L	H	M	36
H	M	L	M	37
M	M	VH	M	38
M	H	M	M	39
L	VH	H	M	40
H	L	M	M	41
M	M	H	M	42
M	H	L	M	43
L	H	VH	M	44
L	VH	M	M	45
H	L	L	M	46
M	L	VH	M	47
M	M	M	M	48
L	H	H	L	49
L	VH	L	M	50
M	L	H	L	51
M	M	L	M	52
L	M	VH	L	53
L	H	M	L	54
M	L	M	L	55
L	M	H	L	56
L	H	L	L	57
M	L	L	L	58
L	L	VH	L	59
L	M	M	L	60
L	L	H	L	61
L	M	L	L	62
L	L	M	L	63
L	L	L	L	64

Attachment 3:
A simple guide to using the
Regional Ecosystem Model for biodiversity planning

The REM contains assessments of four attributes of biodiversity that may need to be considered for conservation:

- Native vegetation (Tasveg-based units assessed Statewide and bioregionally);
- Priority species (threatened and other important species);
- Hollow dwelling species habitat; and
- Landscape ecological function – the ability of the landscape to maintain the elements of biodiversity it contains.

Actions may range from retention in an existing state, rehabilitation to a better state or restoration of native vegetation. Actions can be guided by the REM classification of attributes from two prioritisation perspectives:

- Immediate – importance for intervention to restore or rehabilitate; and
- Potential – important to protect from further loss or degradation.

In the REM these are termed 'Level of Concern'. All REM Level of Concern attributes are rated on a scale of Low, Medium, High or Very High. Immediate and Potential priorities are identical for native vegetation and priority species, but are different for hollow dwelling species habitat and landscape ecological function.

Priorities to be assigned to any of the REM attributes will be heavily influenced by the purpose and objectives being considered and the adequacy of resources to effect desired outcomes. REM priorities can also be considered on an entirely objective basis, and used to judge whether objectives and resources are appropriately targeted, adequate to achieve outcomes. Monitoring over time can also be facilitated by the REM.

Prioritising areas or actions may require consideration of any of the four key attributes either singly or in combination. The potential range of combinations is large. However, for regions which are relatively intensively developed a fairly consistent set of combinations can be identified, particularly through focusing on priorities classified as either High or Very High. These are identified in the table that follows.

REM attribute (High or Very High)	Co-occurring attributes	Key considerations
Native vegetation	Priority species	Actions will depend on individual species' conservation needs.
	Landscape function – Potential	Landscape has some sensitivity to further loss or degradation. Action to protect the vegetation should be considered.
	Landscape function – Immediate	Landscape function is degraded. Consider whether actions to protect or enhance the native vegetation can make a difference.
	None	Consider if there are potential threats or other benefits that would arise from intervention. Also consider if there is a residual reservation target for the vegetation community and whether a good example of the community would be secured.
Priority species	None	Consider the conservation needs of each individual species individually.
	Landscape function – Potential	Landscape is sensitive to further loss or degradation. Consider whether this might have negative effects on each species.
	Landscape function – Immediate	Landscape function is degraded. Consider if landscape characteristics are contributing to the species status or likely persistence.
Hollow dwelling species habitat – Immediate	None	Vegetation is lacking in hollows. Look at the landscape context to determine if there is a likely benefit from taking actions which would improve long term prospects to have adequate mature eucalypt abundance, e.g. is the area a gap in distribution. The primary attribute field [Vstr_clasZ] should be used for this.
Hollow dwelling species habitat – Potential	None	Mature eucalypt abundance is likely to be relatively high. Act to protect and enhance, especially if either Immediate or Potential landscape ecological function classes are high.
Landscape function – Immediate	None	Landscape function is degraded. Consider what aspects of can be improved – condition, patch size, riparian vegetation or connectivity – within the available resources. The spreadsheet version of the REM can be used to explore scenarios.
Landscape function - Potential	None	Landscape function is sensitive to further loss or degradation. Consider what action can be take to secure landscape attributes.
Landscape function – Immediate	Landscape function - Potential	These are generally more important remnants. Consider whether resources are sufficient to both secure and improve landscape attributes.

APPENDIX 6

Priority Vegetation Report Mockup

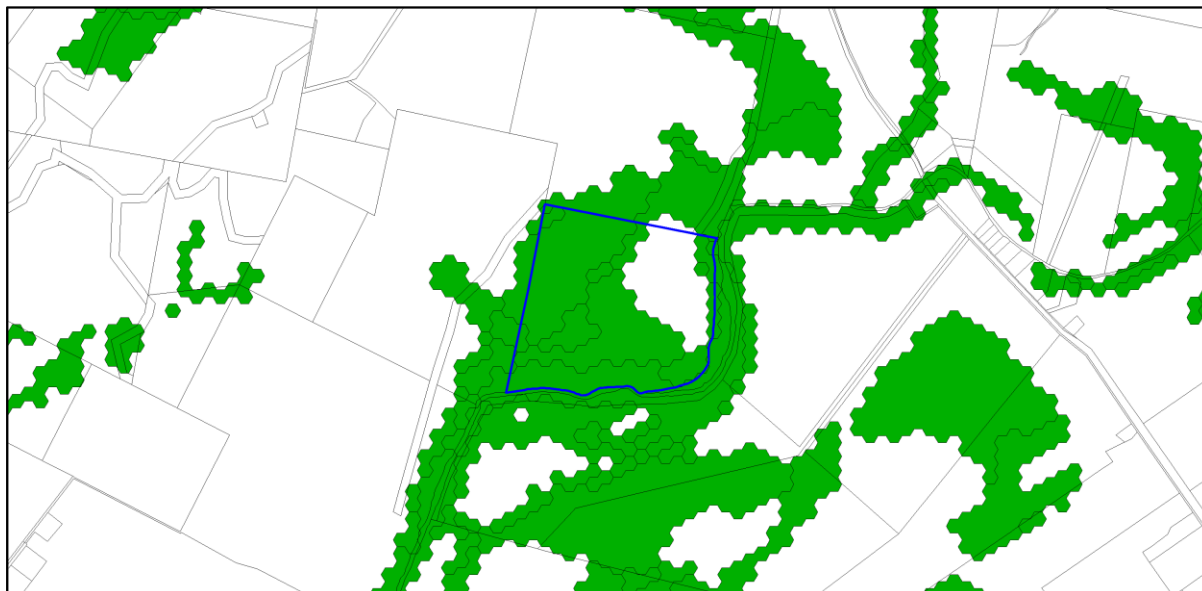


Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
3444352	171239/1	9 TOWER HILL ST	DELORAIN TAS 7304	SHED	5426

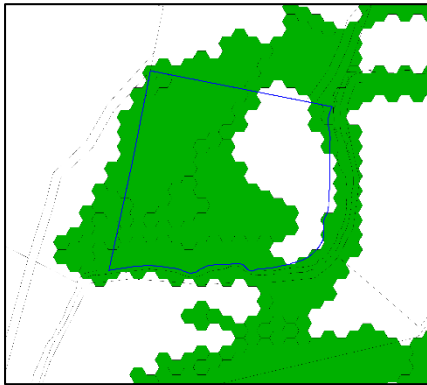
Priority Vegetation Overview

Priority Vegetation Overview Map



<Some general text about Priority Vegetation could go here>

Threatened Fauna and Significant Habitat



These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

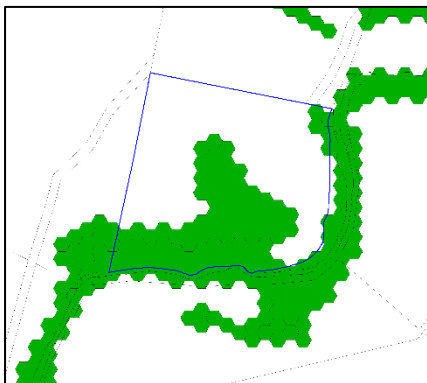
Reliability:

- Variable

Management:

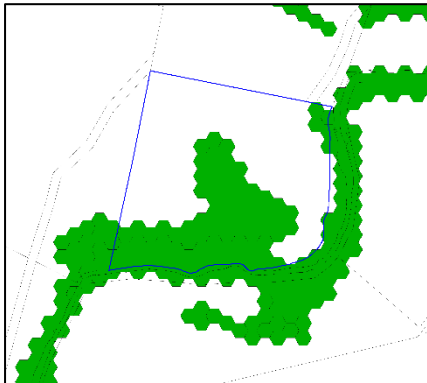
- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

Relative rarity



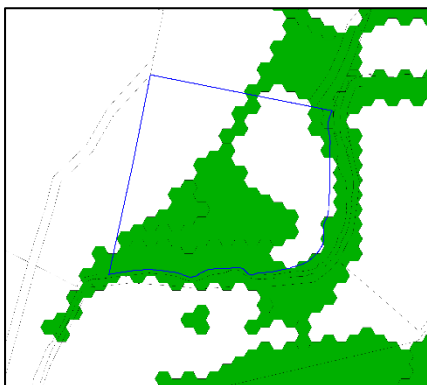
<Some text goes here>

Relative reservation



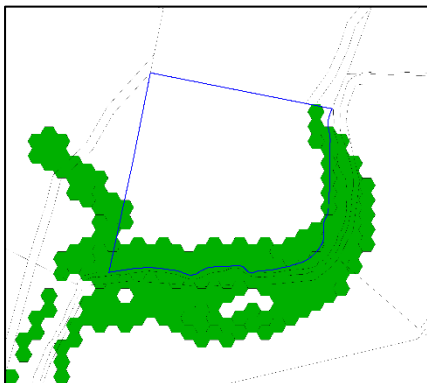
<Some text goes here>

Remnant vegetation



<Some text goes here>

Threatened Flora



These are species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened flora habitat characteristics are mostly localised and are modelled solely on Natural Values Atlas records with a limited number of habitat variables.

Why is it included?

- Statutory recognition that species extinction is likely

Data Source:

- NVA records combined with REM point-based modelling rules
- Generally highly localised

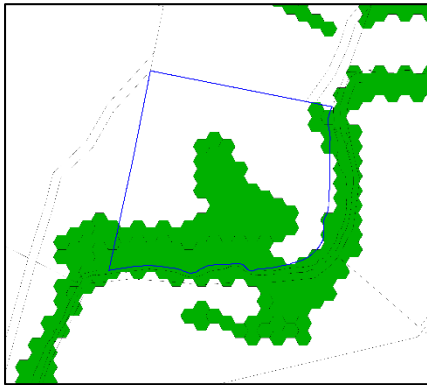
Reliability:

- Reasonably reliable – on-ground field verification

Management:

- Check species observation source
- Potentially require on-ground field verification

Threatened Vegetation Communities



Threatened Native Vegetation Communities (TNVC) are vegetation communities with legislative recognition of being threatened. The attribute comprises vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Listing under these acts is based on historical vegetation loss since European settlement, natural limited extent or vulnerability to particular factors.

Why is it included?

- Heavily cleared – generally greater than 70% of pre-1750 extent has been cleared;
- Rarity – generally less than 1,000 hectares remaining

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Extremely variable – aerial identification and/or on-ground field verification

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management option

Contacts

Telephone: 03 6393 5300

Email: mail@mvc.tas.gov.au

Disclaimer

While all reasonable care has been taken to ensure the accuracy of the information portrayed in this data, its purpose is to provide a general indication of the location of council services. The information

provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

Although the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data.

APPENDIX 7

TFS Bushfire Report

BUSHFIRE-PRONE AREAS OVERLAY



Tasmania Fire Service

Northern Midlands LGA Planning Report

September 2018



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Disclaimer

While the State Fire Commission has made every effort to ensure the accuracy and reliability of the information contained in this report, the State Fire Commission does not accept any responsibility for the accuracy, completeness, or relevance to the reader's purpose, of the information contained in this document and those reading it for whatever purpose are advised to verify its accuracy and to obtain appropriate professional advice.

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Appendix A – Bushfire-Prone Areas Overlay

Executive Summary

The Tasmania Fire Service ('TFS') is working with Local Government to prepare and implement bushfire-prone areas mapping for Tasmanian Local Government Areas ('LGA'). Draft mapping for the Northern Midlands LGA has now been completed following collaborative work between TFS and Council officers.

The purpose of the bushfire-prone area mapping is to spatially define land where potential exposure to bushfire hazard is sufficient to warrant a building and/or planning response to achieve a tolerable level of residual risk. The mapping does not imply that there is nil risk to use and development outside of the overlay, rather that residual risk to use and development outside of the overlay is deemed to be tolerable through reliance on other external measures, such as firefighter intervention.

The starting point for the map preparation was the production of a 'modelled overlay' that was generated by applying a 100m buffer to existing vegetation map data. The overlay was then progressively refined based on assessment of local conditions including bushfire behaviour and fuel management regimes. The local knowledge provided by Council officers was critical to this process.

By spatially defining bushfire-prone areas the mapping will provide clarity for permit authorities, landowners, developers, consultants and the broader community with respect to the application of existing statutory requirements for bushfire protection. The process of reviewing local conditions has also allowed for some areas that would currently trigger bushfire requirements to be 'mapped-out', thereby reducing compliance and development costs for the local community.

For the mapping to serve its intended function it needs to be incorporated within the relevant planning instrument established under the *Land Use Planning and Approvals Act 1993* ('LUPAA'). It is anticipated that the mapping will be incorporated into Council's Local Provision Schedules, which will form part of the Tasmanian Planning Scheme.

Adoption of the bushfire-prone areas overlay is consistent with the Schedule 1 Objectives of the *Land Use Planning and Approvals Act 1993*, the State Policies created under the *State Policies and Projects Act 1993* and the relevant regional land use strategy.

1. Introduction

1.1 Purpose of this Report

This report has been prepared in support of the bushfire-prone areas mapping for the Northern Midlands LGA and provides the following information:

- The background and context of the mapping;
- Description of the mapping process;
- Consideration of overlay implementation;
- Consideration of the relevant statutory planning requirements and strategic planning framework.

1.2 Background

The Tasmania Fire Service is working with Local Government to produce and deliver the bushfire-prone area mapping for Tasmania. Once completed for each municipality the mapping is intended to be integrated within the relevant planning instrument to formally identify 'bushfire-prone areas' for the purpose of planning and building control.

Bushfire has been a constant, natural phenomenon in Australia for thousands of years and south-eastern Australia is one of the most bushfire-prone regions in the world. Whilst fire has important ecological functions in the Australian context, its effects on human life, built assets and economic resources can be catastrophic if risk is not adequately managed. Not surprisingly, bushfire is identified in the Tasmanian Emergency Management Plan as Tasmania's most prominent natural hazard due to its prevalence and historical impacts on communities¹. Recent analysis of climate data confirms that this is unlikely to change with fire danger in some parts of Tasmania expected to progressively increase over the course of this century².

Managing bushfire risk to communities requires a multifaceted approach that considers all aspects of the potential emergency (i.e. Prevention, Preparedness, Response and Recovery). Government interventions accordingly include a combination of measures including land use and development control, community education, fuel reduction, firefighter response and emergency management. Regulation of land use and development is a 'preparedness' strategy in this context as it aims to improve the resilience of communities and their built assets when exposed to a bushfire hazard.

Planning and building controls are now recognised in Australia as an important tool that can be used to facilitate more resilient and sustainable communities. Bushfire protection requirements are applied to use and development for the purpose of ensuring a tolerable level of residual risk is achieved. It is essentially a form of market intervention that seeks to achieve a better outcome for society than the market would otherwise deliver. Numerous public enquiries have recognised the importance of planning and building as a means for

¹ Department of Police and Emergency Management 2015, *Tasmanian Emergency Management Plan - Issue 8*, DPEM, Hobart.

² Fox-Hughes P, Harris RMB, Lee G, Jabour J, Grose MR, Remenyi TA & Bindoff NL (2015) *Climate Futures for Tasmania future fire danger: the summary and the technical report*, Antarctic Climate & Ecosystems Cooperative Research Centre, Hobart, Tasmania

supporting community fire safety, most notably the 2004 National Enquiry on Bushfire Mitigation and Management and the 2009 Victorian Bushfires Royal Commission.

The Tasmanian Government responded to the 2009 Victorian Bushfires Royal Commission by initiating significant planning and building reforms, including the introduction of Planning Directive No.5 Bushfire-Prone Areas Code within planning schemes in 2012 and state variations to the Building Code of Australia. This provided – for the first time – state-wide consistency in relation to use and development standards for bushfire protection. The importance of these reforms was confirmed by the 2013 Tasmanian Bushfires Inquiry, which recommended that the Tasmanian Government make land use planning and building construction for bushfire a high priority and that it progress improvements in this area³.

The planning and building regulatory system in Tasmania includes bushfire protection requirements to mitigate risk to communities and assets in bushfire-prone areas. The existing framework includes:

- The Bushfire-Prone Areas Code, which applies through local planning schemes under the *Land Use Planning and Approvals Act 1993*; and
- The Director's Determination – Requirements for Building in Bushfire-Prone Areas, which applies through the *Building Regulations 2016* and *Building Act 2016*.

This framework is structured in a way that enables application of bushfire controls through the planning approvals process for proposals involving land subdivision, vulnerable and hazardous uses. Bushfire requirements for other types of use and development are applied through the building approvals process.

For the purposes of both planning and building permit approvals it is necessary to determine whether proposed works are located within a 'bushfire-prone area'. This term is currently defined as follows:

Bushfire-prone area

Means:

- (a) *Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) *Where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

In the absence of mapping, planning authorities, permit authorities, landowners and developers are reliant on interpretation of subclause (b).

Incorporation of the mapping within the relevant local planning scheme overlay map will enable the use of subclause (a) of the abovementioned definition, thereby reducing the amount of assessment required to determine applicability.

The 100m rule that forms the basis of the abovementioned definition has historically been accepted as a benchmark for the application of development control for bushfire and is the maximum distance considered in Australian Standard 3959-2009. Post-fire investigations have indicated that 85% of building loss resulting from major bushfires has historically occurred at distances within 100m of the urban interface⁴. Notwithstanding this, bushfire

³ Department of Premier and Cabinet, 2013 Tasmanian Bushfires Inquiry, DPAC, Hobart.

⁴ Ahern, A., and M. Chladil (1999), *How far do bushfires penetrate urban areas?* paper presented at 1999 Australian Disaster Conference, Emergency Manage. of Aust., Canberra, A. C. T.

behaviour is not uniform across all situations some circumstances application of a 'blanket' 100m buffer is considered unnecessarily conservative.

2. Study Area

The study area for the purpose of this mapping project is the Northern Midlands Local Government Area ('LGA') as shown in Figure 1. Northern Midlands has a total area of 5,133km² and is located in the northern Tasmania. It adjoins the Launceston, Break O'Day, Glamorgan-Spring Bay, Southern Midlands, Central Highlands and Meander Valley LGAs.

The major population centres within Northern Midlands include Longford, Perth and Evandale, which are within commuting distance to Launceston City. The LGA includes a range of smaller rural townships including Campbell Town, Perth, Evandale, Cressy and Ross. A significant proportion of the municipality supports agricultural land uses.



Figure 1 – Northern Midlands LGA location map

3. Bushfire-Prone Area Overlay

The draft Bushfire-Prone Area Overlay for Northern Midlands has been completed following collaborative work between the Tasmania Fire Service and Council officers. The draft maps are enclosed as **Appendix A** to this report.

3.1 Purpose of Overlay

The bushfire-prone area overlay primarily relates to use and development control. Its purpose is to spatially define areas where risk is sufficient to require specific bushfire protection measures in order to achieve a tolerable level of residual risk. The mapping will provide a definitive trigger for assessment under the existing planning and building requirements for bushfire protection. Spatially defining bushfire-prone areas is consistent with the approach adopted for other natural hazards within Tasmanian planning schemes (inundation, landslide hazard).

The mapping is not intended to identify all land that may be impacted by bushfire hazard, nor does it imply that there is nil residual risk to use and development outside of the overlay. Rather, residual risk to use and development outside of the mapped areas is deemed to be tolerable through reliance on other external measures, such as firefighter intervention.

By removing the need to evaluate whether vegetation is 'bushfire-prone' before confirming whether a site is within a 'bushfire-prone area', the mapping will remove ambiguity and improve the development assessment process to the benefit of permit authorities, land owners and developers.

The mapping also provides a more sophisticated mechanism than the standard 100m rule trigger that is currently relied upon. Evaluation of local conditions and likely bushfire behaviour has informed the mapping process and has allowed for some reductions to the standard 100m buffer in situations where it has been determined that the risk does not warrant application of planning or building standards to achieve a tolerable level of residual risk. In doing so, the mapping will refine application of bushfire requirements and reduce circumstances whereby a bushfire report is required for low-risk development.

The overlay can also have other uses. It can be used to support community education in support of community fire safety as it will be accessible through multiple websites including the LIST, iplan, and the TFS website. Additionally, TFS will use the map as the basis for issuing fire permits and when advising the community about using fire and burning off. TFS will not issue Fire Permits outside bushfire-prone areas and will advise the community to not use fire for fire hazard removal outside bushfire-prone areas. Council staff will be able to use the mapped areas when dealing with hazard complaints and abatement issues.

3.2 Mapping Process

The process that has been followed in preparing the draft overlay and that will be followed for implementation is summarised conceptually in Figure 2. The draft overlay has been prepared by the TFS in collaboration with Council's planning officers.

The starting point for the mapping was the generation of a 'modelled overlay', which was created by applying a 100m buffer to all TASVEG 3.0 vegetation communities, excluding those types deemed to be 'low threat' and exclusions as specified under AS 3959-2009.

The mapping provided in TASVEG 3.0 provides high-level guidance with respect to vegetation distribution and as such, its accuracy is limited when applying it to individual properties. The modelled overlay was therefore based on imperfect spatial data and it was

important to verify the boundaries that were produced and adjust accordingly. An initial desktop assessment was undertaken to identify obvious discrepancies and ascertain any key areas that required closer examination.

Verification of specific areas was completed through physical inspection and/or enquiries into the development status and management regime of particular properties where necessary. As discussed previously, bushfire impact is not uniform across all situations and in some cases, relaxation of the standard 100m buffer has been adopted where site characteristics will effectively limit fire intensity, spread and subsequent impact on surrounding development. Relevant factors include the total area, type and location of vegetation, fire run potential, effective slope, prevailing wind and the use, development or land management status of the property.

The overlay was then aligned with cadastral title boundaries. This was necessary to ensure that application of the overlay to specific properties and future developments can be easily determined. For urban lots in particular there is little merit in mapping a property as partially bushfire-prone, hence this has been avoided as far as possible. For lots 2,000sqm (or less) in area the overlay was aligned to include the entire title if an area of 15% (or greater) was affected. For these lots, it is considered increasingly unlikely that a future development on the site would be able to wholly avoid the overlay and - as vegetation communities are not static - the actual separations from hazardous vegetation should be verified at the time a development is proposed. Where the overlay covered less than 15% of an urban title, the title was generally excluded entirely from the overlay, as it is considered increasingly likely that future development will be 100m or further from the hazard source.

The approach used is consistent with that used for the existing bushfire-prone areas overlays within the Clarence Interim Planning Scheme 2015 and the Hobart Interim Planning Scheme 2015. Furthermore, in preparing the overlay TFS has sought to ensure consistency with Tasmanian Planning Commission's *Practice Note 7: Draft LPS Mapping Technical Advice*.

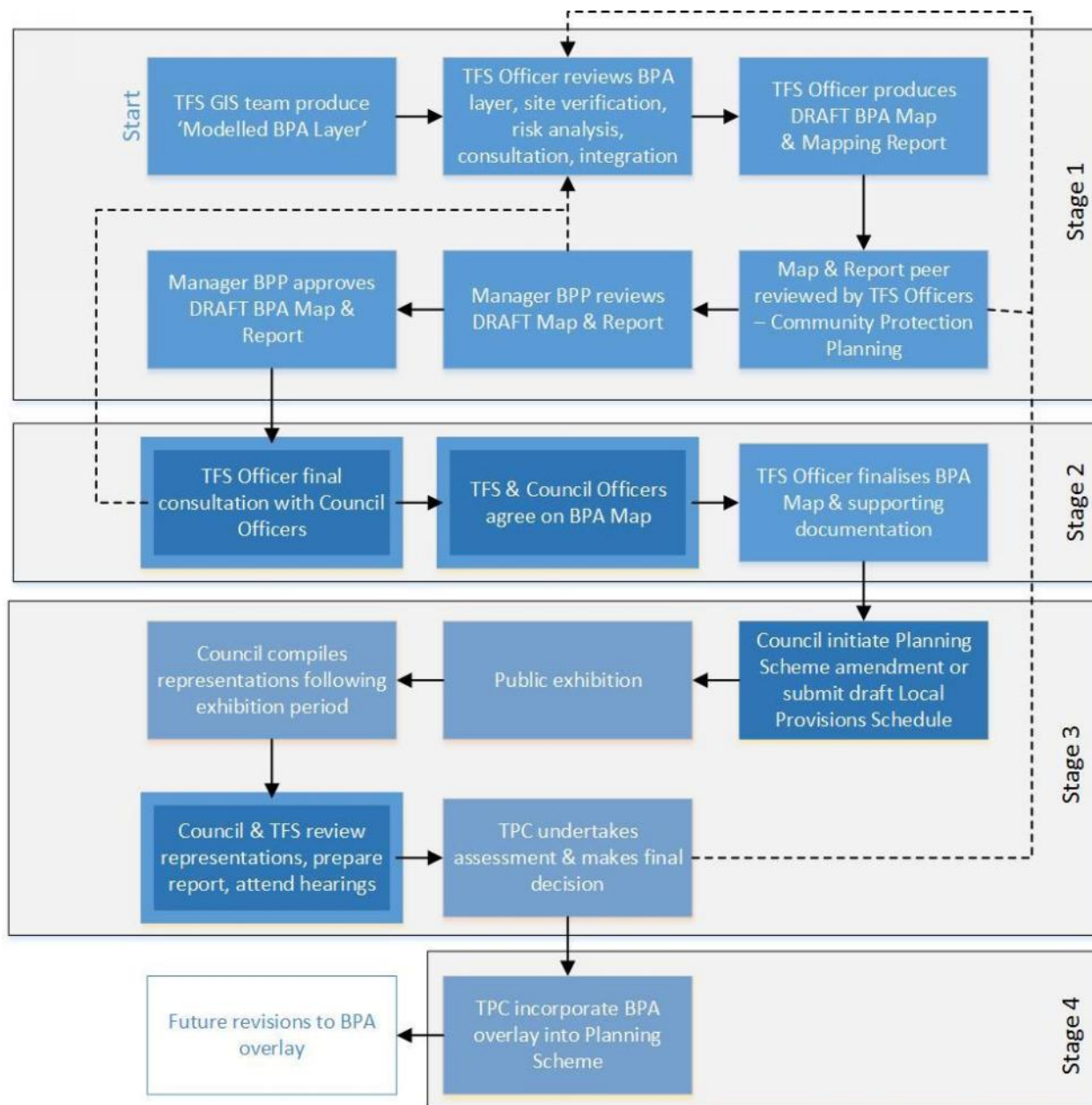


Figure 2 – Overview of mapping preparation and implementation

3.3 Overlay Refinement

As discussed previously, refinement of the original 'modelled overlay' into the final draft overlay has been informed by evaluation of local conditions.

A significant portion of the Northern Midlands is vegetated with improved pasture. Where Grassland fuels are predominant the overlay has been limited to include properties within a maximum of 50m (a relaxation from the standard 100m). This relaxation reflects the reduced ember potential associated with Grassland fuels and is consistent with the minimum distance required for a BAL-LOW rating under AS 3959-2009.

3.4 Outcome

It is clear that the majority of the land within Northern Midlands is designated as bushfire-prone as a result of the mapping process, including a total of 6,036 private parcels.

Table 1 provides a comparison of the number of lots that intersect with the computer generated modelled overlay versus the final draft overlay. The modelled overlay more closely reflects the number of lots that would currently be subject to bushfire requirements under the current 100m rule that operates in the absence of the overlay, as it is based on a 100m buffer from TASVEG mapping. The statistics show that the overall number of properties affected has been reduced as the overlay has been refined.

Table 1 - Comparison of properties affected by modelled overlay versus final draft overlay

Cadastral type ('CAD_TYPE1')	Final draft Overlay (n)	Modelled overlay (n)
Authority Land	764	839
Local Government Reserve	8	17
Private Parcel	5,061	6,111
Public Land Classification	203	204
Total intersected	6,036	7,171

Of most significance in Table 1 are the statistics for private parcels. The mapping process has enabled TFS to identify approximately 1,135 private properties that will no longer require further bushfire assessment, should they be developed or redeveloped in future.

To illustrate the benefit of this, if each of those properties were to be developed/redeveloped at some stage in the future, the mapping at a minimum would deliver an economic benefit to private landowners in the range of approximately \$0.45M-\$1.1M from the avoided cost of bushfire assessment fees alone. Further economic benefit is derived from the reduced time required for building work to be designed, documented and approved and potentially also avoided constructions costs for some of the excluded properties (if an exemption were not obtained).

4. Implementation

For the mapping to serve its intended statutory function it is necessary to incorporate it within the relevant planning instrument established under the *Land Use Planning and Approvals Act 1993* ('LUPAA').

All Tasmanian Councils are required to transition into the Tasmanian Planning Scheme ('TPS'). The TPS will be comprised of the State Planning Provisions ('SPP') and Local Planning Schedules ('LPS'), the latter of which is to be provided by Local Government.

The Bushfire-Prone Areas Code has been incorporated within the SPP. It is anticipated that the bushfire-prone areas overlay will be included in Council's LPS as a planning scheme overlay prior to submission to the Tasmanian Planning Commission. Once the LPS has progressed through the statutory process and is formally approved, the Tasmanian Planning Scheme will be activated and will supersede the Northern Midlands Interim Planning Scheme 2015.

The timing of the Tasmanian Planning Scheme's introduction is unclear at present. It is noted that should Council seek to implement the overlay sooner, there is provision to amend the Northern Midlands Interim Planning Scheme 2015 via LUPAA's Savings and Transitional Provisions.

5. Future Revisions

The Bushfire-Prone Areas Overlay should be reviewed and updated periodically to ensure it remains accurate. This will logically occur as part of Council's periodic review of their Local Provision Schedules under the Tasmanian Planning Scheme. Section 35O of the *Land Use Planning & Approvals Act 1993* requires that this review occur every five years at a minimum, however a draft amendment may be prepared at any time.

In the situation where a scheme amendment is required to facilitate a new development (e.g. a combined rezoning and greenfield subdivision proposal) it may be appropriate to review and modify the overlay as part of the amendment process. It is anticipated that TFS will be consulted as part of this process.

TFS is committed to working with Council as part of any future review of the overlay.

6. Planning Framework

As the bushfire-prone areas mapping will form an overlay within Council's Local Provision Schedule, it must satisfy the criteria set out in s.34(2) of the *Land Use Planning & Approvals Act 1993*, which states:

34. LPS criteria

(1) ...

(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*

(a) contains all the provisions that the SPPs specify must be contained in an LPS; and

(b) is in accordance with section 32 ; and

(c) furthers the objectives set out in Schedule 1 ; and

(d) is consistent with each State policy; and

(e) is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and

(f) is consistent with the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .

(3) ...

Incorporating the mapping as an overlay is consistent with the relevant provisions of the State Planning Provisions, specifically clause 1.2.3 and the definition of 'bushfire-prone area' in clause C13.3.1. The overlay is therefore consistent with s.34(2)(a).

Relevant to s.32, the map overlay will provide for the spatial application of the State Planning Provisions to particular land and is accordingly consistent with s.34(2)(b).

With respect to the strategic considerations referred to in s.34(2)(c),(d),(e) and (f):

- The Schedule 1 Objectives of the Act are considered in section 6.1 of this report;
- The State policies are considered in section 6.2 of this report;
- The Regional Land Use Strategy for Northern Tasmania is considered in section **Error! Reference source not found.** of this report; and
- The Northern Midlands Council Strategic Plan 2017-2027 is considered in section 6.4 of this report.

The overlay has been designed to integrate with the draft mapping completed for adjoining LGAs. The overlay accordingly satisfies s.34(2)(g).

The overlay will not introduce any new development standards, rather it will support the application of an existing Code. As such, it is not considered to be in conflict with the *Gas Pipelines Act 2000* and therefore satisfies s.34(2)(h).

6.1 LUPAA Schedule 1 Objectives

Schedule 1 of the *Land Use Planning and Approvals Act 1993* specifies the strategic objectives for the Resource Management and Planning System and for the planning process established by the Act.

The Schedule 1 Objectives are considered in Table 2 and Table 3.

Table 2 - Schedule 1, Part 1 Objectives

Objective	Response
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	Adoption of the overlay will support the application of existing regulations. It will not facilitate any loss of natural values, nor any development of physical resources. The overlay is accordingly considered to be consistent with (a).
<i>(b) to provide for the fair, orderly and sustainable use</i>	The proposed overlay will improve clarity for the community, for developers and for authorities responsible for regulating planning and building matters.

<i>and development of air, land and water; and</i>	<p>In developing the mapping, the Tasmania Fire Service has excluded some areas that could currently be considered as being within a 'bushfire-prone area' but which have been deemed to be suitably low threat. This was based on expert judgement in bushfire behaviour and evaluation of local conditions. By refining the application of the bushfire requirements in this way, the planning scheme amendment will facilitate fairer outcomes for landowners.</p> <p>The overlay is accordingly considered to be consistent with (b).</p>
<i>(c) to encourage public involvement in resource management and planning; and</i>	<p>In developing the overlay the Tasmania Fire Service has sought and considered input from Council's officers. This dialogue has provided important local knowledge into the project, in relation to land use practices and management of specific sites.</p> <p>The general public will have an opportunity to review the draft overlay and submit a representation on any aspect they would like the Planning Authority to consider. This is a requirement of the statutory approvals process.</p> <p>The overlay is accordingly considered to be consistent with (c).</p>
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	<p>Incorporation of the overlay within Council's planning provisions will improve clarity with respect to whether a site is within a 'bushfire-prone area'. This supports the property industry in the following ways:</p> <ul style="list-style-type: none"> • It will ensure landowners and developers can easily determine whether their site is in a bushfire-prone area early in the development process and therefore factor this into concept design and feasibility assessments; • By removing areas from the mapping that have been deemed to be suitably low threat by the Tasmania Fire Service, the overlay will reduce costs and delays from the approvals process for applicants (e.g. costs of engaging a bushfire hazard practitioner to certify an exemption, delays associated with s.54 requests). <p>As stated previously, the overlay will not facilitate any loss of natural values, nor any development of physical resources.</p> <p>The overlay is accordingly considered to be consistent with (d).</p>
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	<p>The Tasmania Fire Service has collaborated with Council officers in preparing the draft overlay to ensure that it is technically sound and appropriate to local circumstances.</p> <p>By incorporating the overlay within local planning provisions it will support the application of the Bushfire-Prone Areas Code and Building Regulations, which Local Government is obliged to enforce.</p> <p>The approvals process requires the support of both Council and the Tasmanian Planning Commission for the overlay to become effective.</p> <p>The overlay is accordingly considered to be consistent with (e).</p>

Table 3 - Schedule 1, Part 2 Objectives

Objective	Response
<i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i>	<p>The introduction of the Bushfire-Prone Areas Code as a state-wide Planning Directive was a strategic response by the Tasmanian Government to the recommendations produced by the Victorian Bushfires Royal Commission. Incorporating the bushfire-prone areas mapping as part of Council's planning instrument will support the application of the Bushfire-Prone Areas Code.</p> <p>The approach used in developing the mapping is consistent with that used for Clarence and Hobart's interim planning schemes. Tasmania Fire Service seeks to maintain a consistent approach as it progresses mapping for remaining Local Government Areas.</p> <p>As is discussed further in this report, the overlay is consistent with current State Policies and the Regional Land Use Strategy.</p> <p>The overlay is accordingly considered to be consistent with (a).</p>
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	<p>As discussed previously in this report, the proposed overlay will support the efficient application of existing regulations by clearly identifying which land is subject to bushfire requirements.</p> <p>The overlay is accordingly considered to be consistent with (b).</p>
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	<p>The overlay will not facilitate any loss of biodiversity or any other impacts on natural values.</p> <p>The social and economic benefit of the mapping will be to improve clarity with respect to what land is considered bushfire-prone and to avoid application of the planning/building regulations to land that has insufficient risk to warrant planning or building control.</p> <p>The overlay is accordingly considered to be consistent with (c).</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	<p>As occurs at present, future development in bushfire-prone areas will be required to comply with all other applicable planning and environmental requirements. The overlay is not considered to be in conflict with any environmental, social, economic, conservation or resource management policies.</p> <p>The overlay is accordingly considered to be consistent with (d).</p>
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-</i>	<p>At present, bushfire requirements are triggered through either the planning approvals process or the building approvals process, depending on the type of development proposed. Under each process the definition of 'bushfire-prone area' refers to planning scheme overlay mapping (where available). The completion of</p>

<i>ordinate planning approvals with related approvals; and</i>	<p>the mapping will ensure that assessments as to whether a site is bushfire-prone will be consistent throughout the entire process.</p> <p>Single dwellings, visitor accommodation and some other types of buildings are triggered through the building approvals process and not at planning. This can give rise to situations whereby a development may receive planning approval that does not account for the vegetation removal required to comply with the bushfire requirements at the building approvals stage. Inclusion of the mapping will ensure that assessing planning officers and developers consider at the development application stage of any requirement to consider vegetation removal.</p> <p>The overlay is accordingly considered to be consistent with (e).</p>
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	<p>The overlay will support the application of planning and building requirements for bushfire protection, the key purpose of which are to reduce risk to life and property. The overlay will accordingly support the aim of securing a safe environment for working, living and recreation.</p> <p>The overlay is accordingly considered to be consistent with (f).</p>
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	<p>The overlay is not considered to be in conflict with the conservation of any places identified as holding heritage, aesthetic, architectural or other cultural value.</p> <p>The overlay is accordingly considered to be consistent with (g).</p>
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	<p>Introduction of the overlay will simply focus the application of existing regulations. Standards for water and access infrastructure in bushfire-prone areas will remain unchanged. The overlay is therefore not considered to be in conflict with public infrastructure and will not compromise the orderly provision and co-ordination of public utilities.</p> <p>The overlay is accordingly considered to be consistent with (h).</p>
<i>(i) to provide a planning framework which fully considers land capability.</i>	<p>Incorporation of the proposed mapping will have no significant effect on agricultural land capability.</p> <p>The overlay is accordingly considered to be consistent with (i).</p>

6.2 State Policies

Current State Policies created under the *State Policies and Projects Act 1993* include:

- State Policy on the Protection of Agricultural Land 2009;
- State Coastal Policy 1996; and
- State Policy on Water Quality Management 1997.

Adoption of the draft overlay does not introduce any new development standards, rather, it will improve the application of the Bushfire-Prone Areas Code. It will accordingly not facilitate

the loss of productive agricultural land, nor the degradation of coastal land or water resources. The overlay is accordingly not considered to be in conflict with any of the existing State Policies.

6.3 Regional Land Use Strategy of Northern Tasmania

Local Provision Schedules must be consistent with the relevant regional land use strategy. For Northern Midlands, this is the Regional Land Use Strategy of Northern Tasmania ('RLUS'), as amended by 27th June 2018.

The key section of RLUS is Section E.7 Regional Environment. The relevant policies and actions are as follows:

Policy	Relevant Actions
NH-P03 <i>Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</i>	<p>NH-A05 <i>Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</i></p> <p>NH-A06 <i>Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</i></p> <p>NH-A07 <i>Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management.</i></p>

Incorporation of the proposed overlay will mean that bushfire-prone land will be easily identifiable early in the land use and development process. The mapping will signal to developers that there are Code (and building) requirements that need to be considered during any due-diligence evaluation, subdivision design or building design.

Inclusion of the overlay within the LPS will support existing bushfire regulations by providing a clear mechanism to trigger their application, thereby facilitating consistency in the permit approvals process. The mapping will integrate with the existing format of the Bushfire-Prone Areas Code and building regulations, each of which defines 'bushfire-prone area' by reference to the planning scheme overlay map.

The overlay may also be utilised to inform other risk mitigation programs including hazard abatement programs. Fire Permits and community education.

Incorporation of the overlay is accordingly consistent with NH-P03 and its associated actions.

6.4 Northern Midlands Council Strategic Plan 2017-2027

The Northern Midlands Council Strategic Plan 2017-2027 is the relevant strategic plan prepared under s.66 of the *Local Government Act 1993*. It provides high-level guidance in the form of municipal goals, supporting strategies and key project that seek to guide Council's delivery of services to the community.

The Strategic Plan identifies the transition to the Tasmanian Planning Scheme as a project to for completion by 2020. Completion of the draft bushfire-prone areas overlay is part of this strategic work and will support Council's progress towards completing the transition.

There are no other specific policies within the Strategic Plan that require consideration.

7. Conclusion

The Tasmania Fire Service in collaboration with Council officers have completed the draft Bushfire-Prone Area Overlay for the Northern Midlands LGA. The overlay provides a clear statutory mechanism that will determine the applicability of planning and building requirements for bushfire protection.

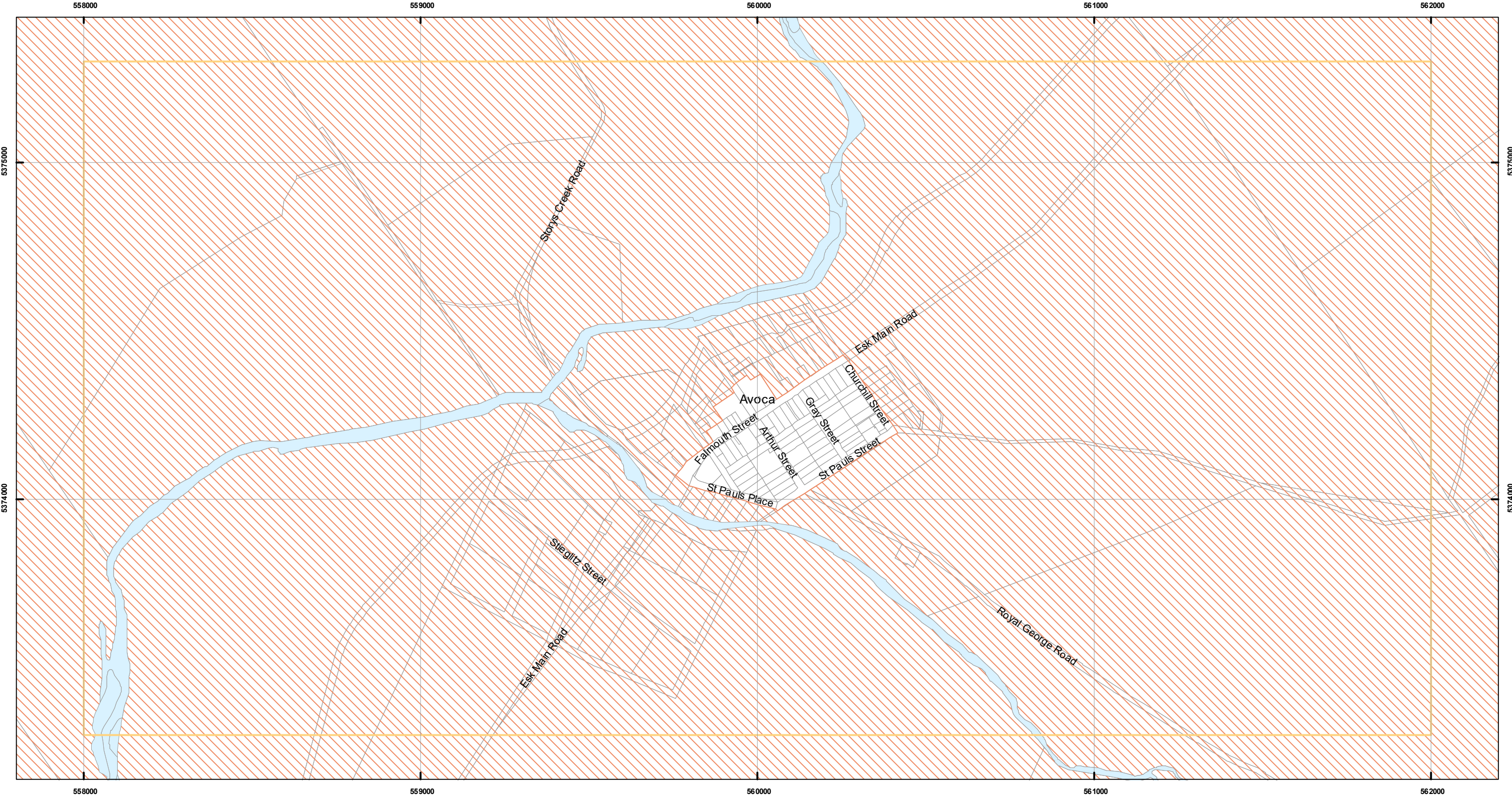
As discussed in this report, incorporating the mapping as an overlay within Council's Local Provision Schedule is consistent with all relevant strategic planning considerations.

It is accordingly recommended that Council adopt the proposed overlay and implement it through the Tasmanian Planning Scheme. Subject to the expected timing of the TPS, Council may also wish to consider introducing the overlay through amendment to the Northern Midlands Interim Planning Scheme 2015.


APPENDIX A


Bushfire-Prone Areas Overlay

Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

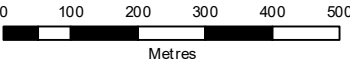


Legend

 Bushfire-Prone Area

 Cadastral Parcels

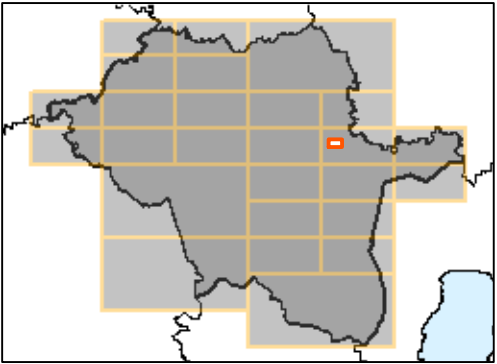
Map 1 of 46



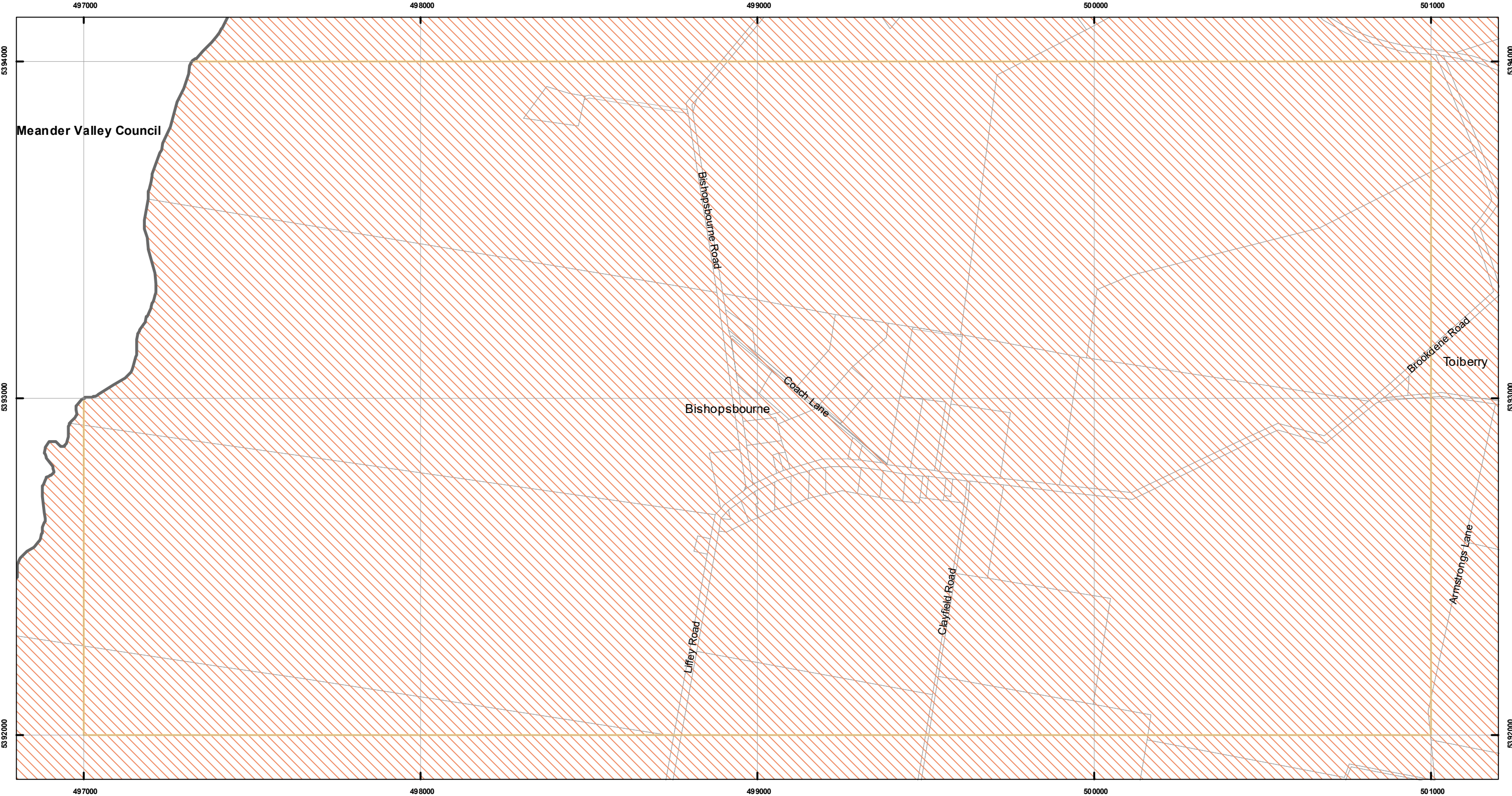
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

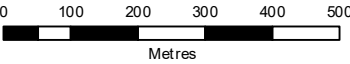


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 Bushfire-Prone Area

 Cadastral Parcels

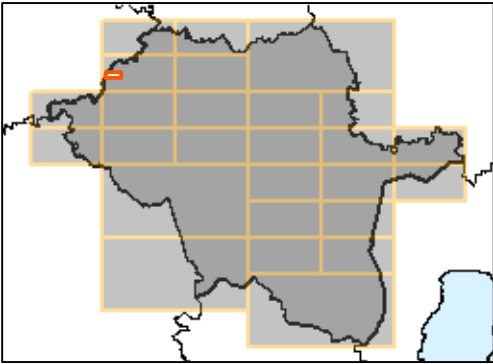
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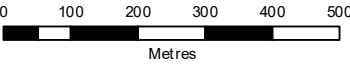


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 Bushfire-Prone Area

 Cadastral Parcels

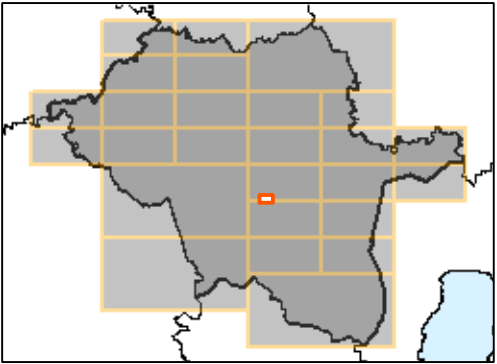
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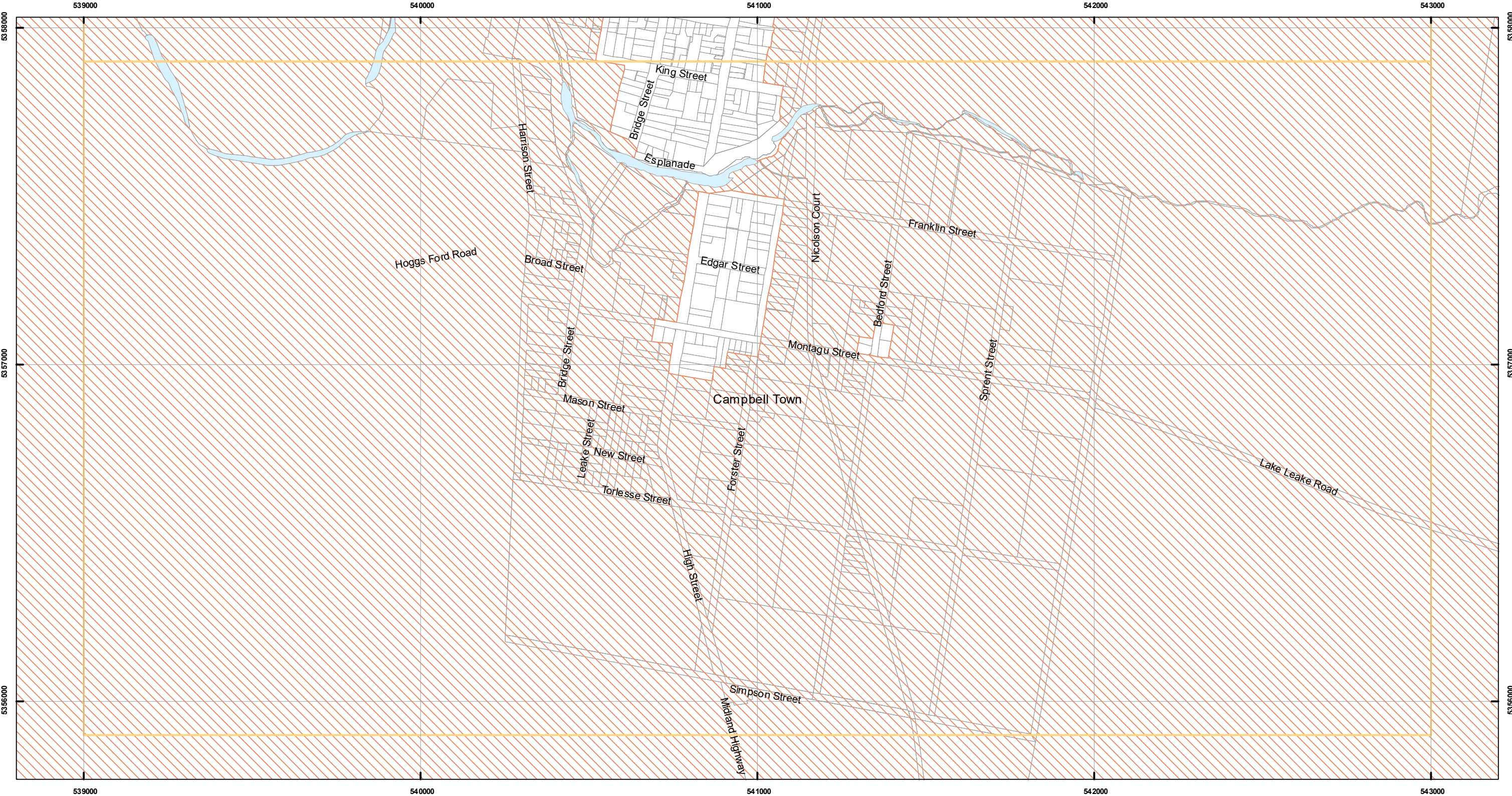
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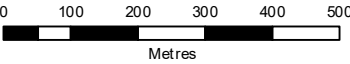


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Bushfire-Prone Area

Cadastral Parcels

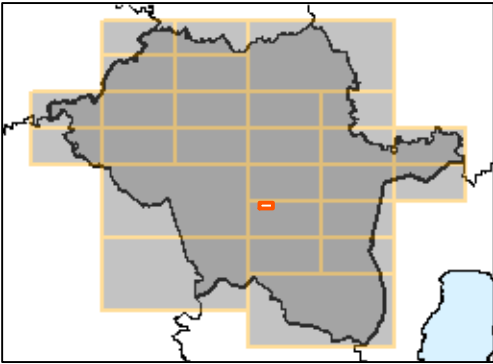
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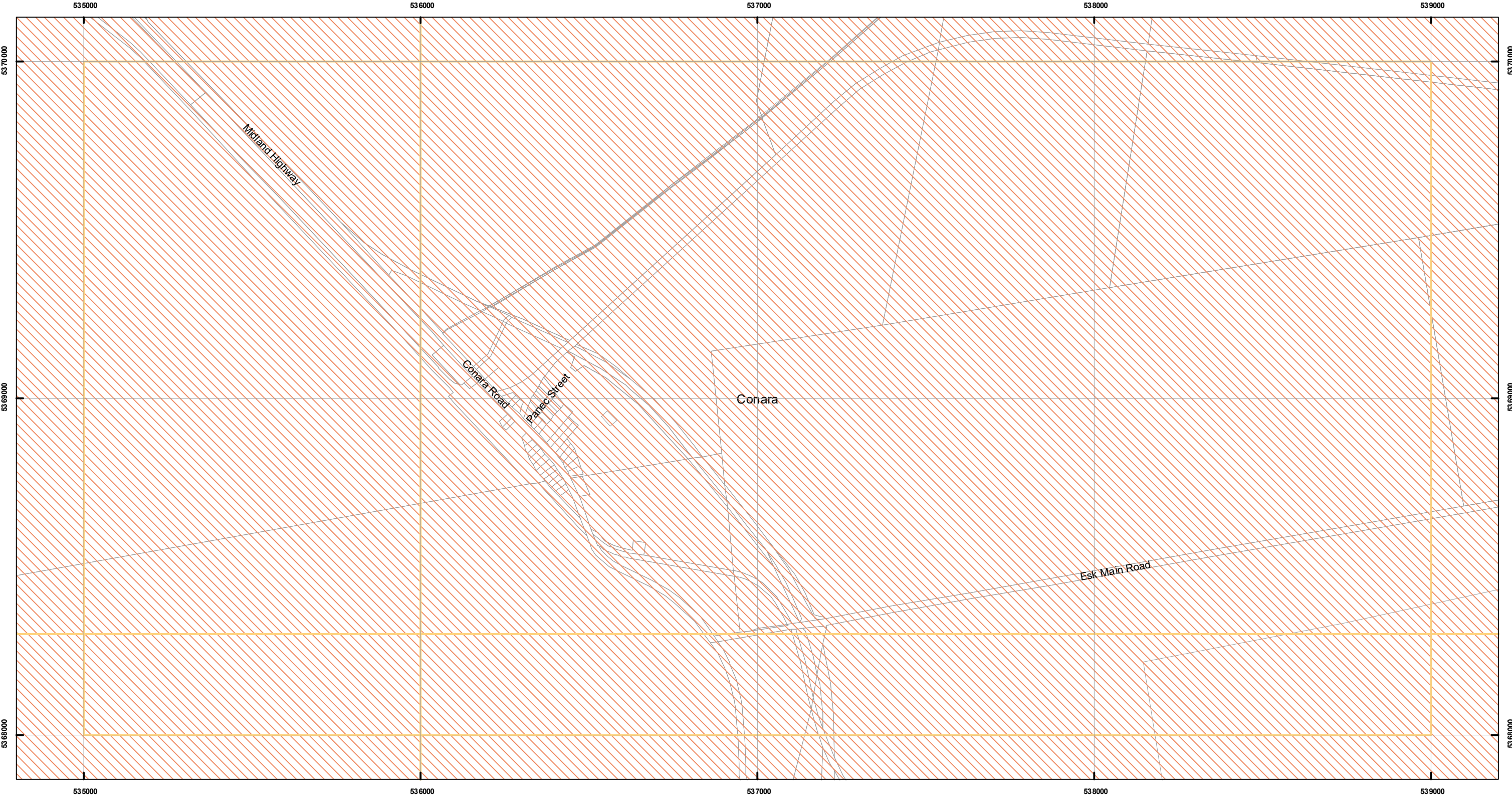
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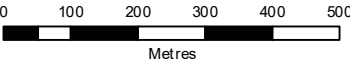


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 Bushfire-Prone Area

 Cadastral Parcels

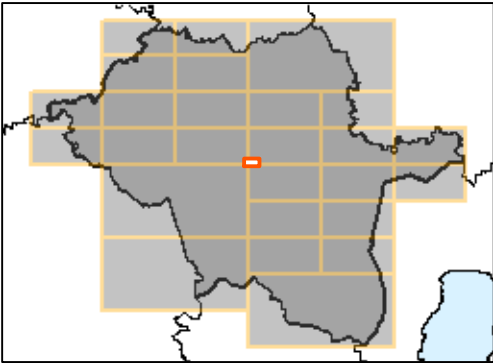
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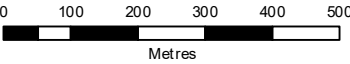


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 Bushfire-Prone Area

 Cadastral Parcels

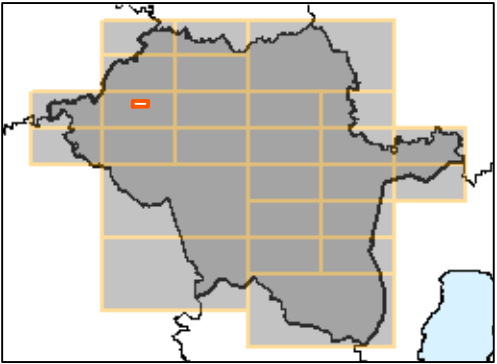
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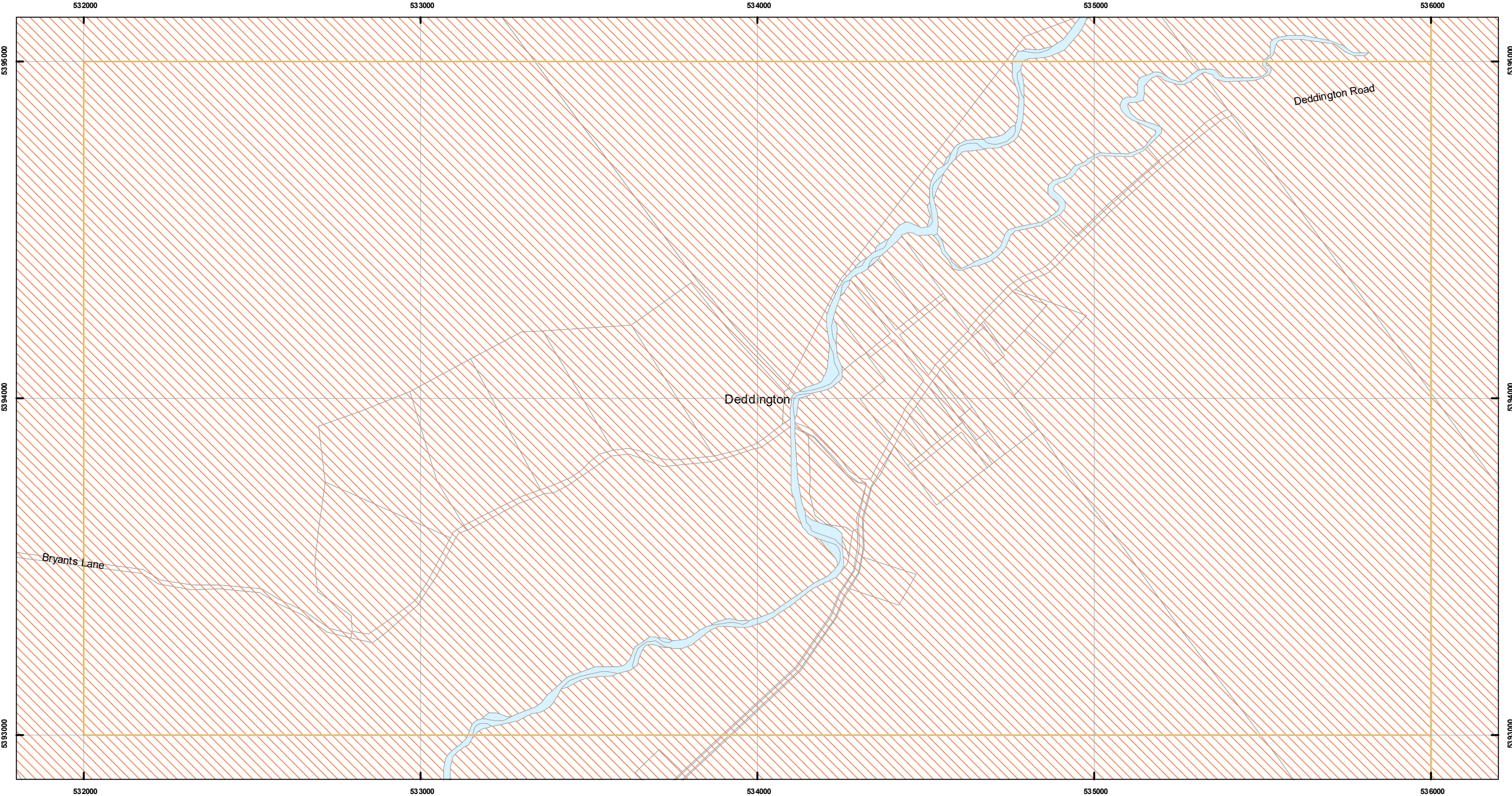
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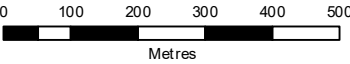


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 Bushfire-Prone Area

 Cadastral Parcels

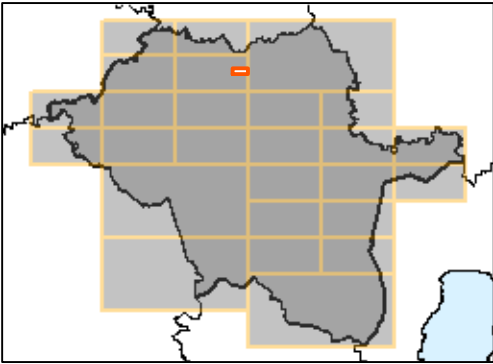
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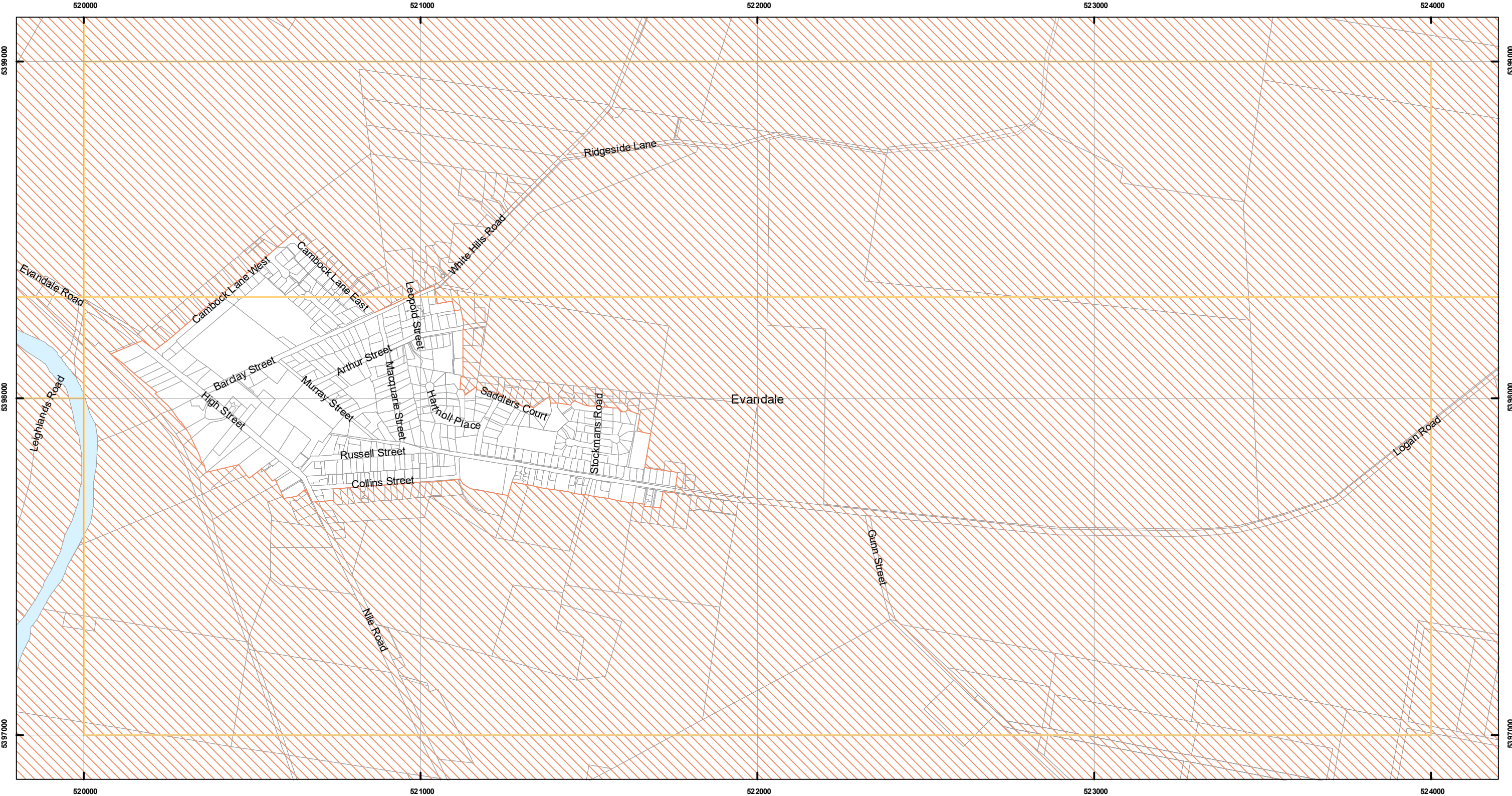
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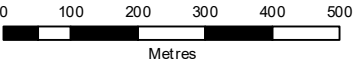


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 Bushfire-Prone Area

 Cadastral Parcels

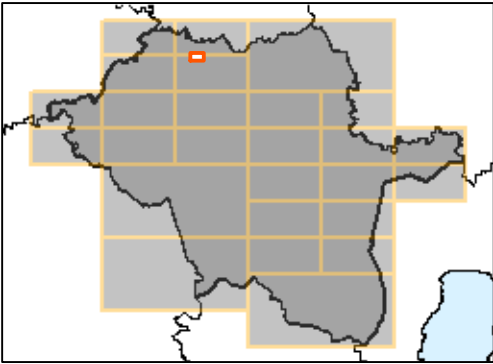
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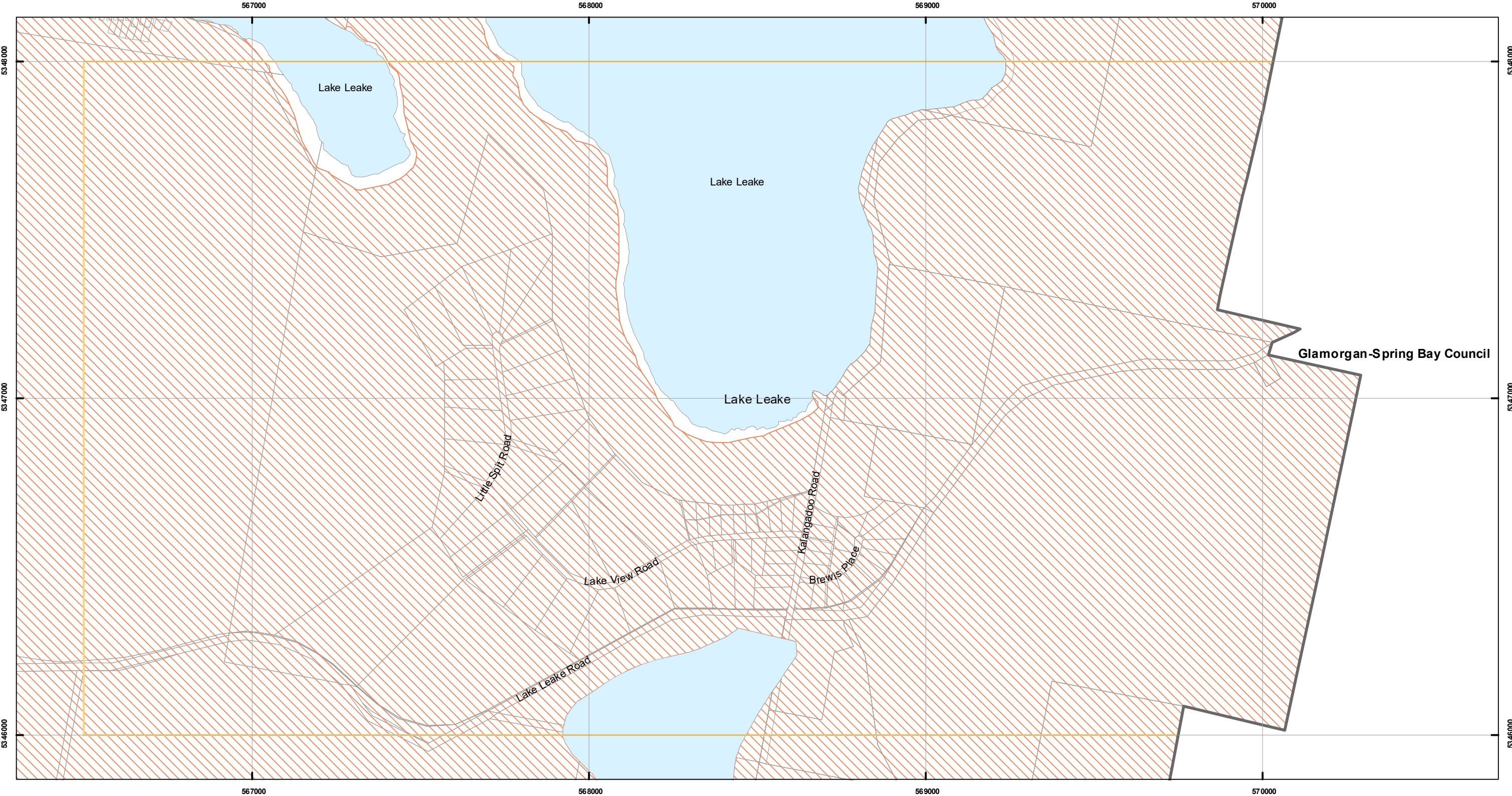
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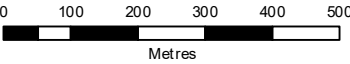


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Bushfire-Prone Area

Cadastral Parcels

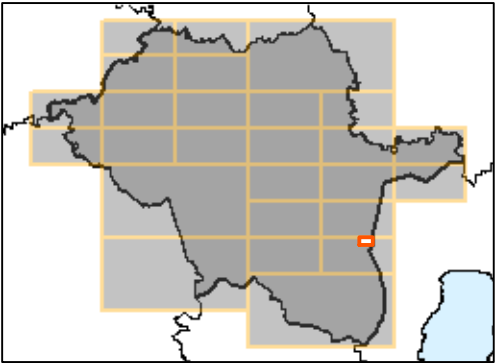
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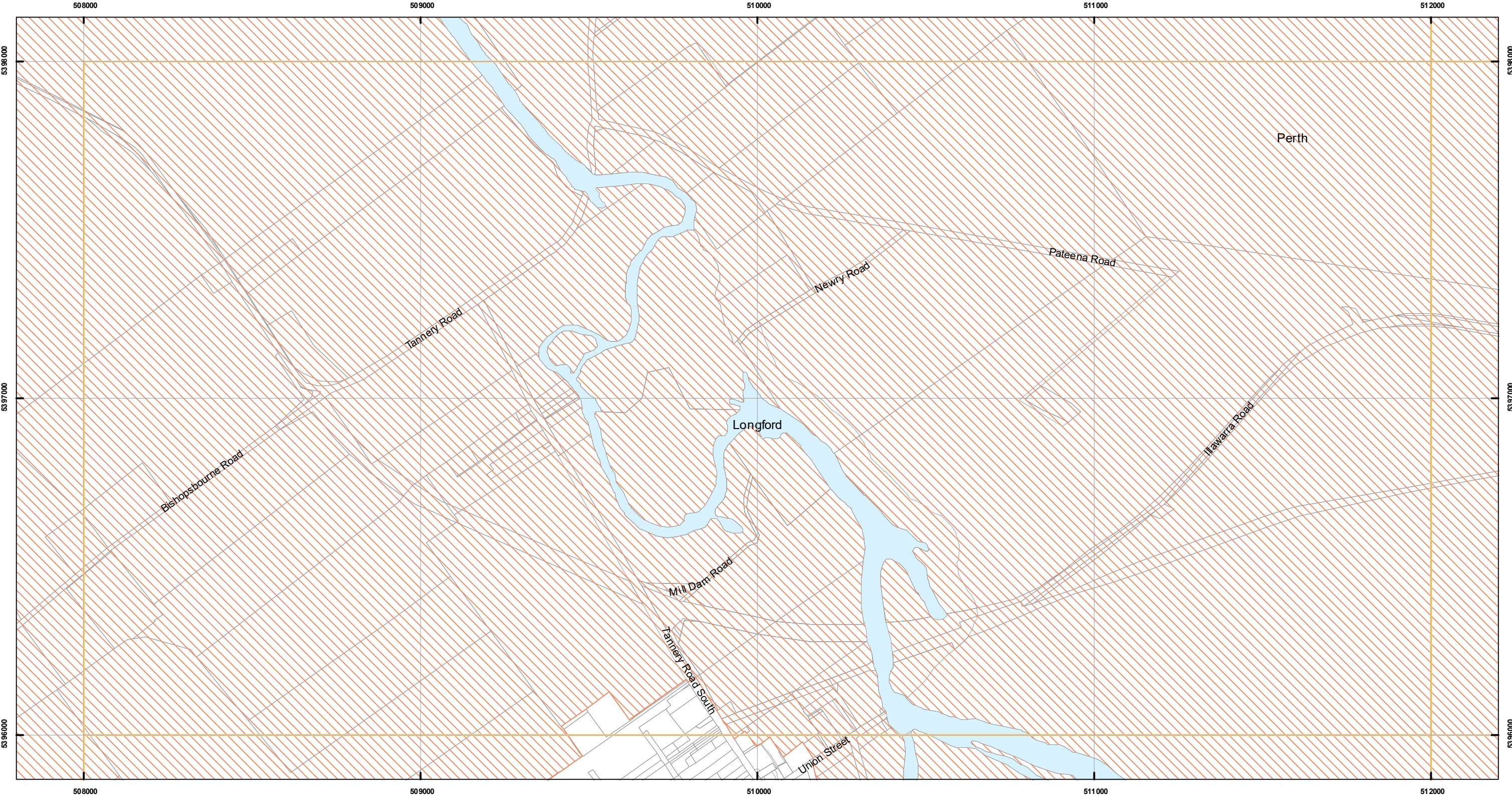
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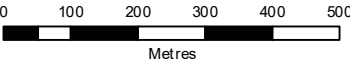


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 Bushfire-Prone Area

 Cadastral Parcels

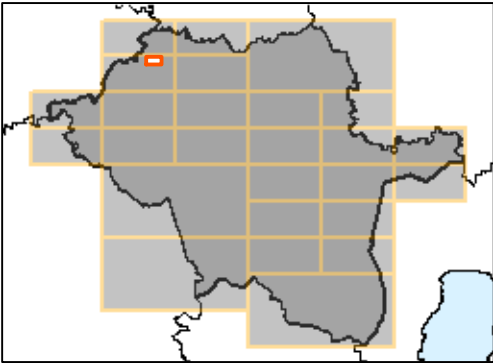
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

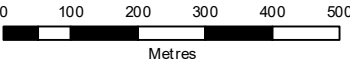


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 Bushfire-Prone Area

 Cadastral Parcels

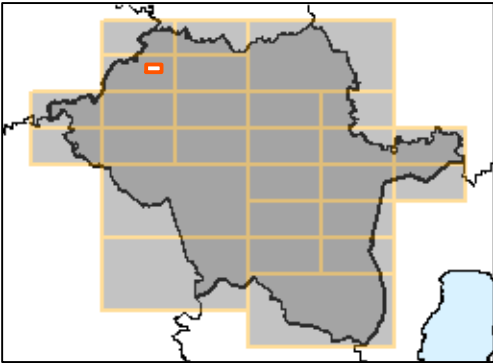
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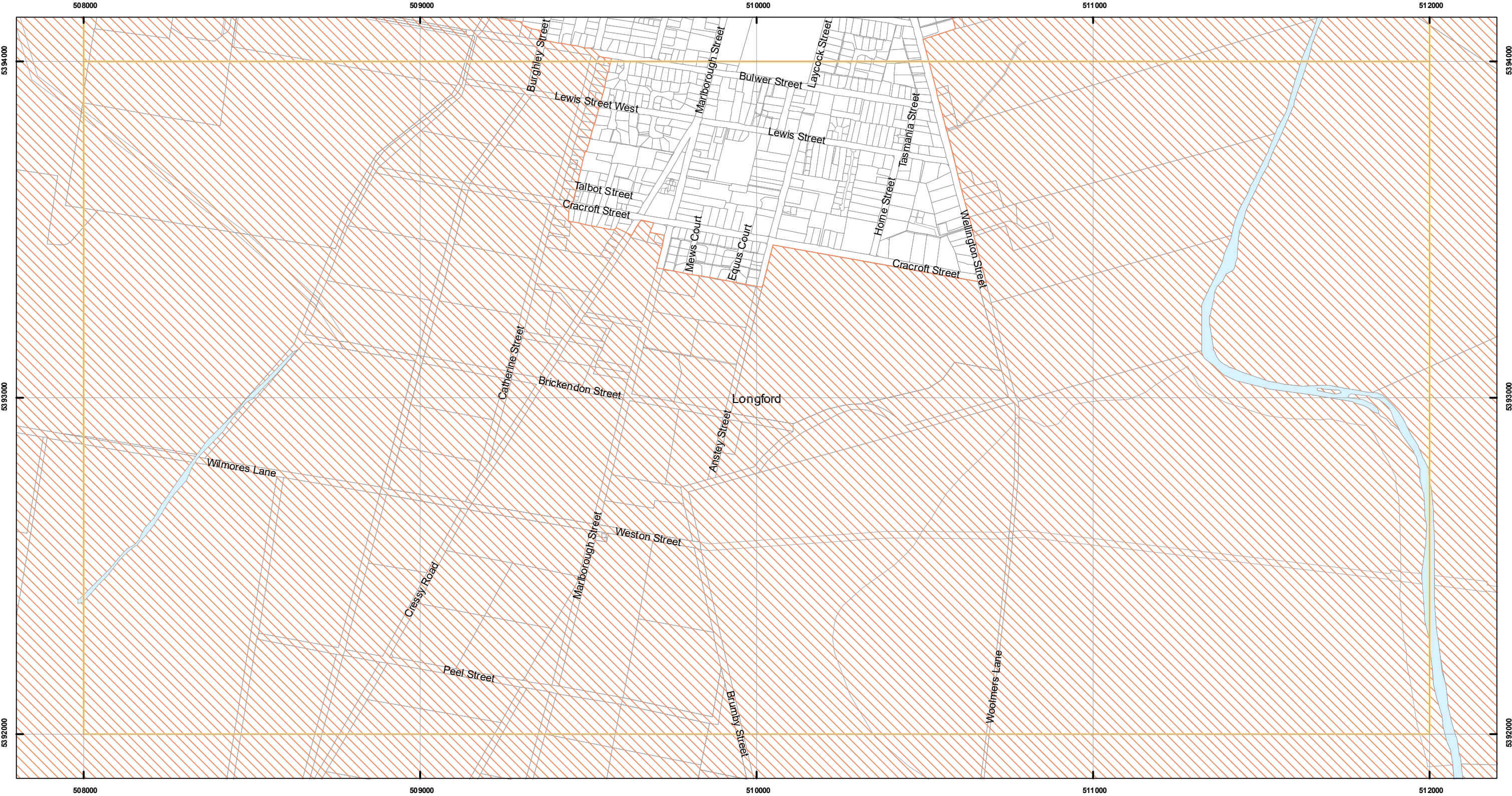
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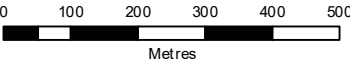


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 Bushfire-Prone Area

 Cadastral Parcels

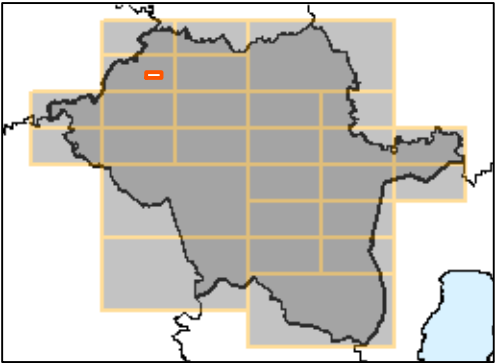
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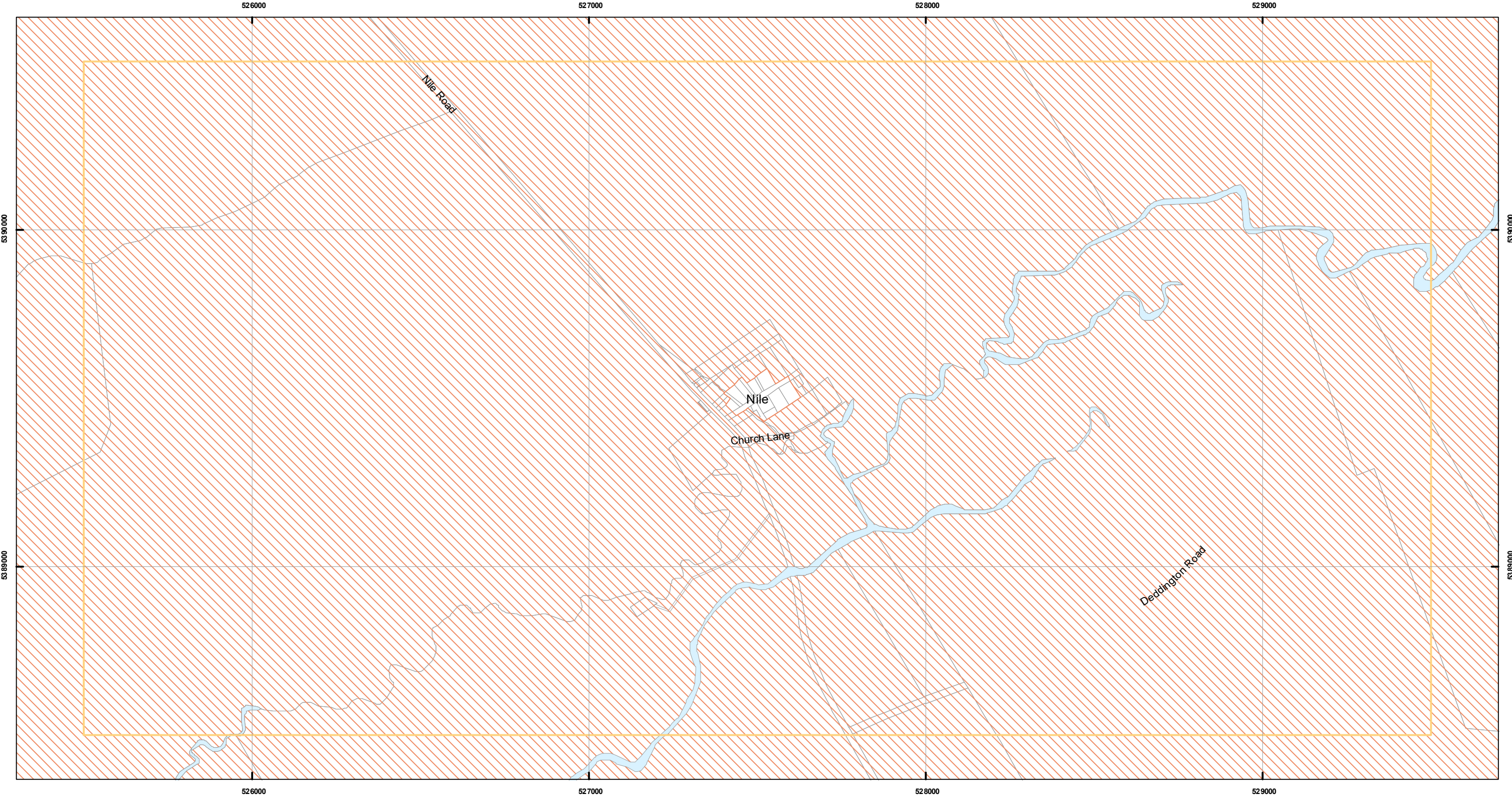
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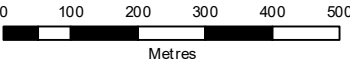
Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:
Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

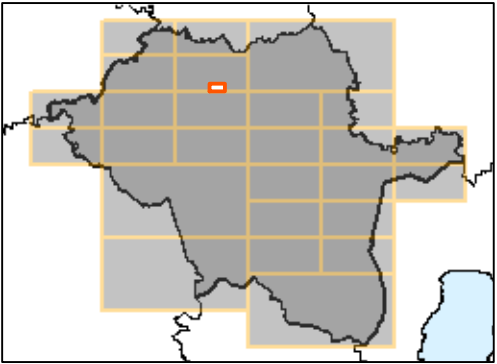
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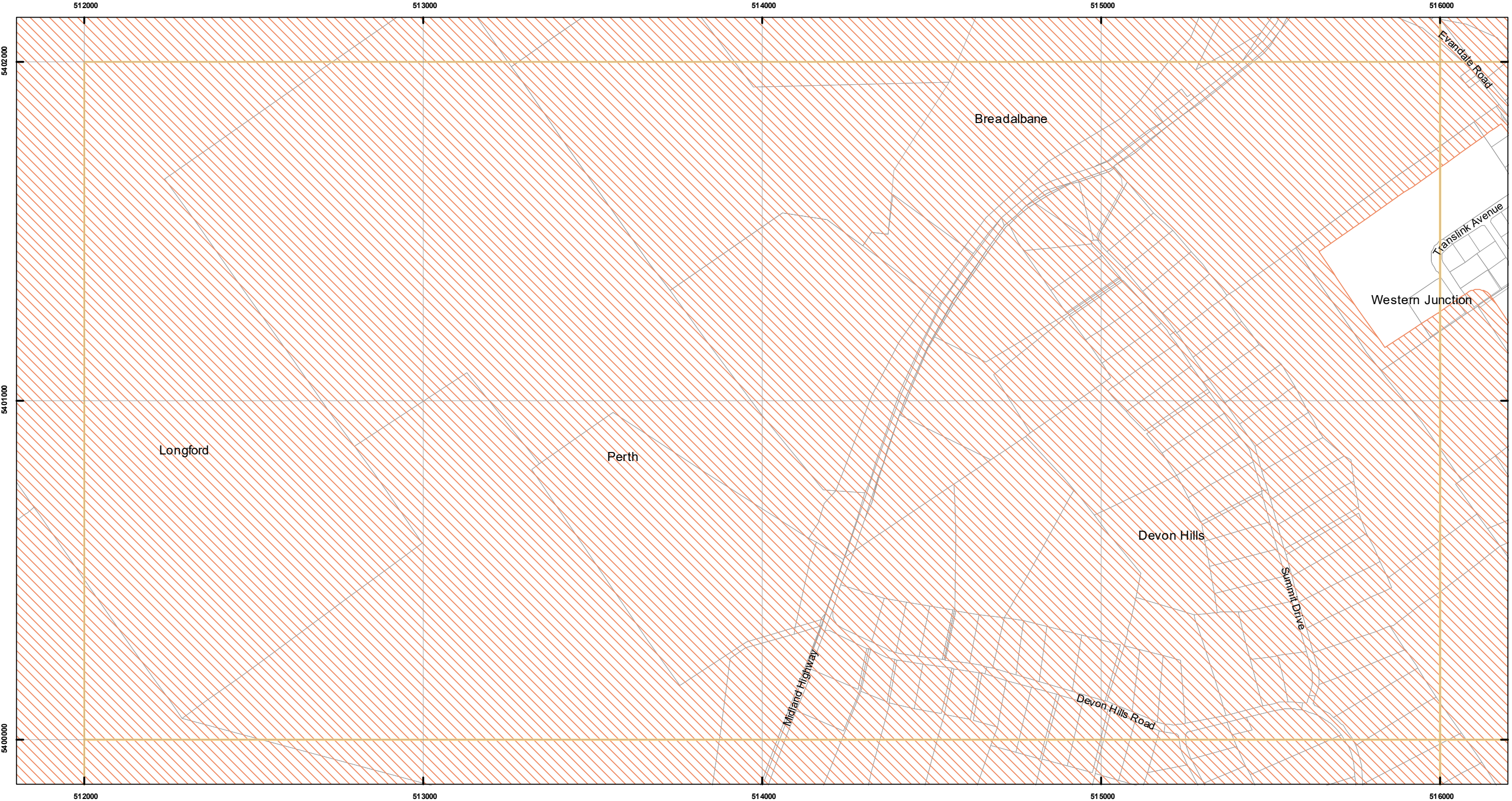
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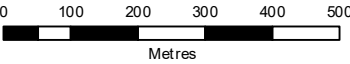


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 Bushfire-Prone Area

 Cadastral Parcels

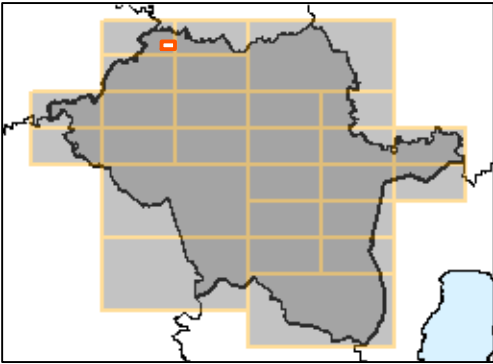
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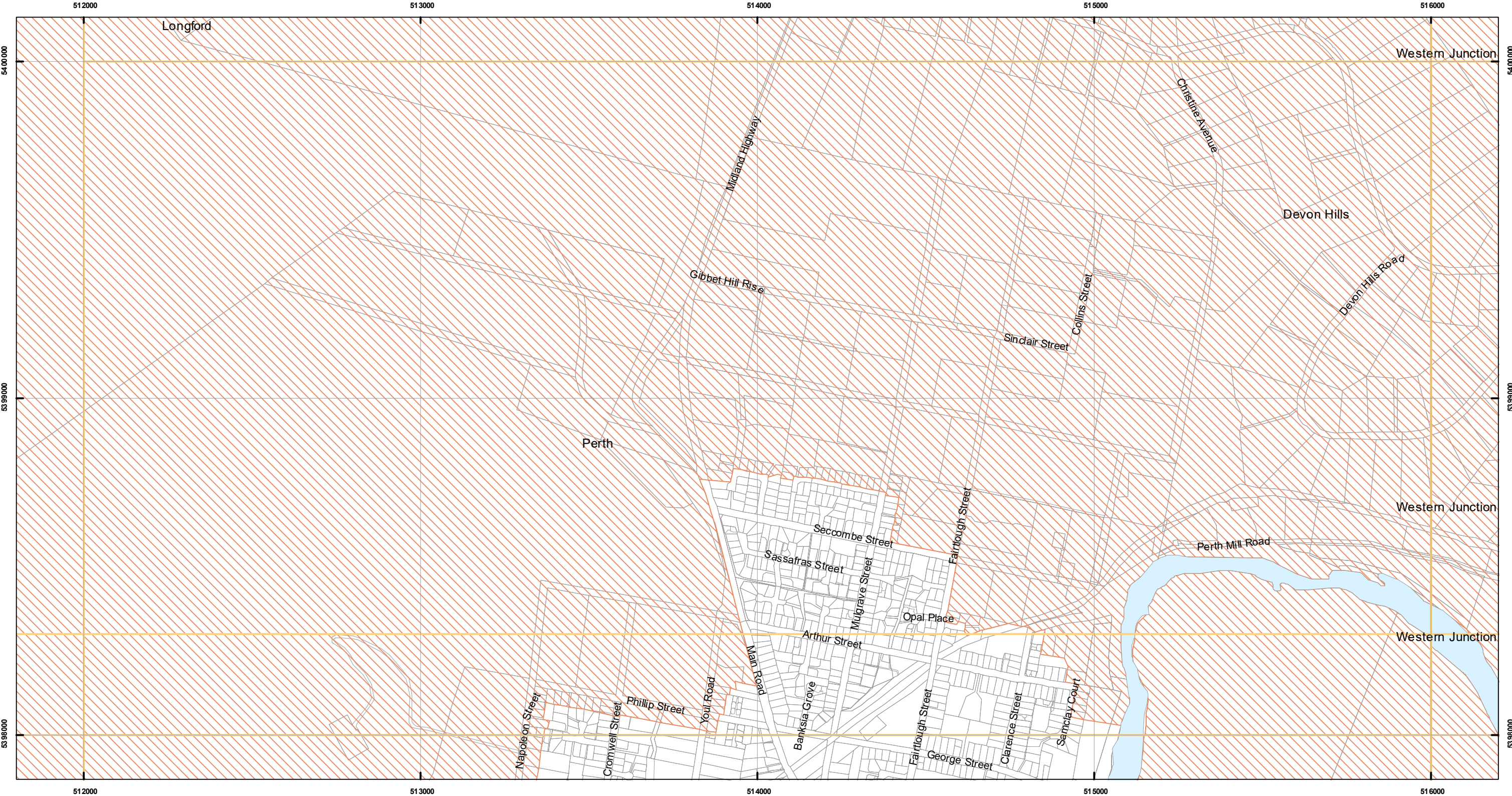
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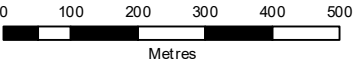


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 Bushfire-Prone Area

 Cadastral Parcels

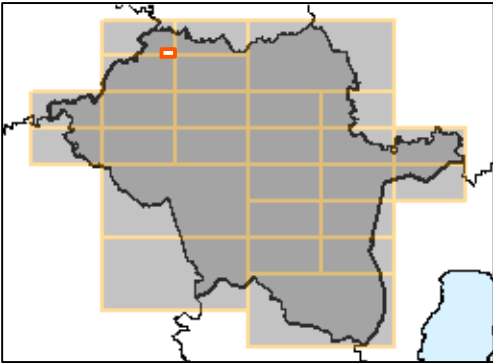
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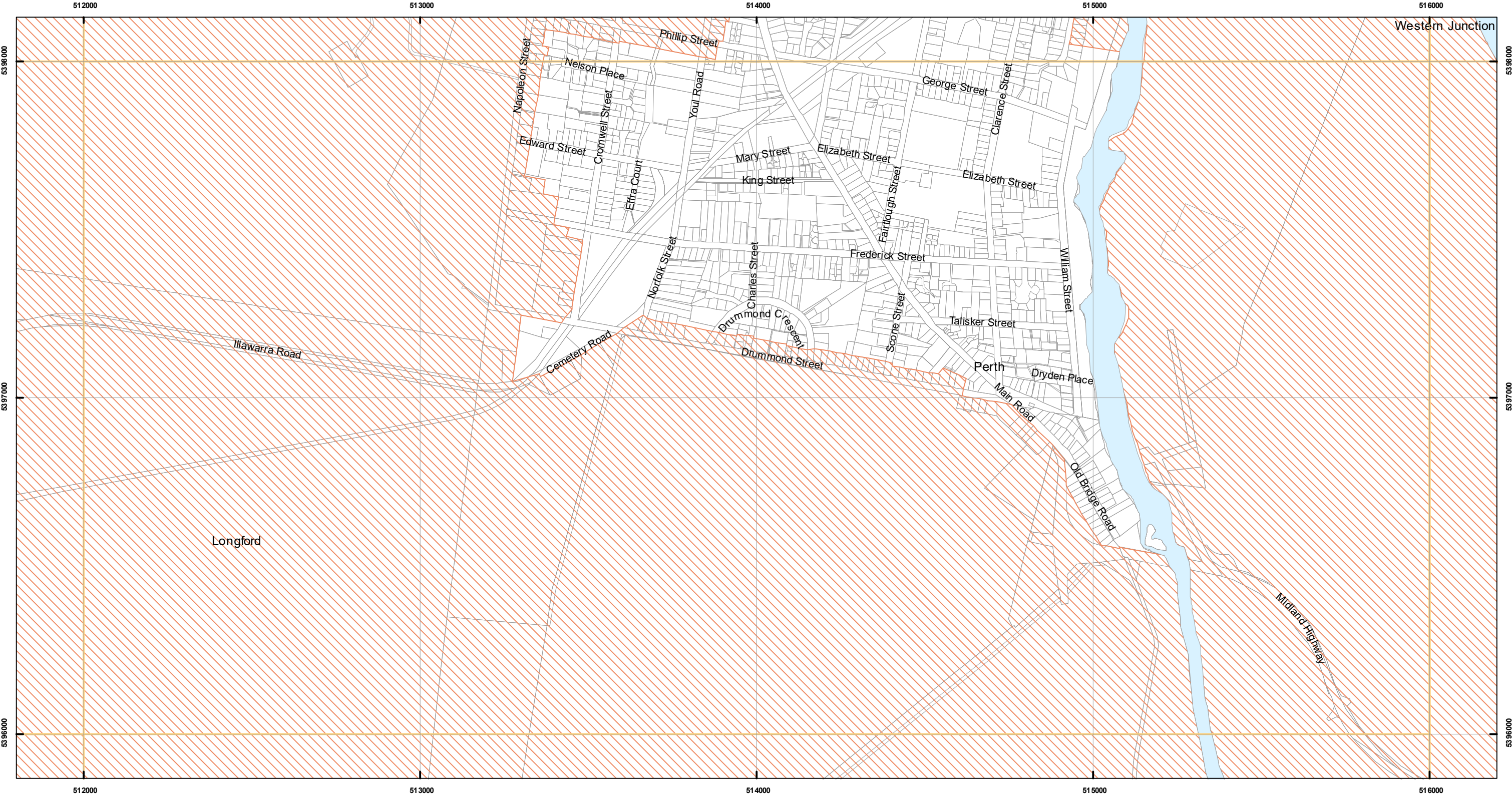
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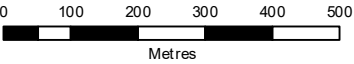


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 Bushfire-Prone Area

 Cadastral Parcels

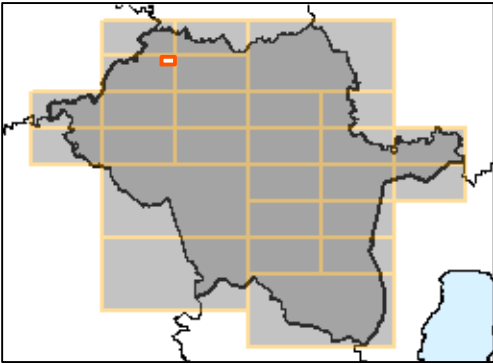
Map 16 of 46



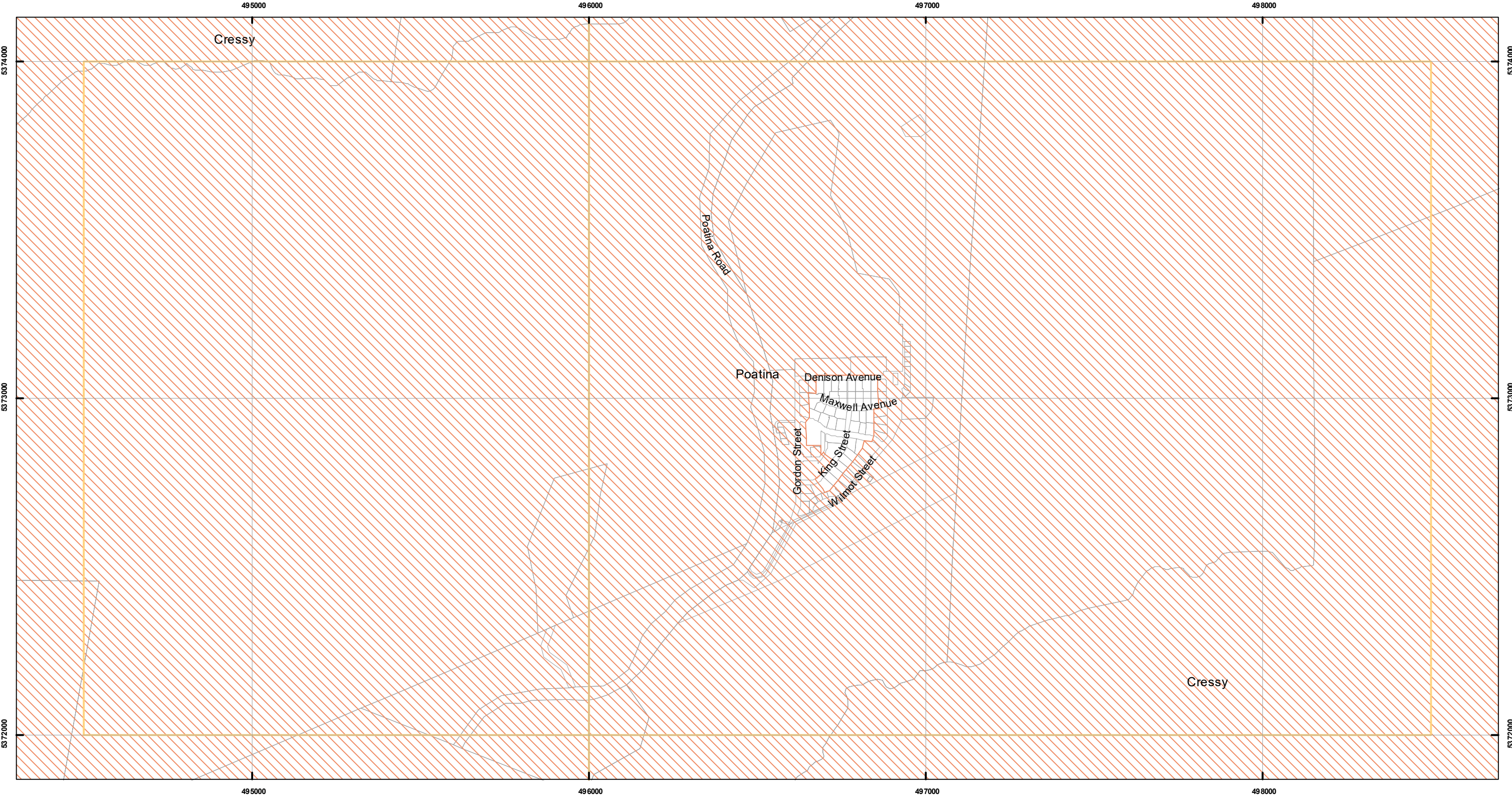
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

 Bushfire-Prone Area

 Cadastral Parcels

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0

100

200

300

400


500

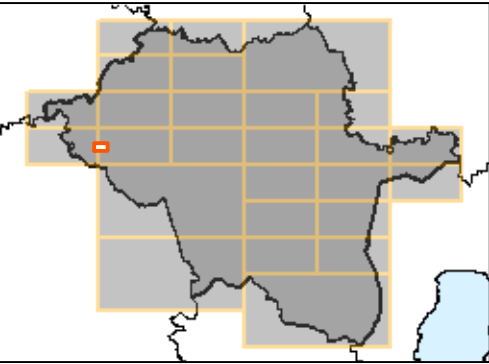
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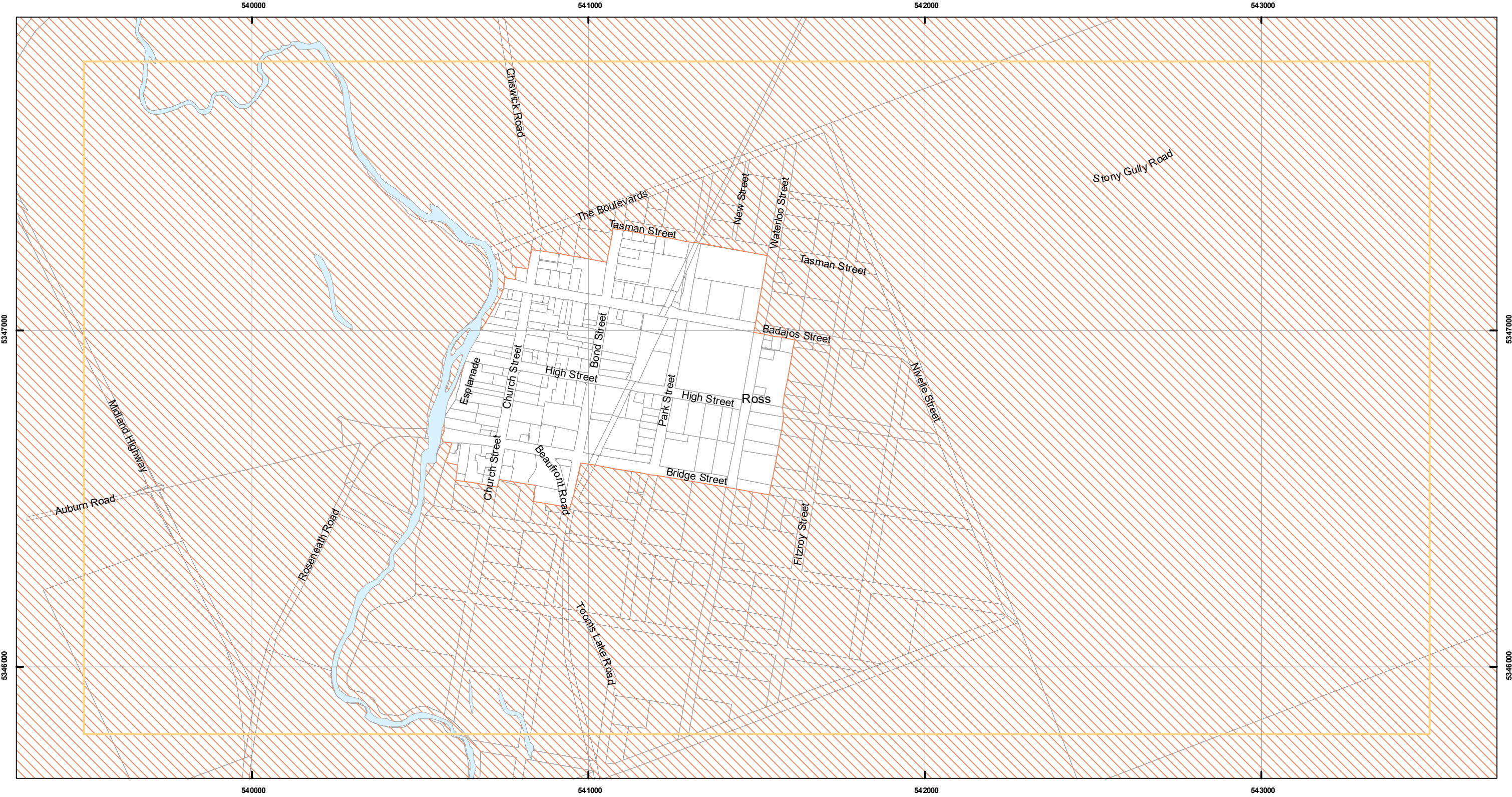
Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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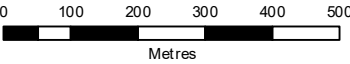
Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

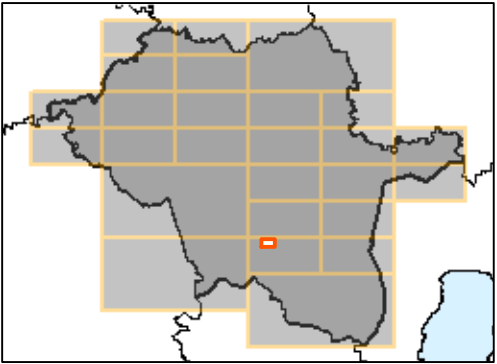
Map 18 of 46



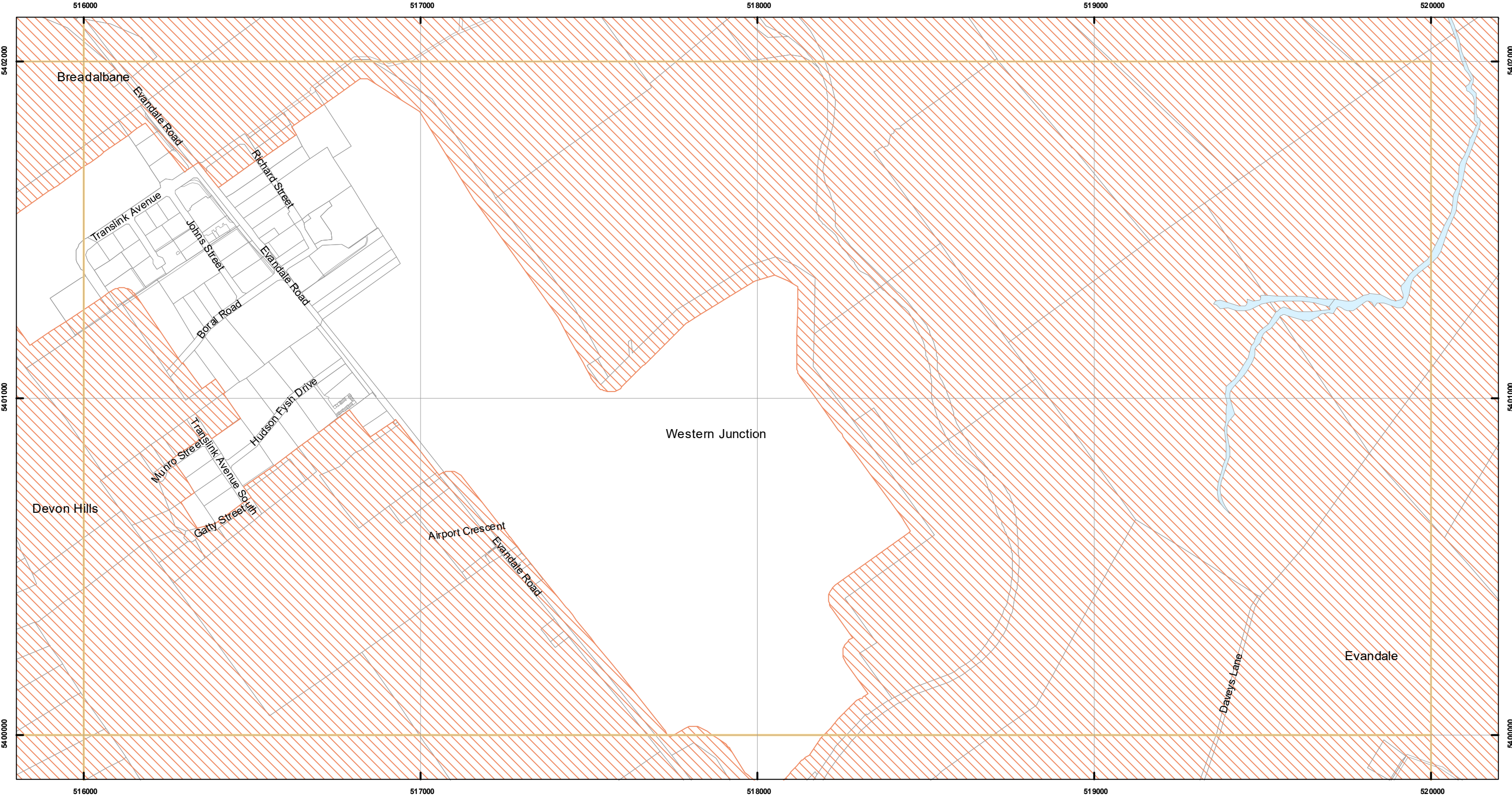
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

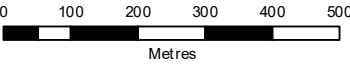


Legend

 Bushfire-Prone Area

 Cadastral Parcels

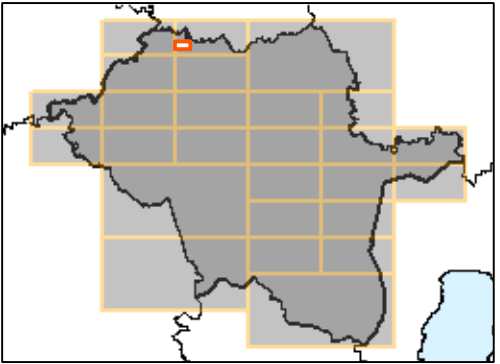
Map 19 of 46



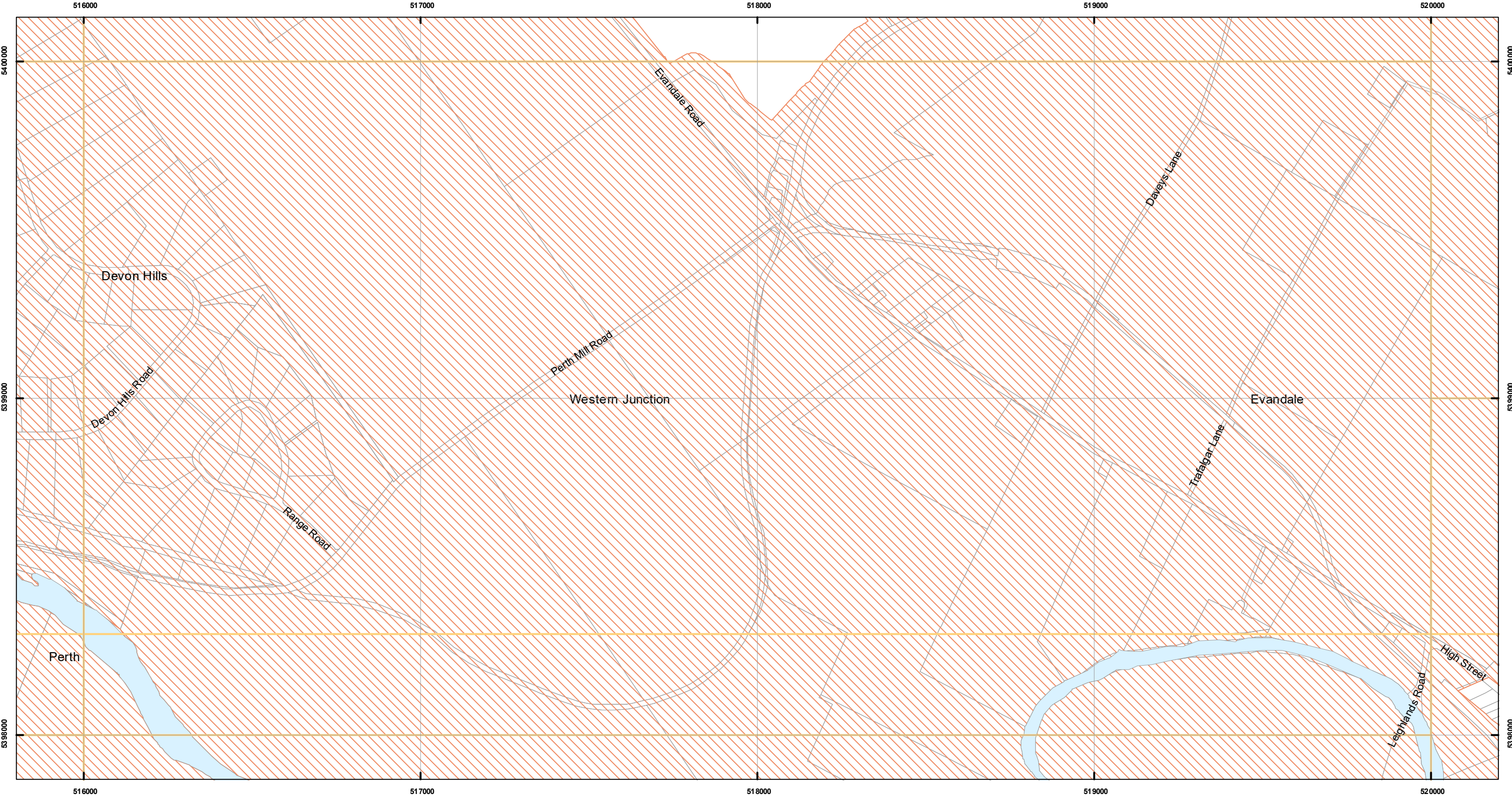
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

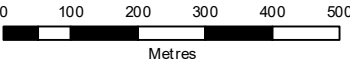


Legend

 Bushfire-Prone Area

 Cadastral Parcels

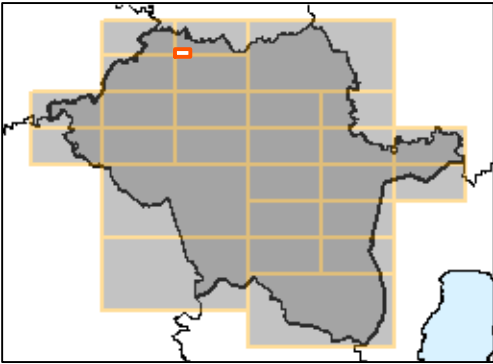
Map 20 of 46



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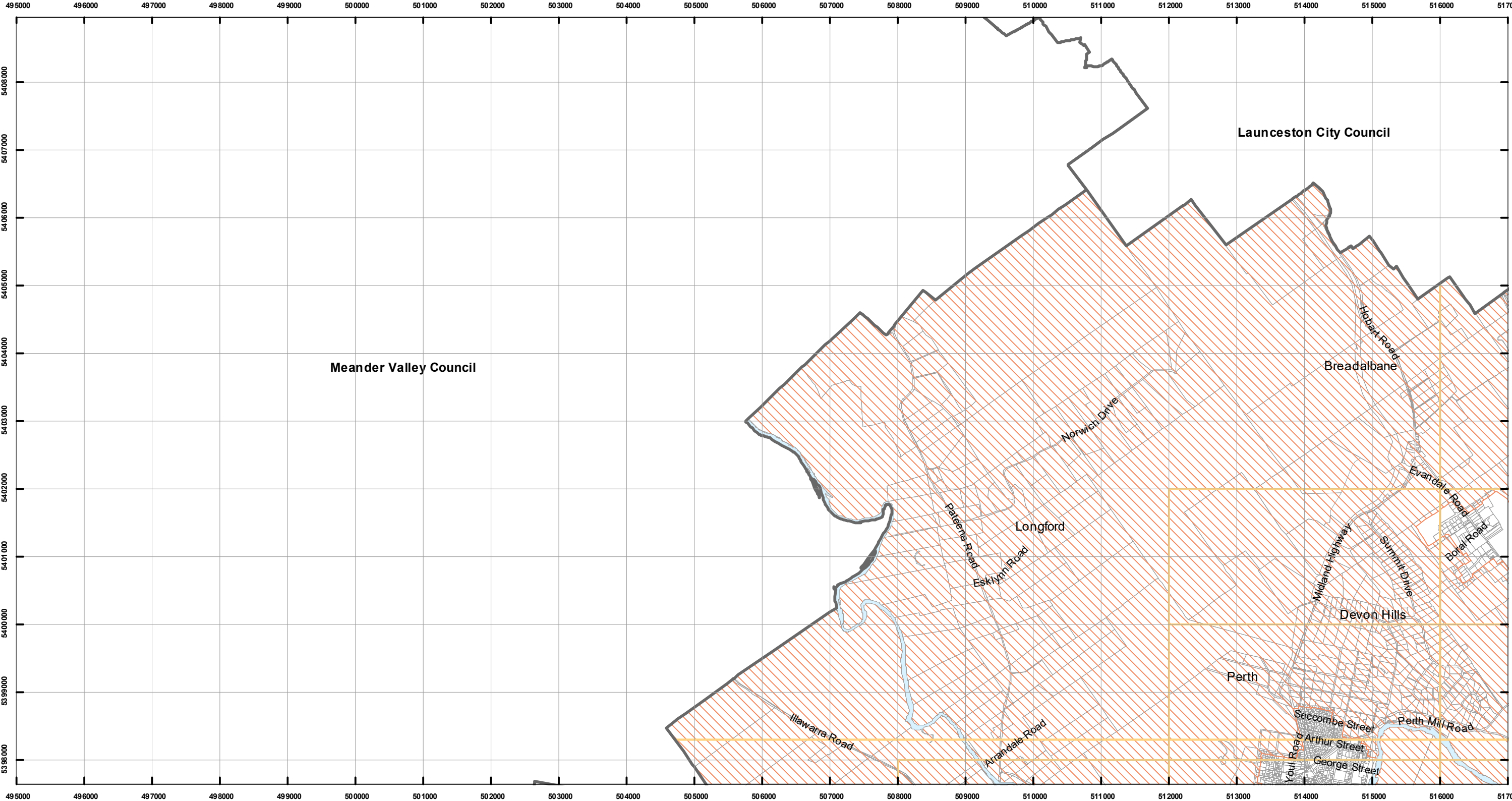
Overlay data from Northern Midlands Council and Tasmania Fire Service
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

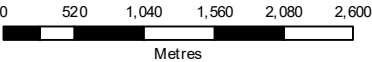


Legend

Bushfire-Prone Area

Cadastral Parcels

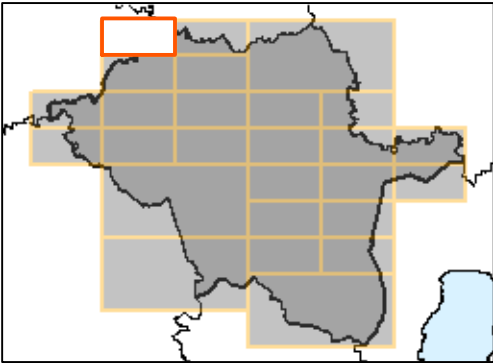
Map 21 of 46



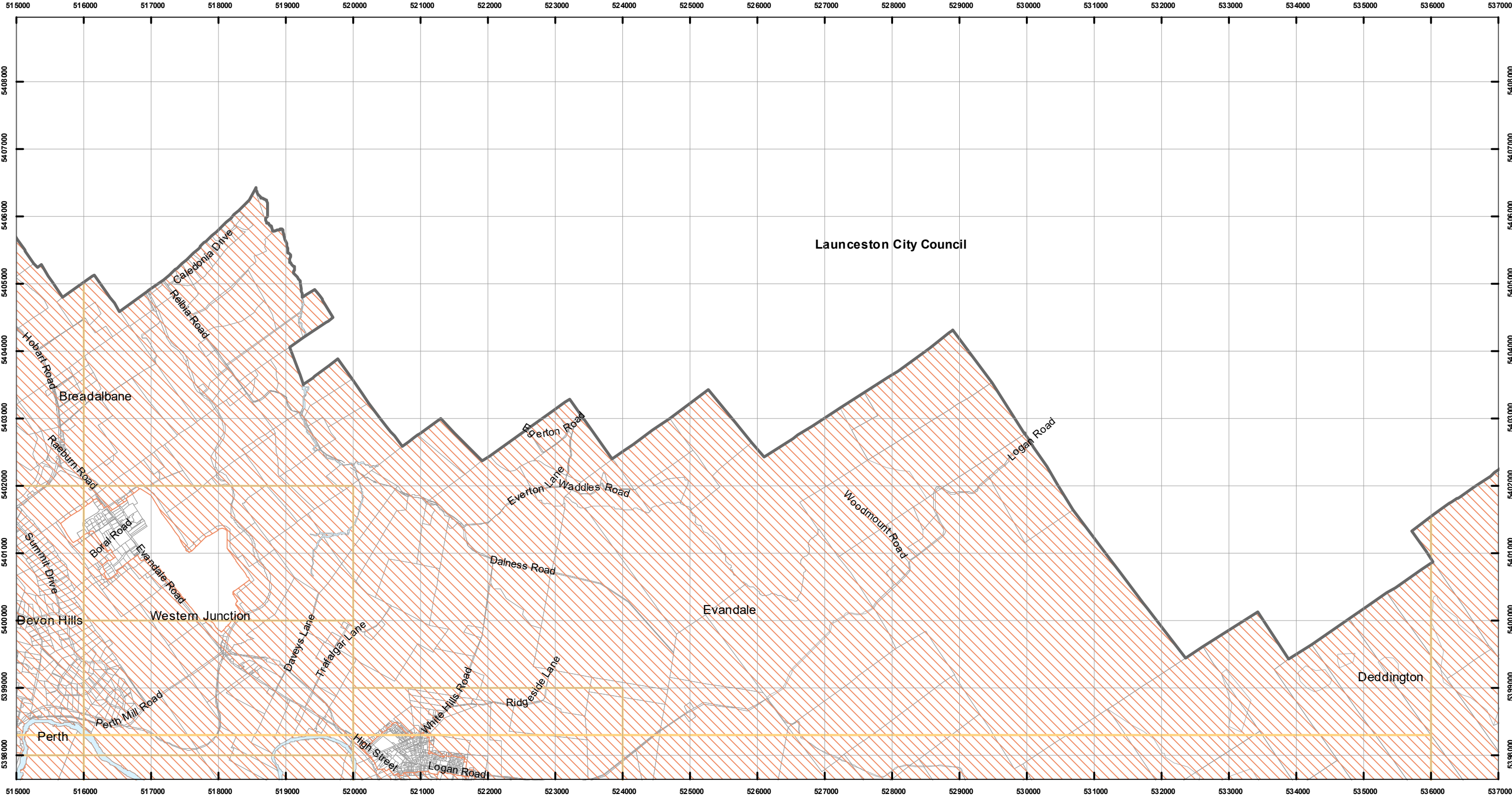
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Northern Midlands Council and Tasmania Fire Service
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

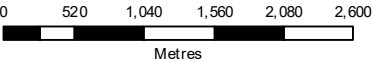


Legend

 Bushfire-Prone Area

 Cadastral Parcels

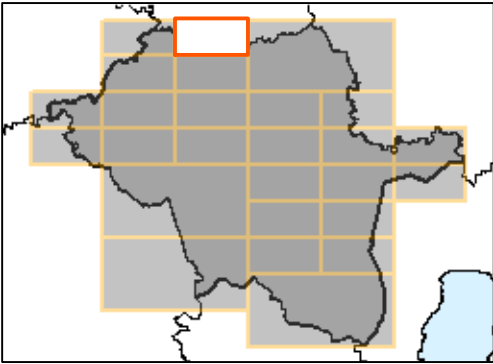
Map 22 of 46



Coordinate System: GDA 94 MGA Zone 55

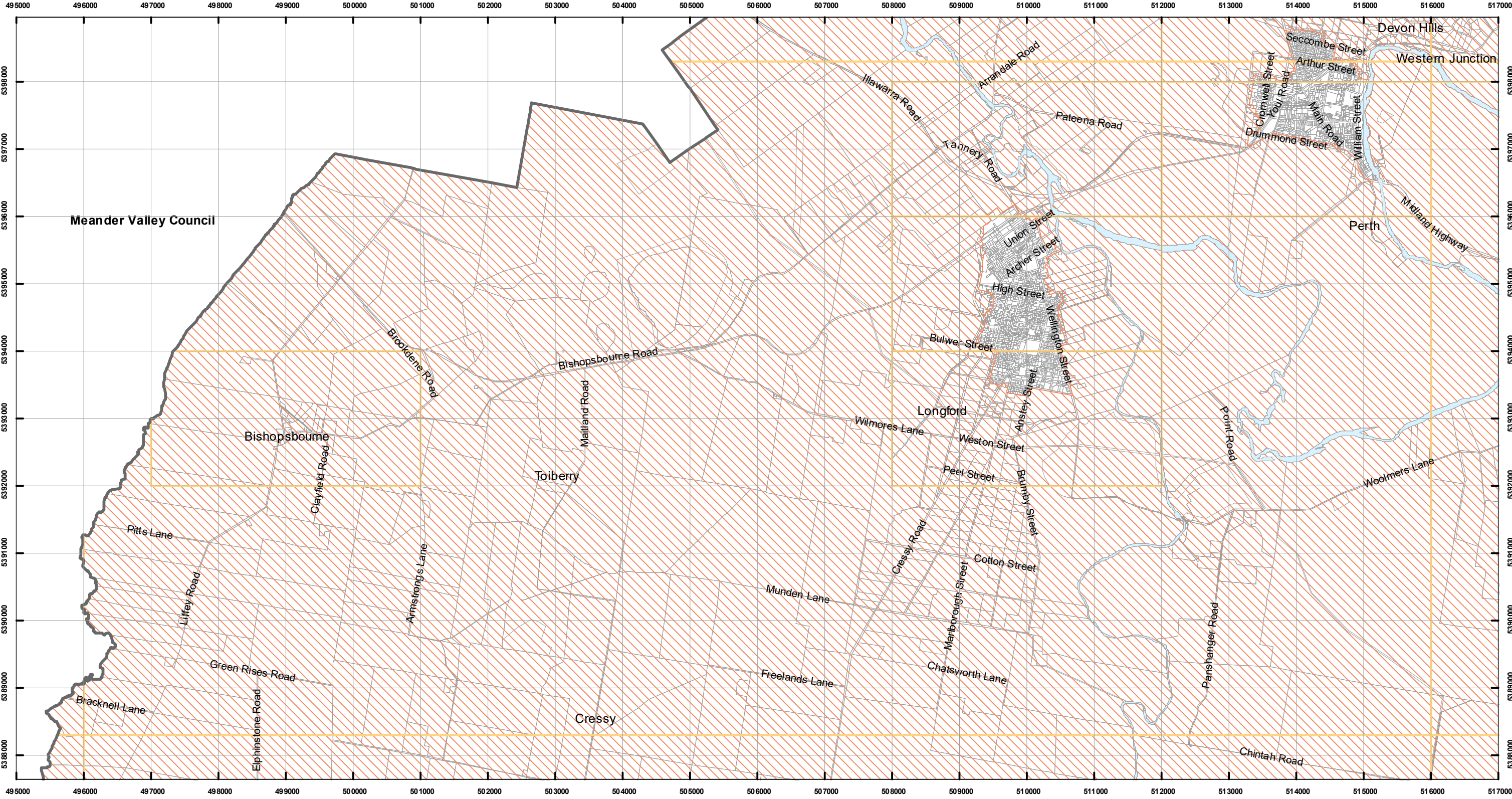
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

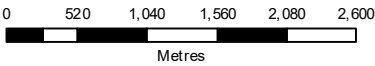


Legend

 Bushfire-Prone Area

 Cadastral Parcels

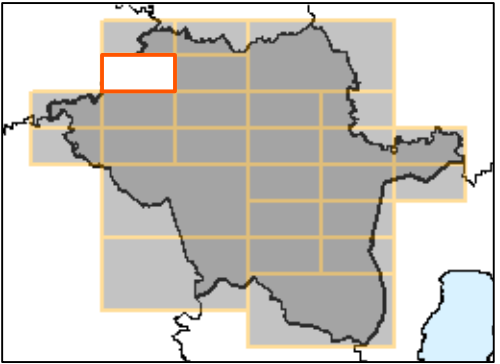
Map 23 of 46



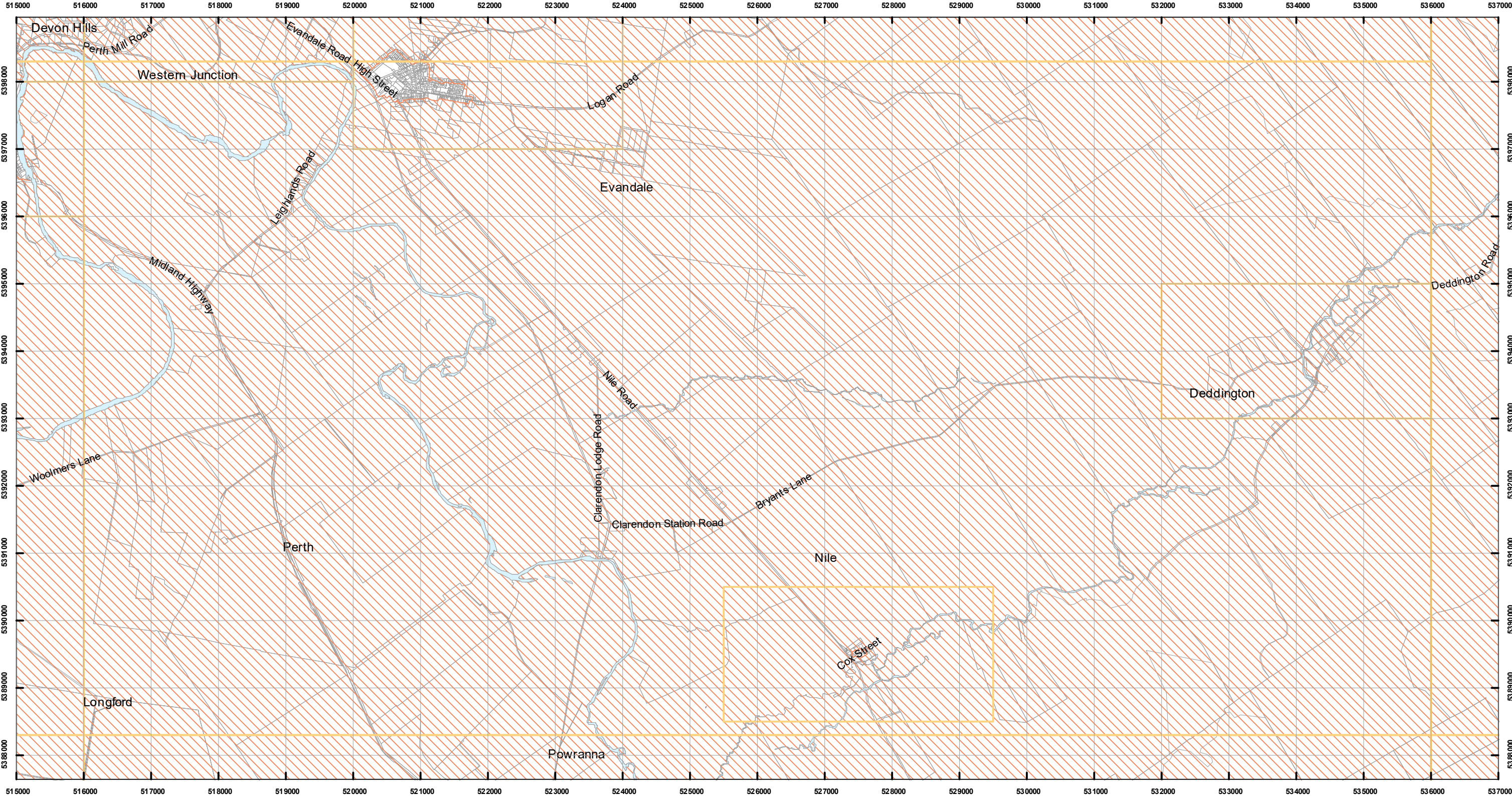
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

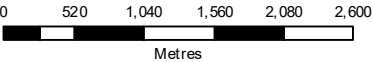


Legend

 Bushfire-Prone Area

 Cadastral Parcels

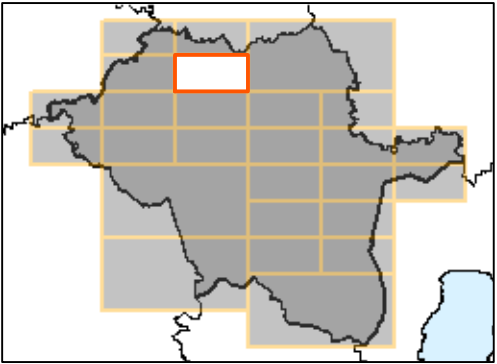
Map 24 of 46



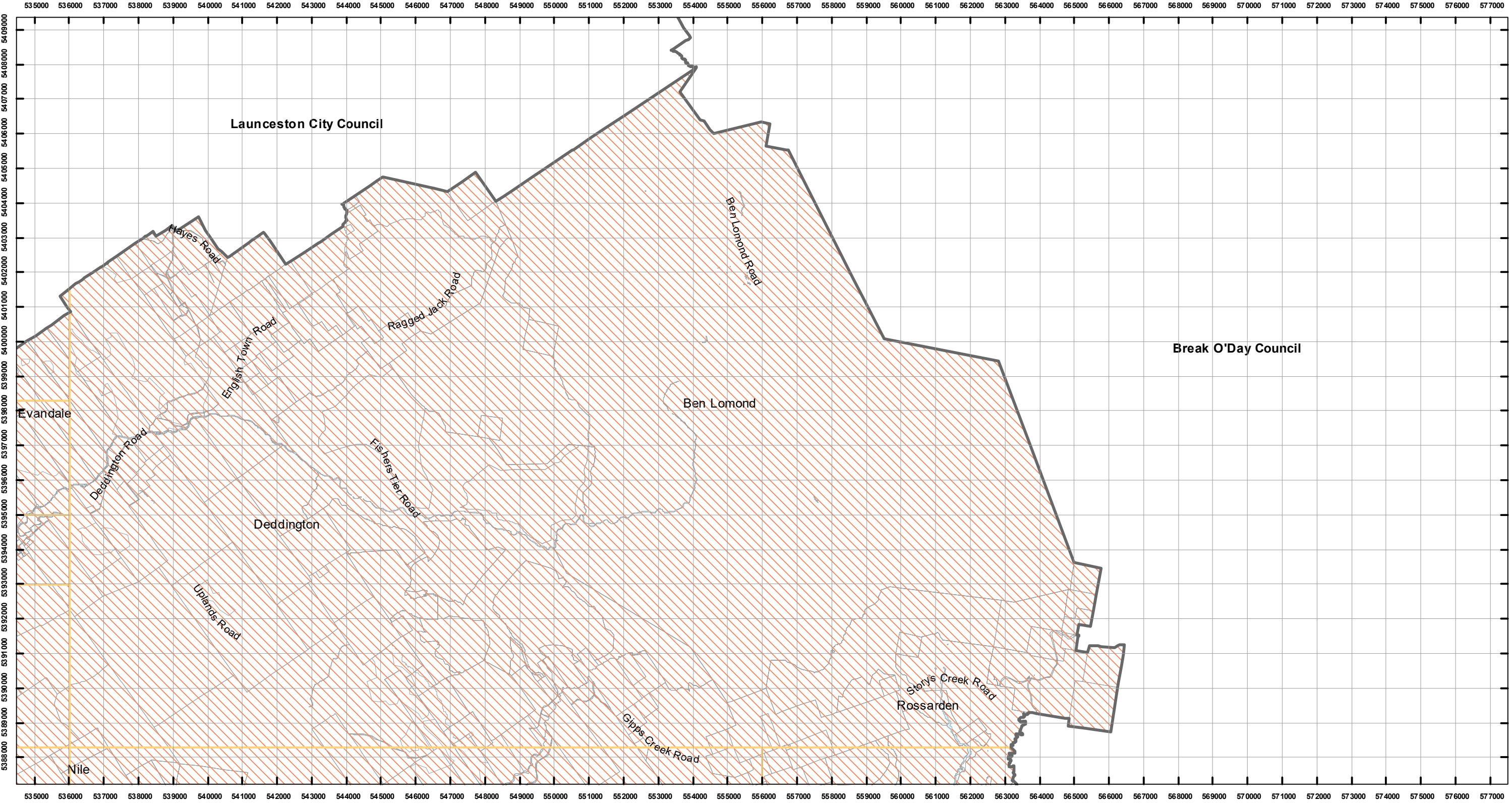
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

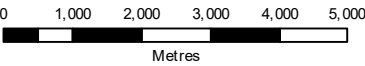


Legend

 Bushfire-Prone Area

 Cadastral Parcels

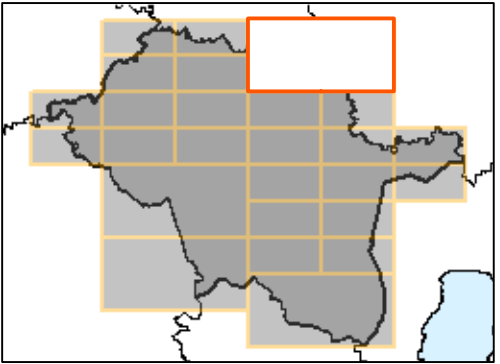
Map 25 of 46



Coordinate System: GDA 94 MGA Zone 55

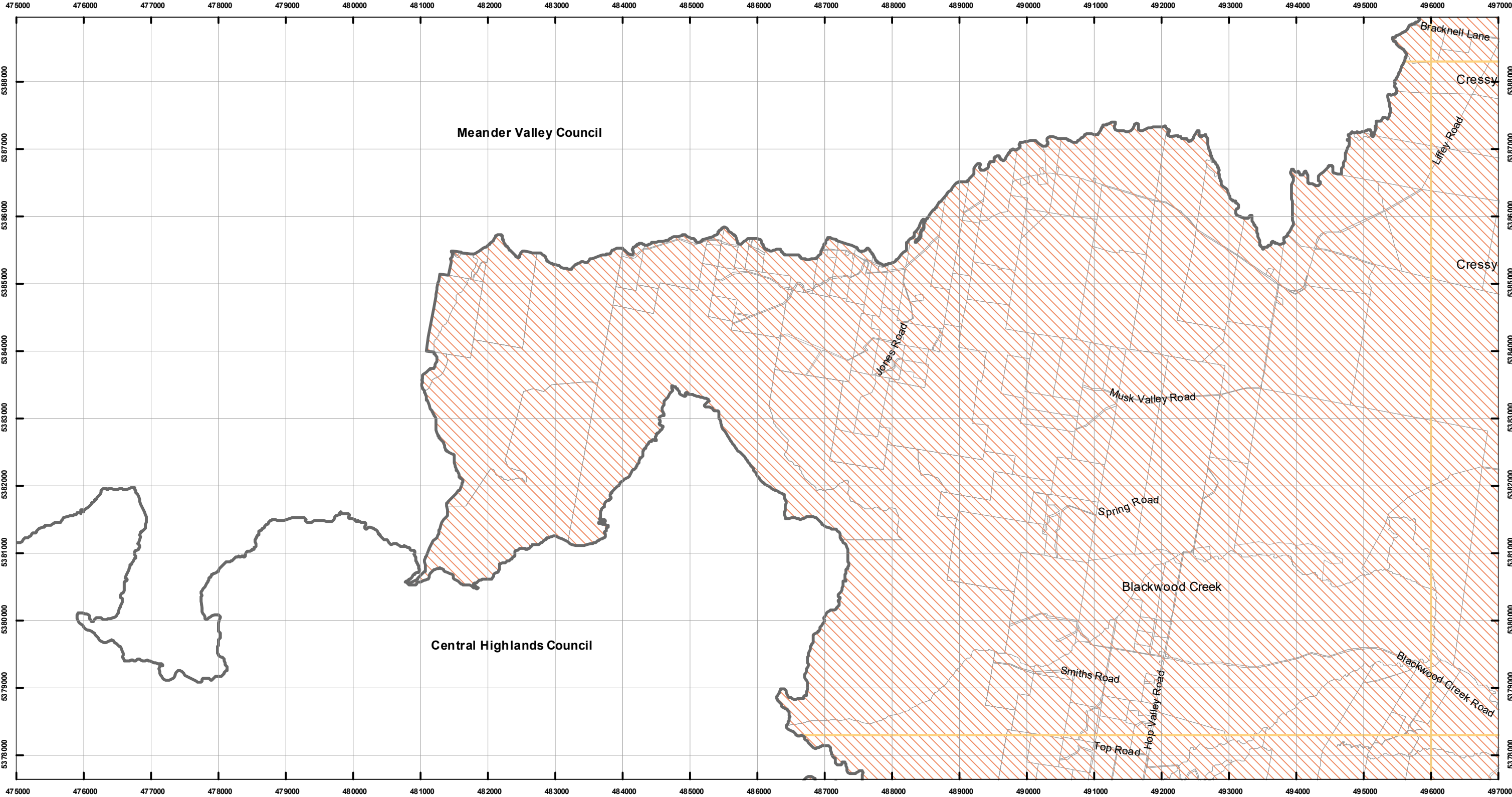
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

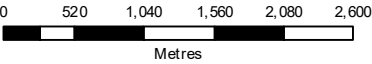
Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

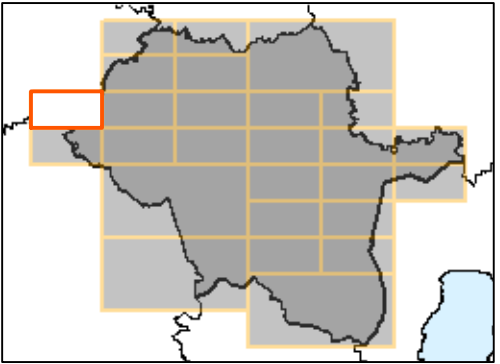
Map 26 of 46



Coordinate System: GDA 94 MGA Zone 55

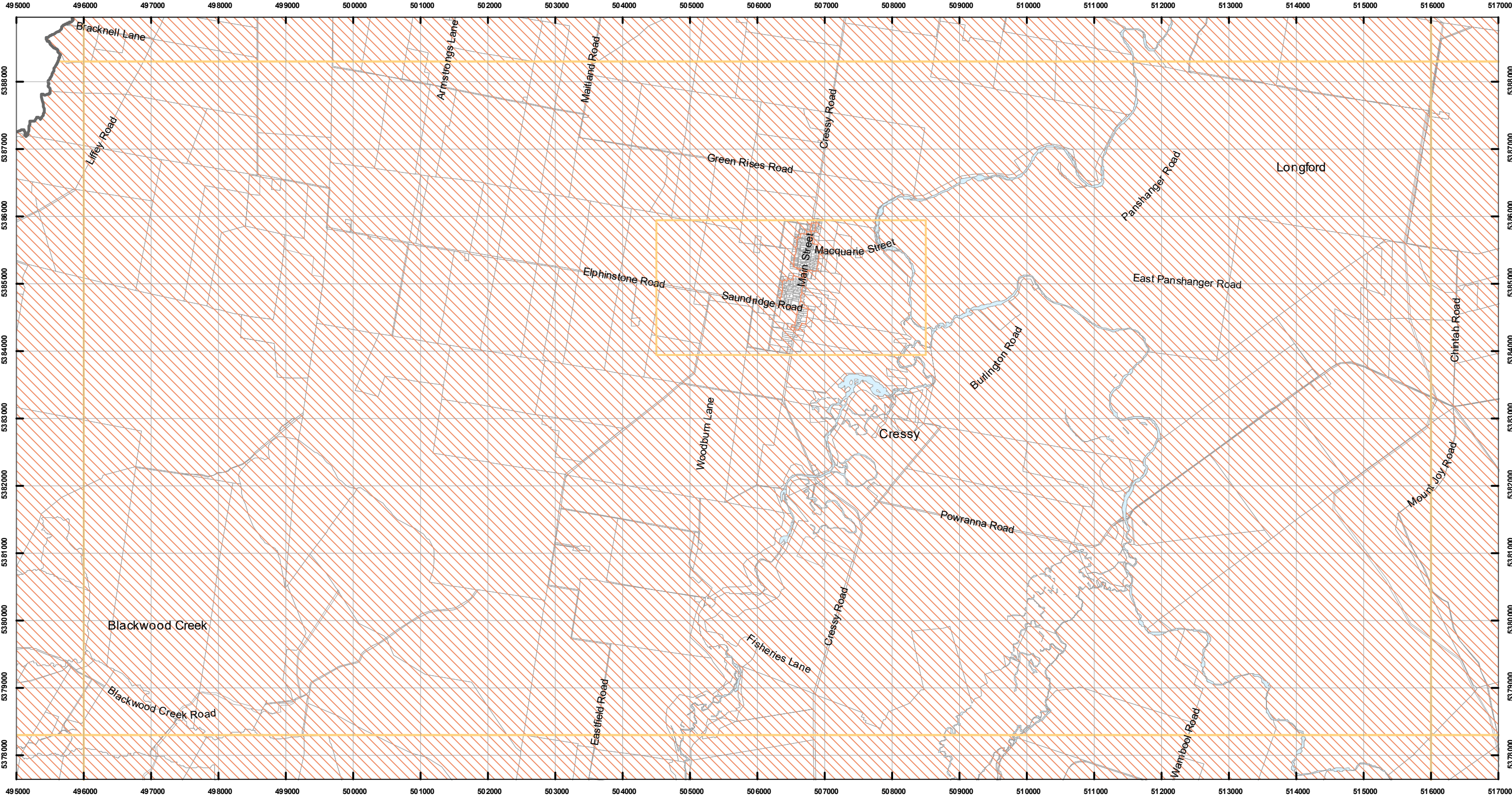
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Base topographic data from the LIST © State of Tasmania

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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

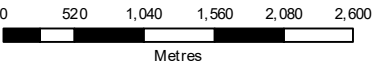


Legend

 Bushfire-Prone Area

 Cadastral Parcels

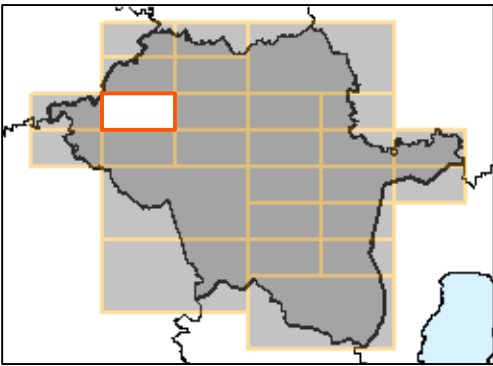
Map 27 of 46



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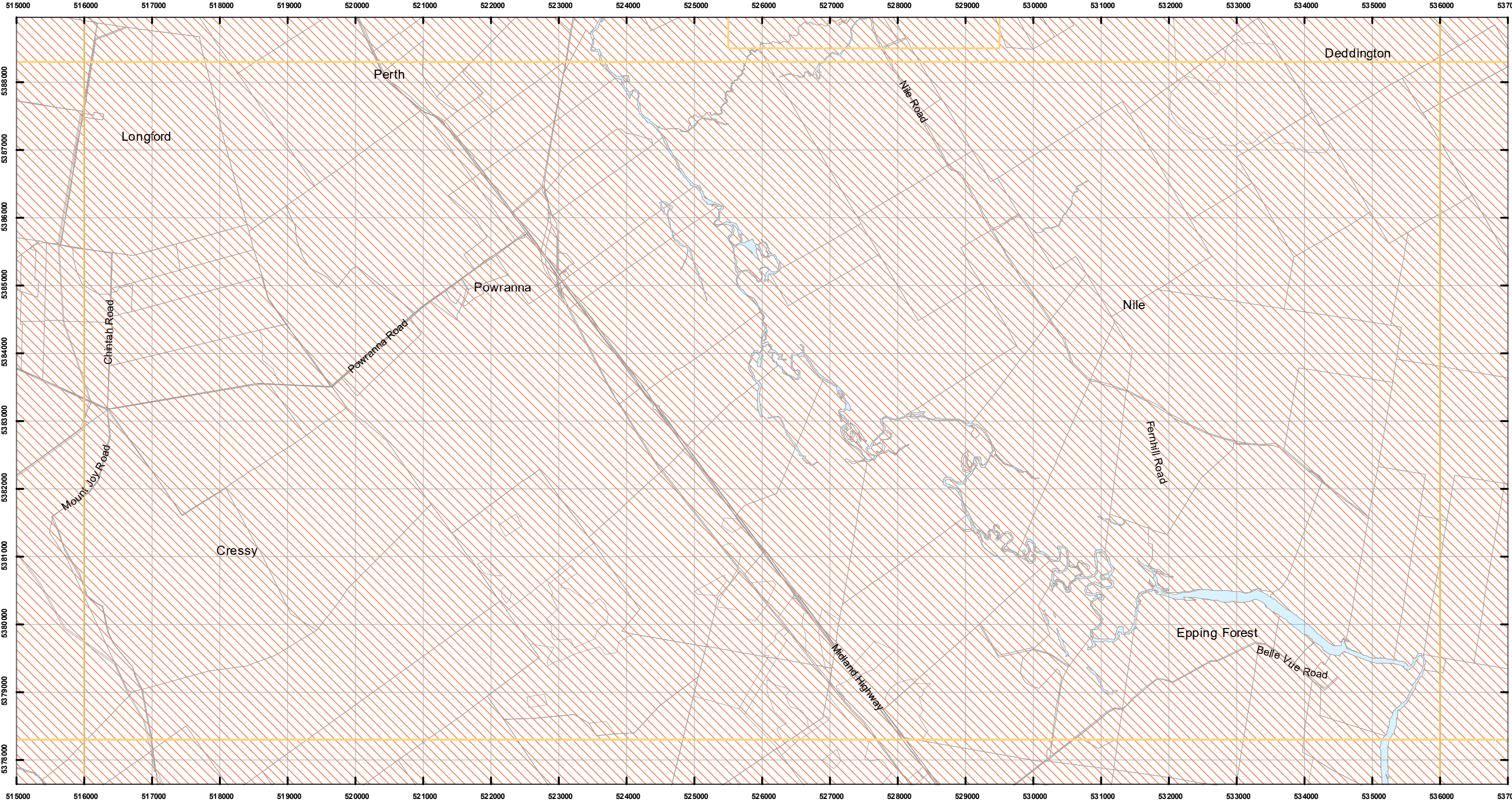
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Base topographic data from the LIST © State of Tasmania

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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

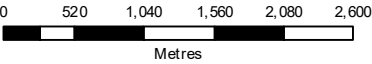


Legend

Bushfire-Prone Area

Cadastral Parcels

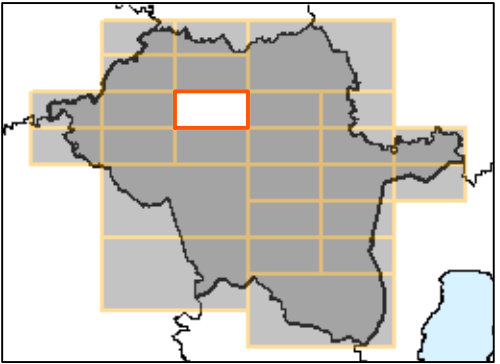
Map 28 of 46



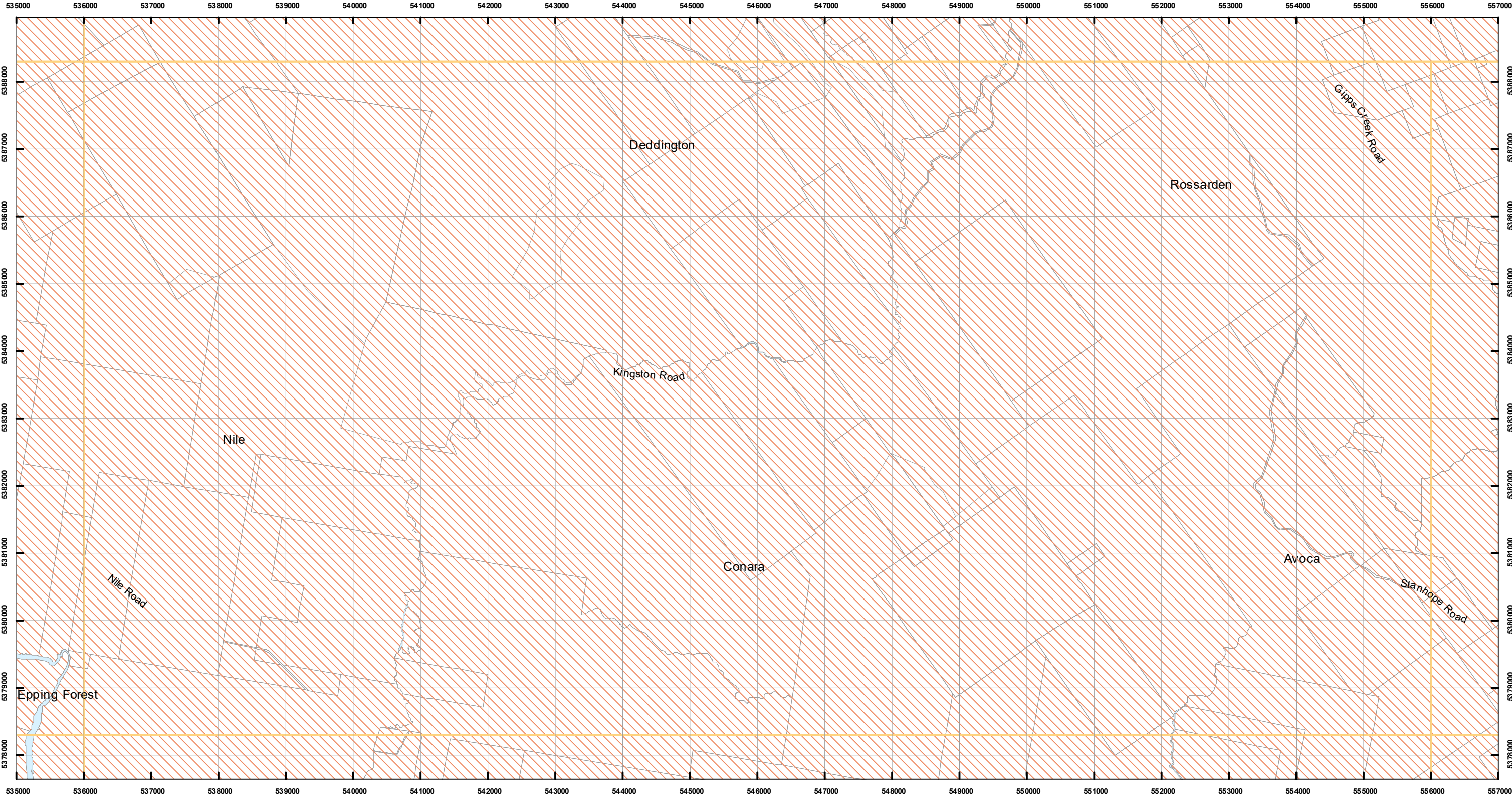
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

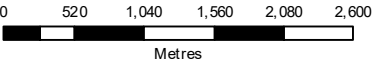


Legend

 Bushfire-Prone Area

 Cadastral Parcels

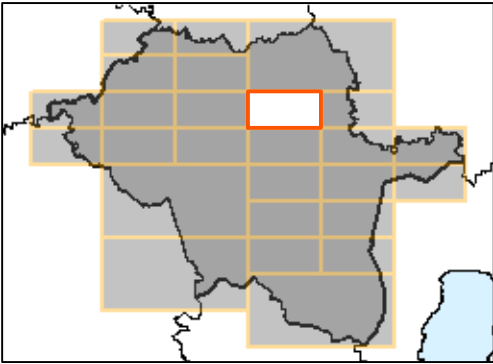
Map 29 of 46



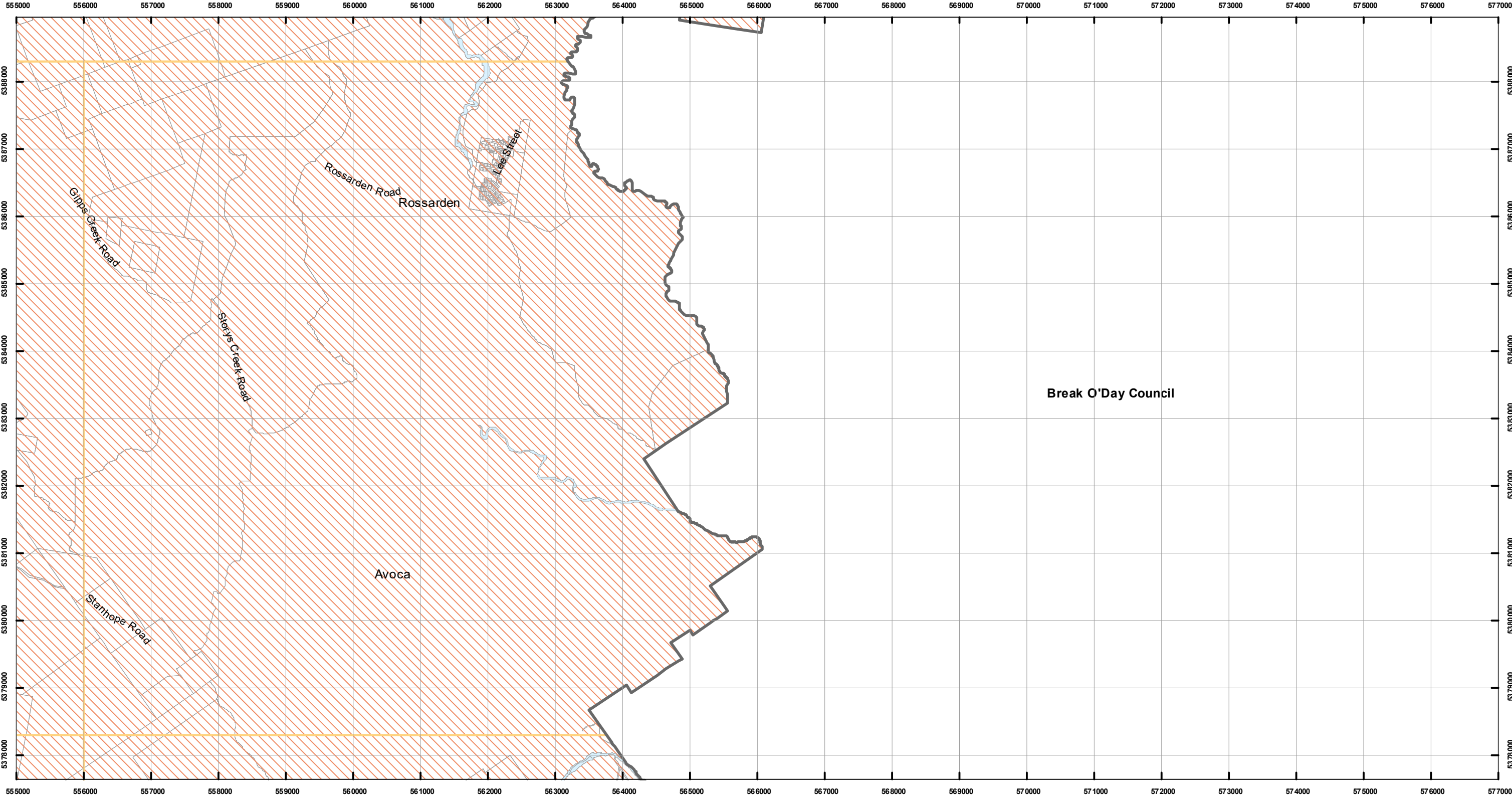
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

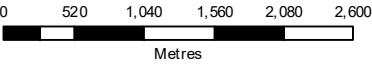


Legend

 Bushfire-Prone Area

 Cadastral Parcels

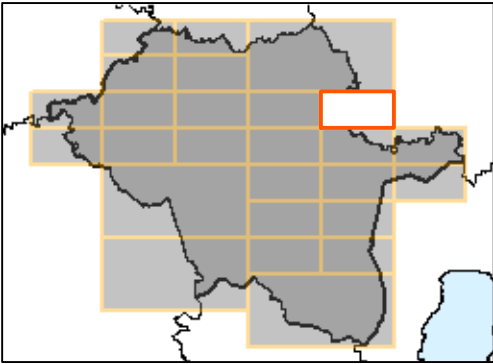
Map 30 of 46



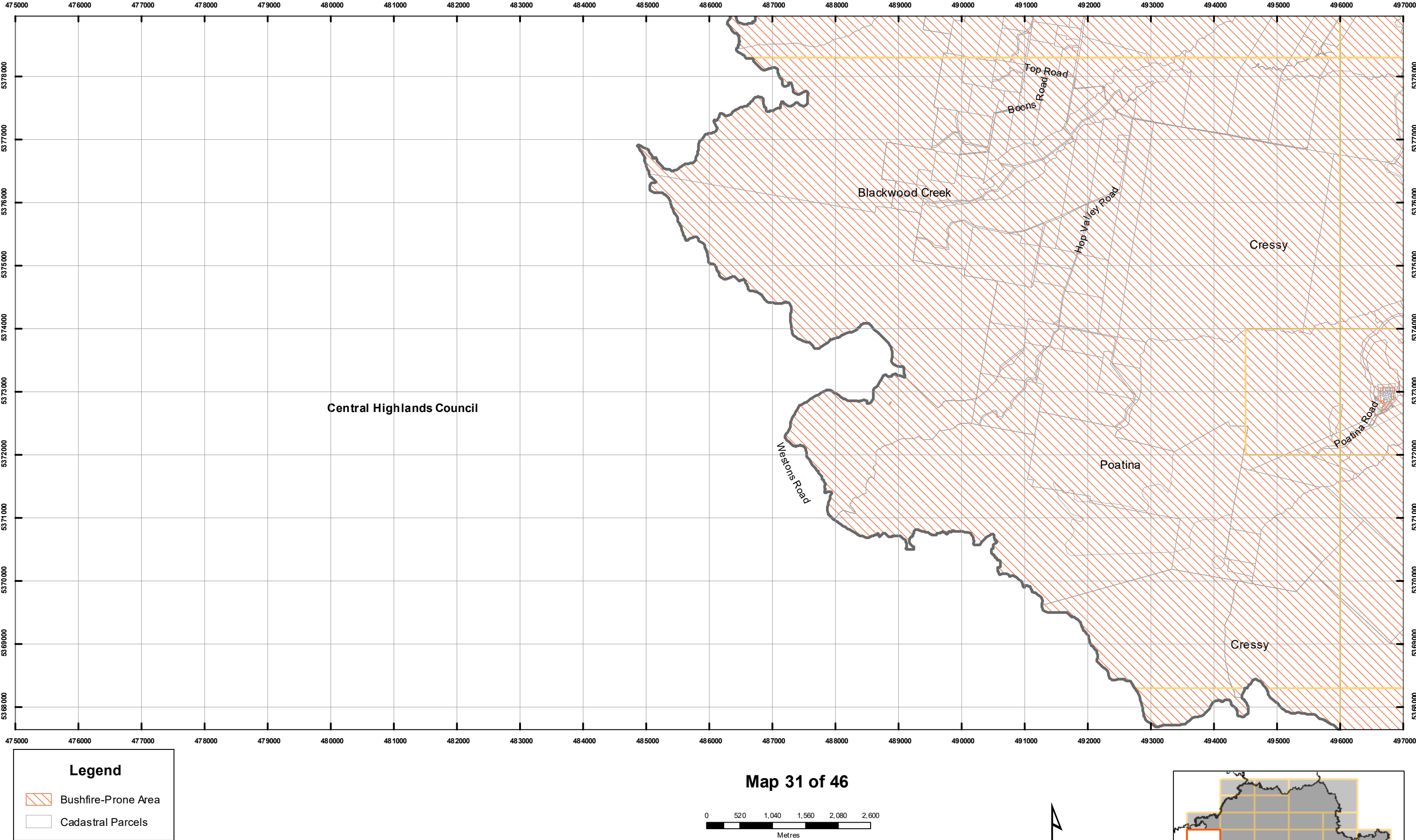
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Overlay data from Northern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

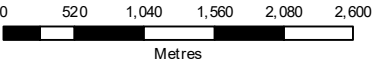
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



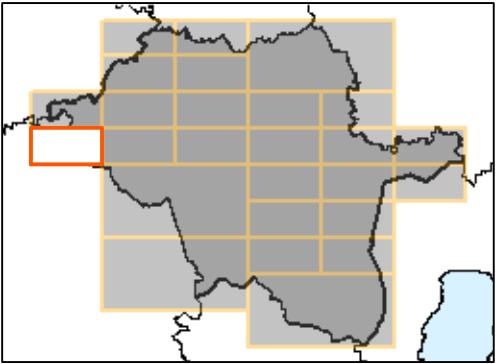
Map 31 of 46



Coordinate System: GDA 94 MGA Zone 55

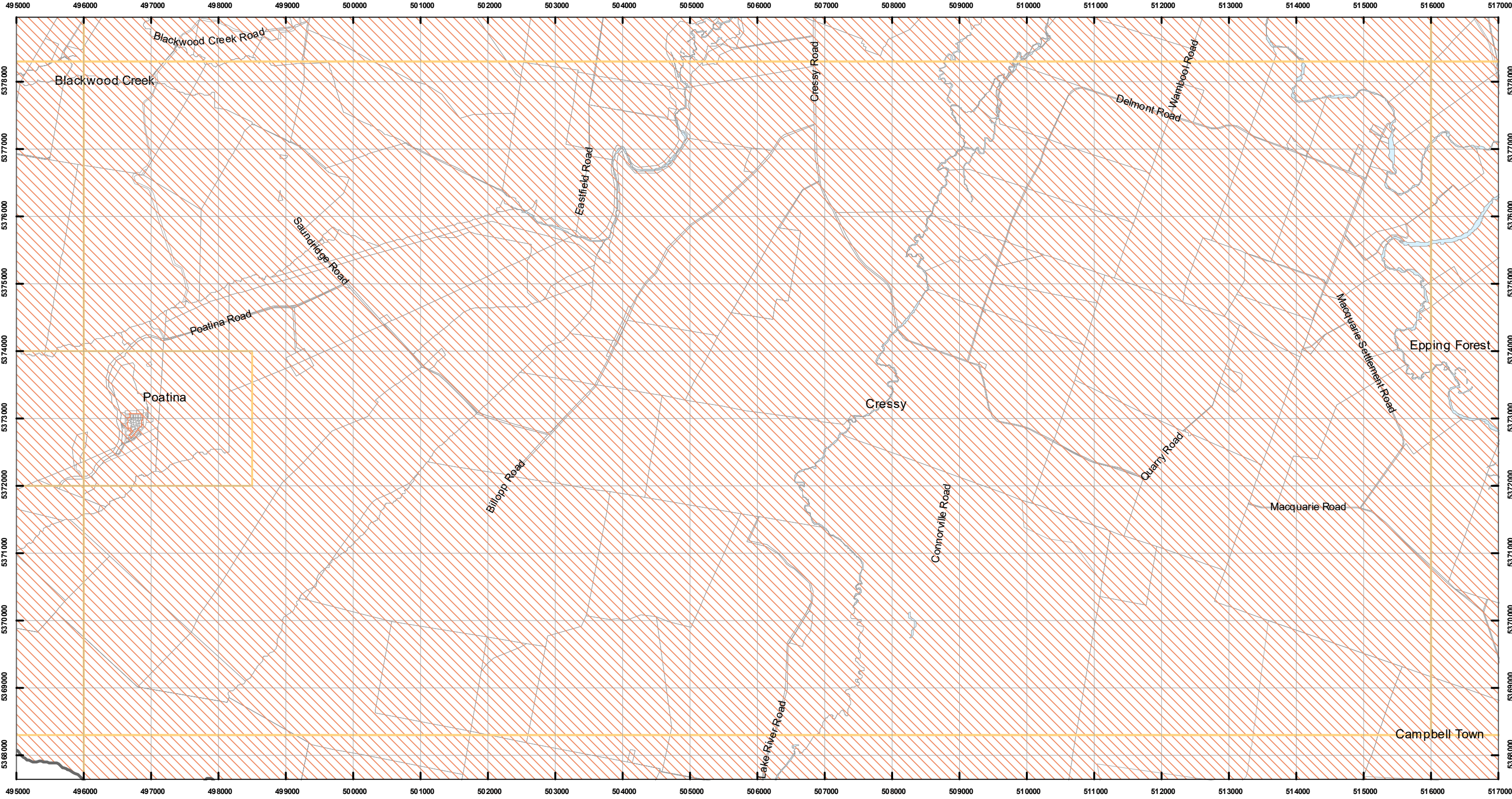
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

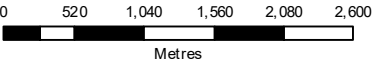


Legend

 Bushfire-Prone Area

 Cadastral Parcels

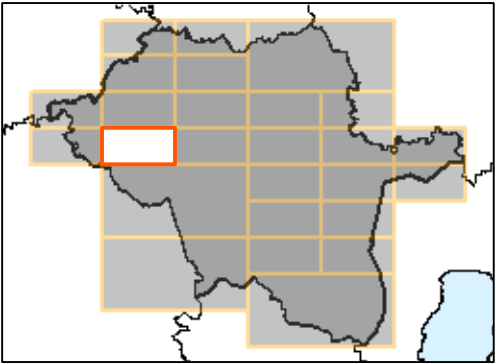
Map 32 of 46



Coordinate System: GDA 94 MGA Zone 55

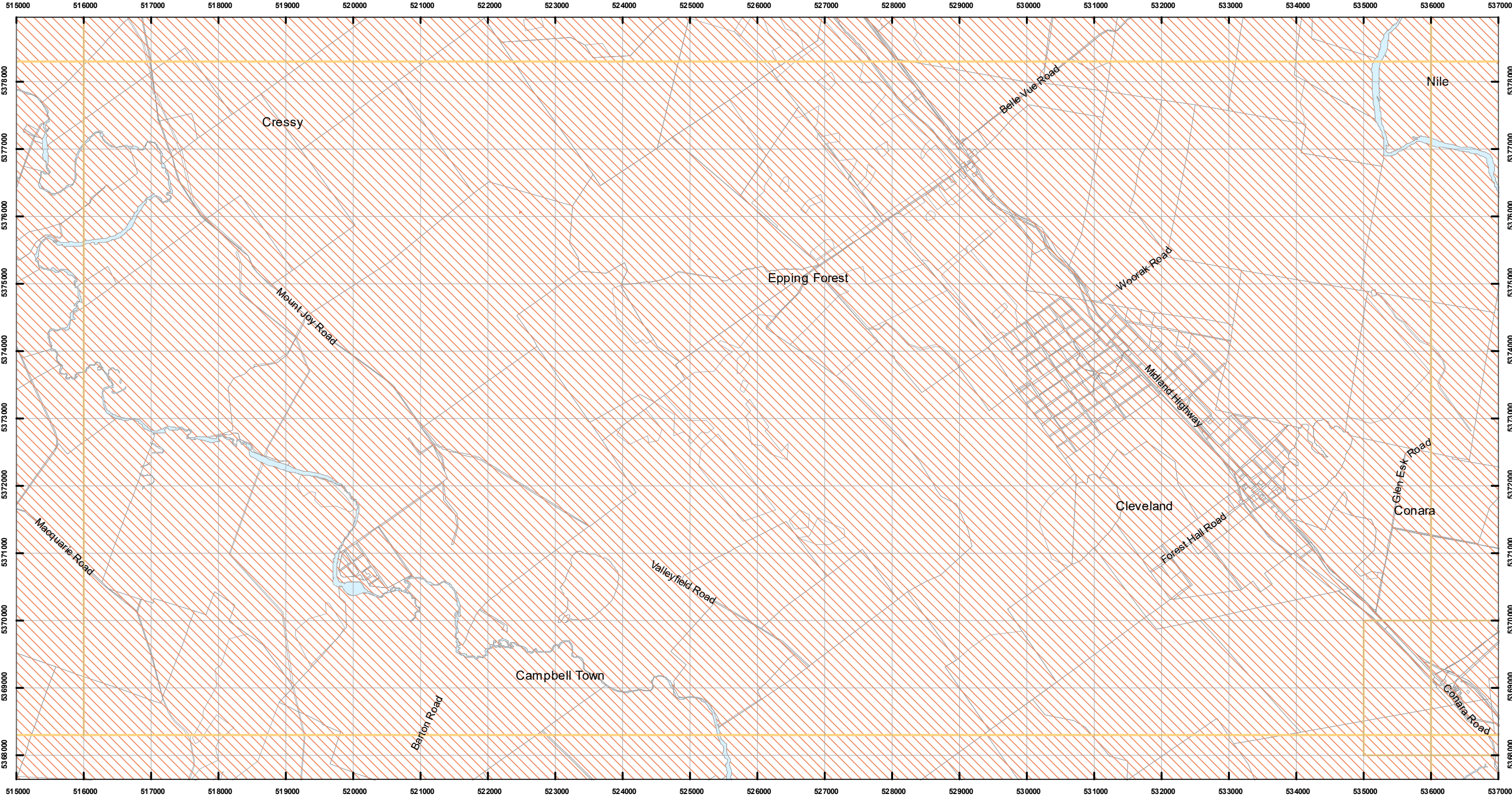
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

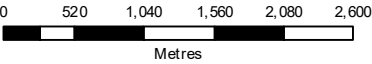


Legend

 Bushfire-Prone Area

 Cadastral Parcels

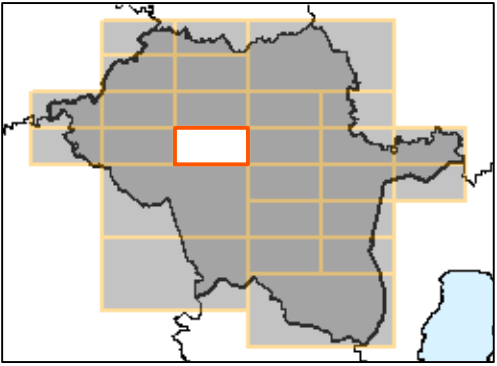
Map 33 of 46



Coordinate System: GDA 94 MGA Zone 55

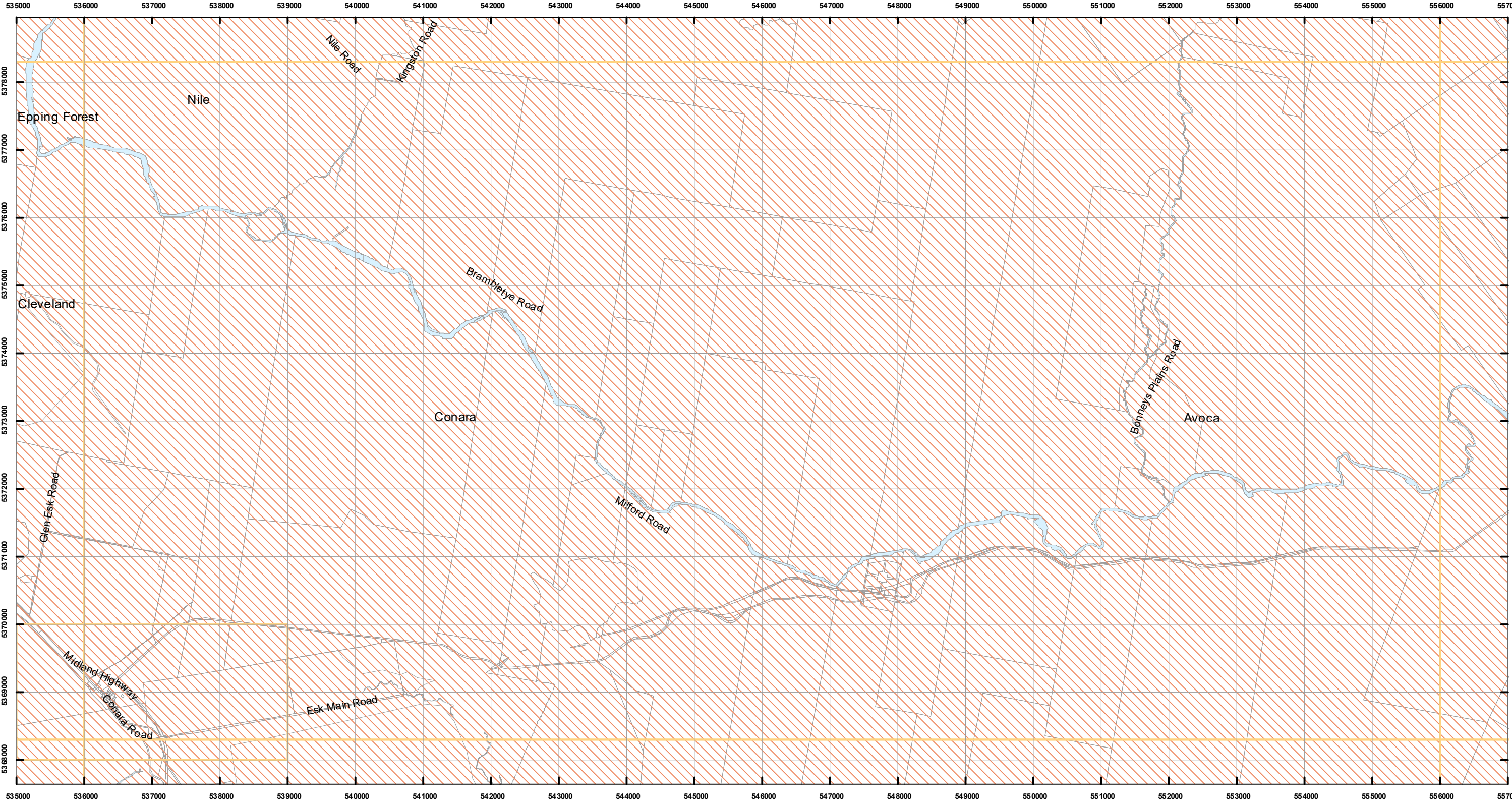
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Base topographic data from the LIST © State of Tasmania

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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

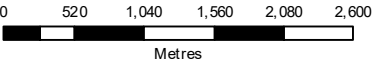


Legend

 Bushfire-Prone Area

 Cadastral Parcels

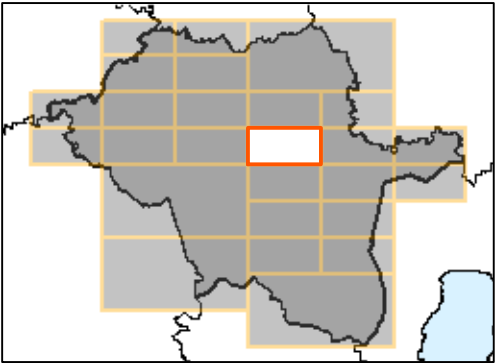
Map 34 of 46



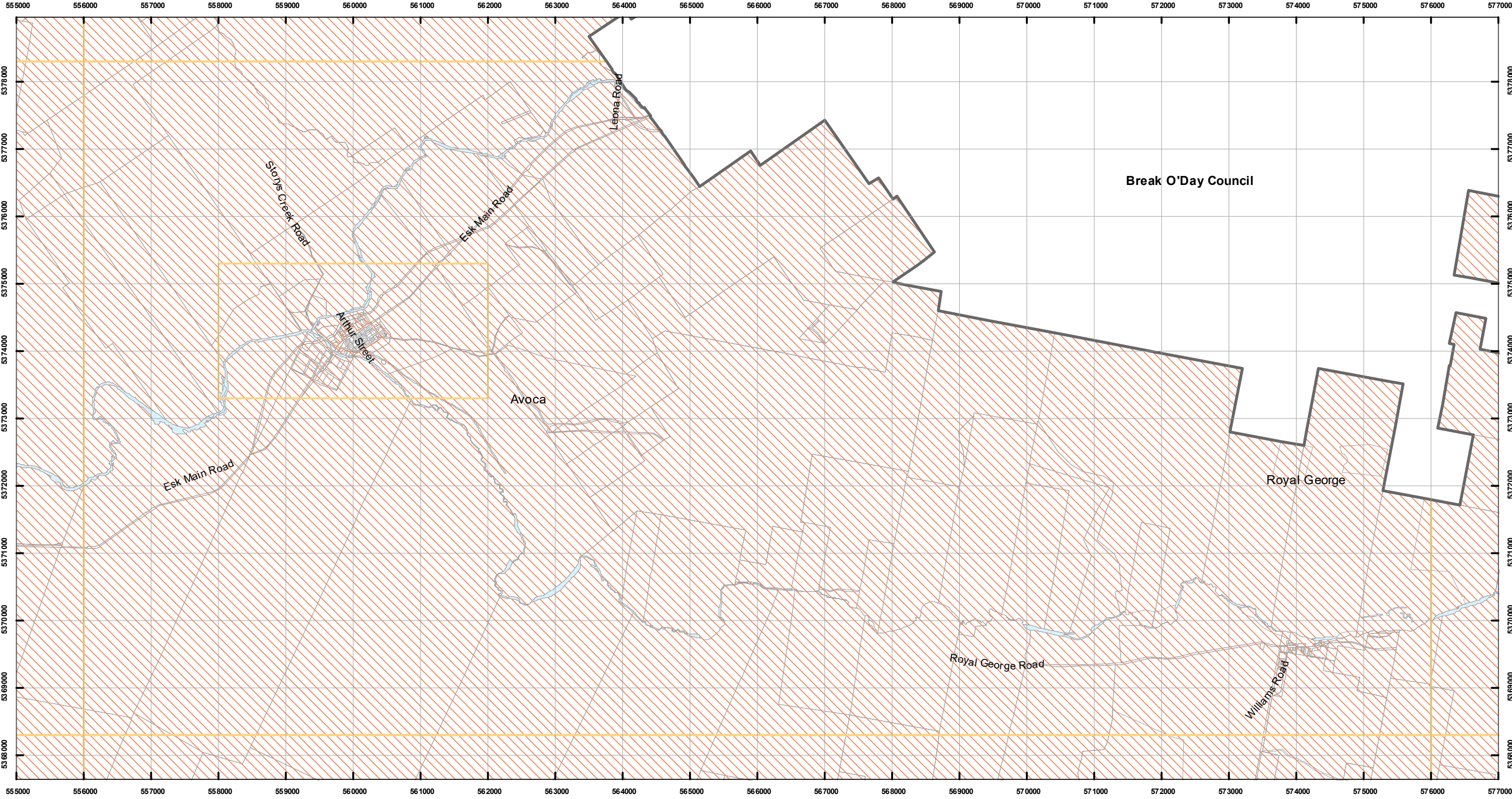
Coordinate System: GDA 94 MGA Zone 55

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Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

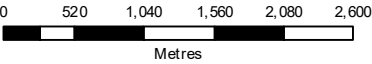


Legend

 Bushfire-Prone Area

 Cadastral Parcels

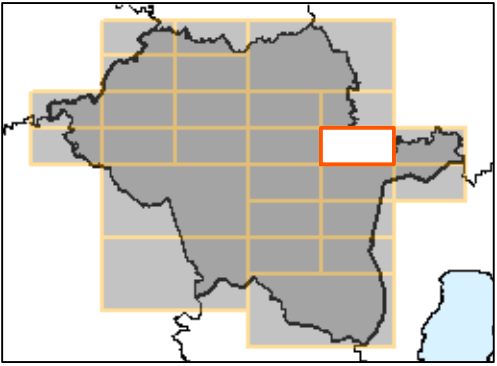
Map 35 of 46



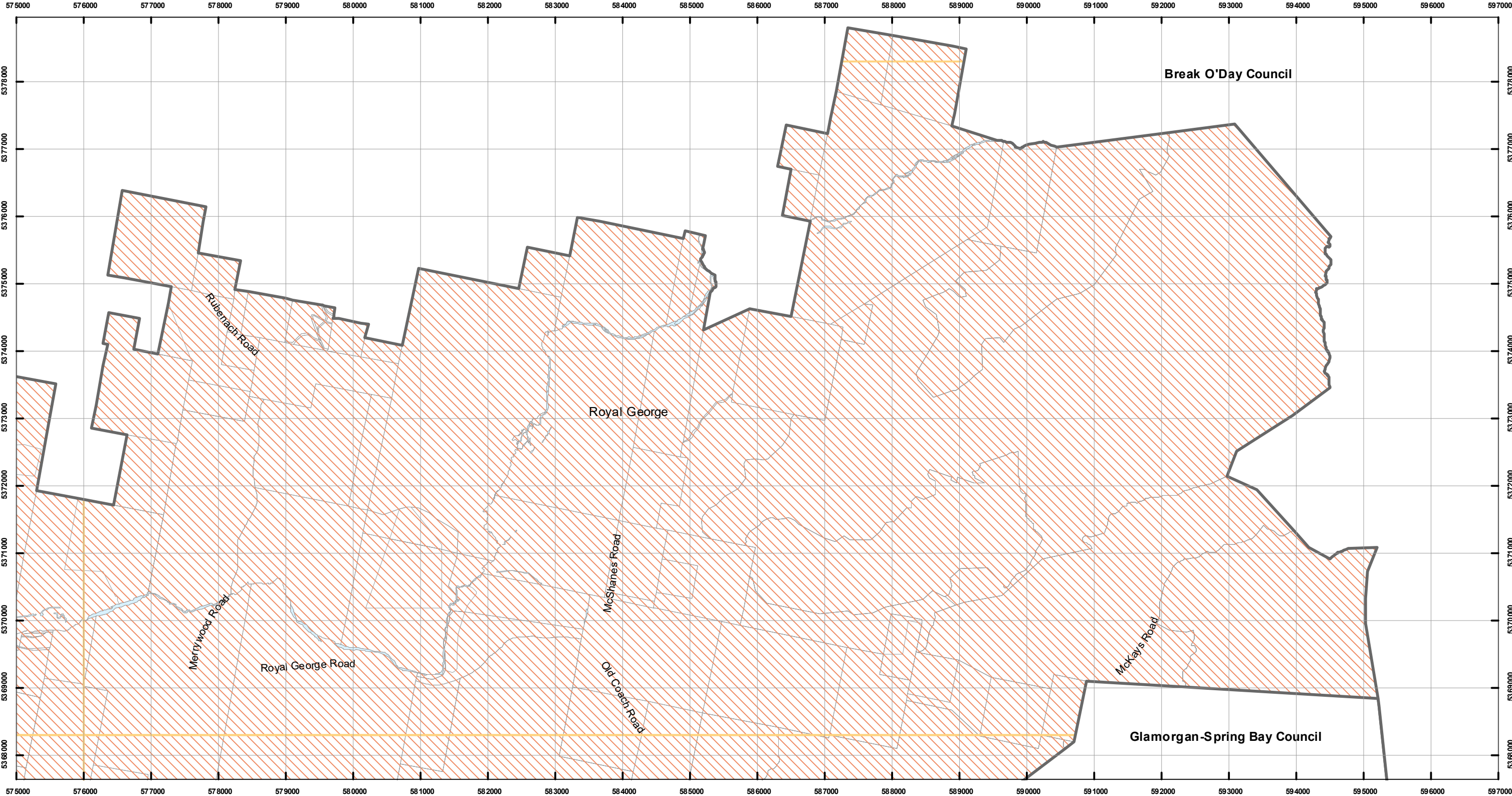
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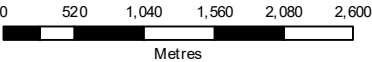
Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Cadastral Parcels

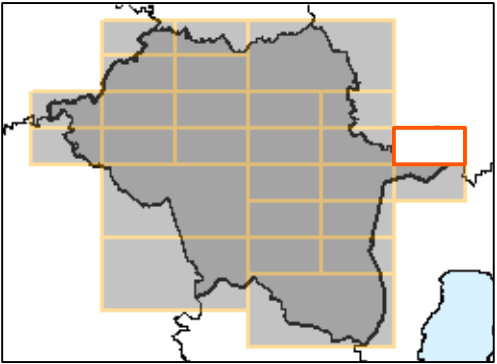
Map 36 of 46



Coordinate System: GDA 94 MGA Zone 55

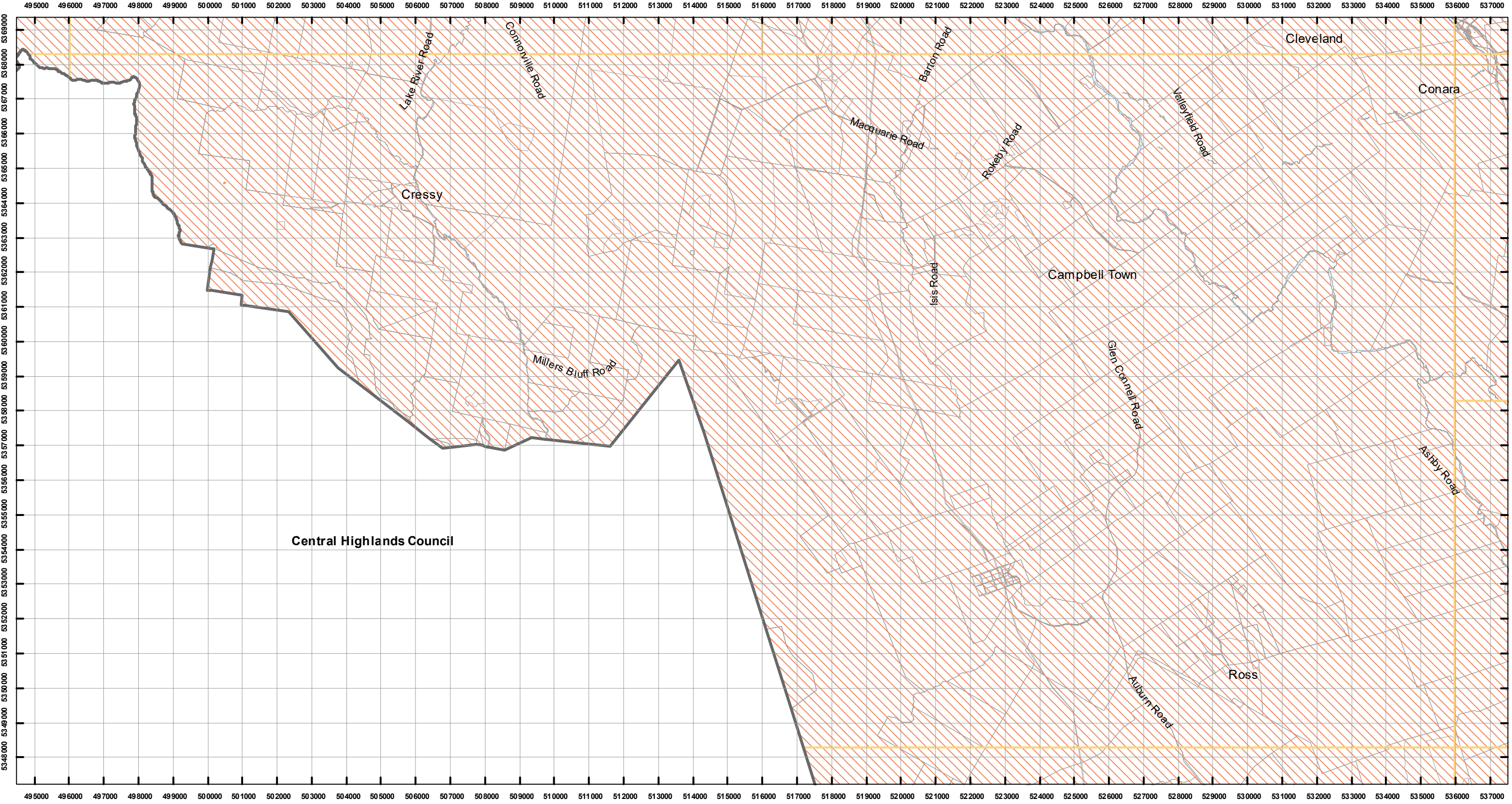
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Base topographic data from the LIST © State of Tasmania

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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

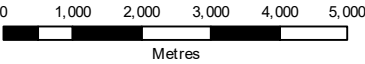


Legend

 Bushfire-Prone Area

 Cadastral Parcels

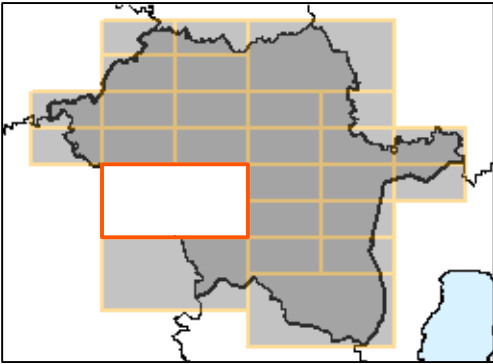
Map 37 of 46



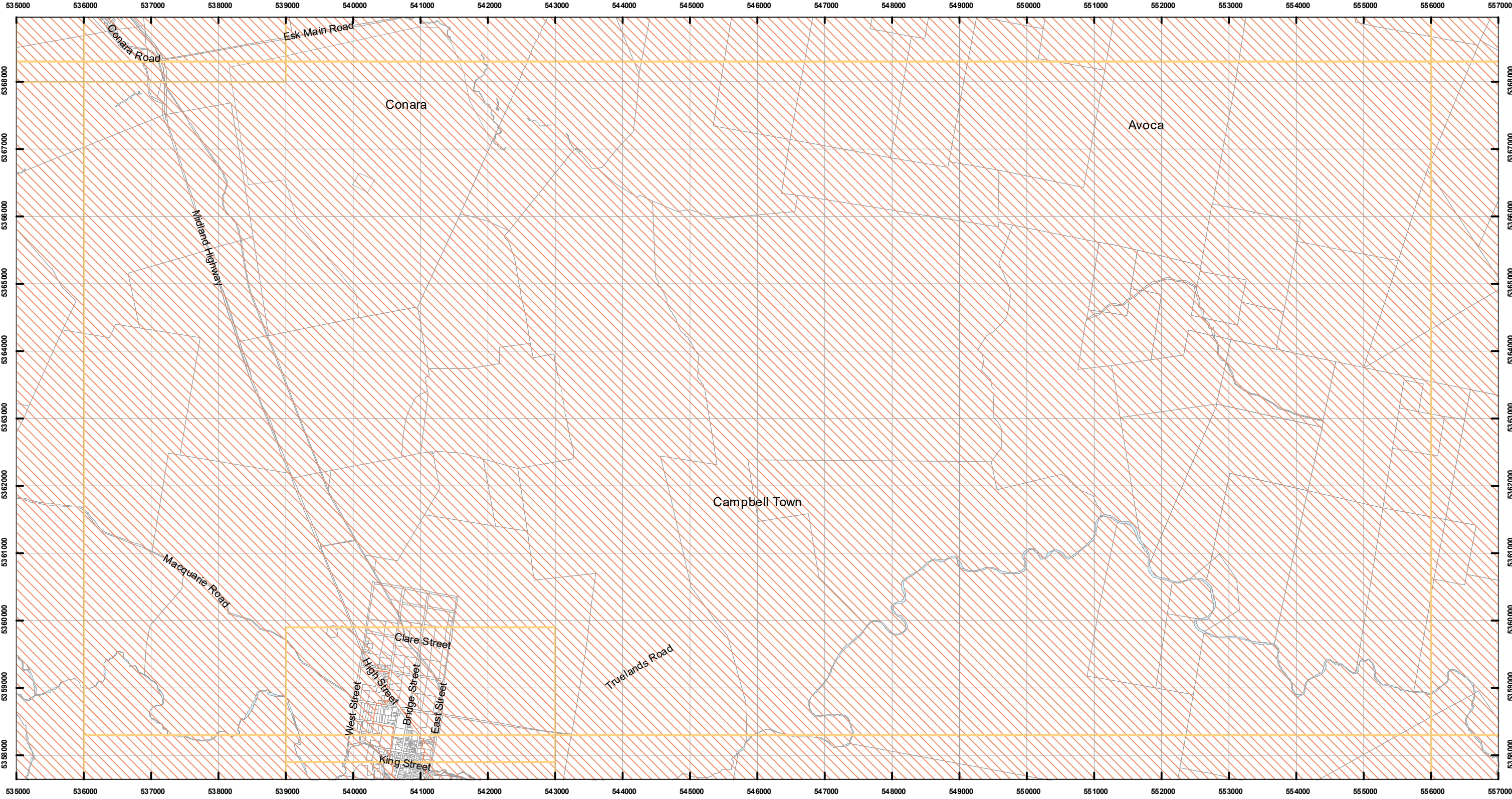
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Base topographic data from the LIST © State of Tasmania


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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

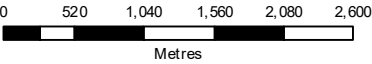


Legend

 Bushfire-Prone Area

 Cadastral Parcels

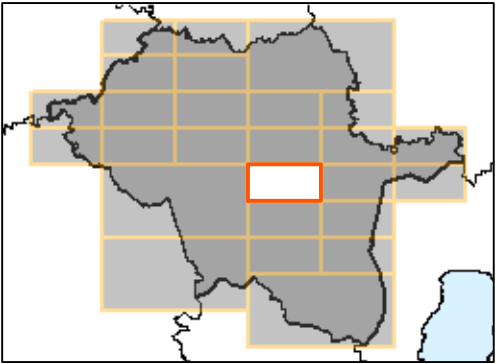
Map 38 of 46



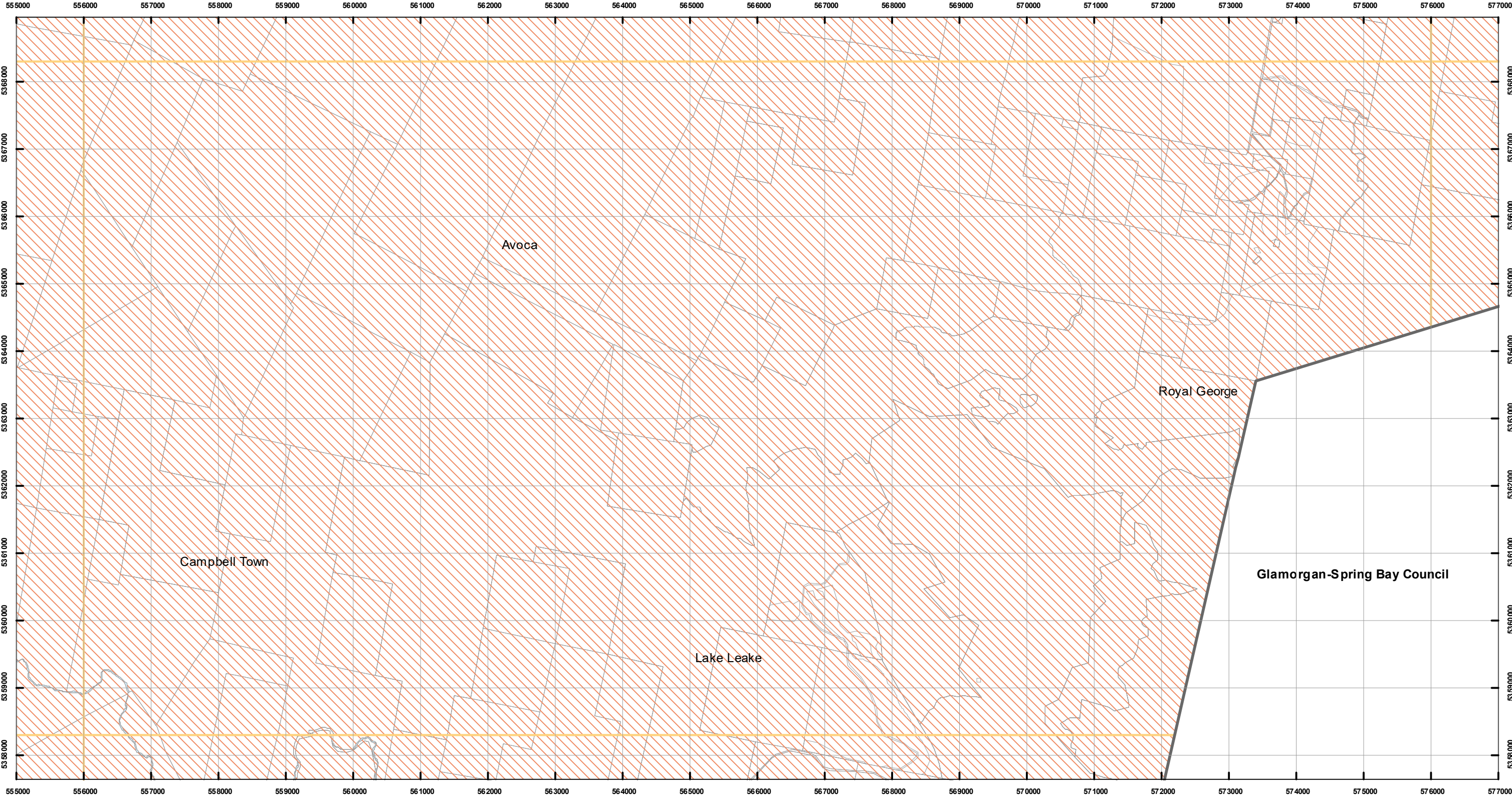
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

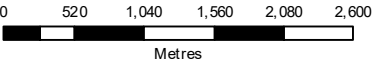


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 Bushfire-Prone Area

 Cadastral Parcels

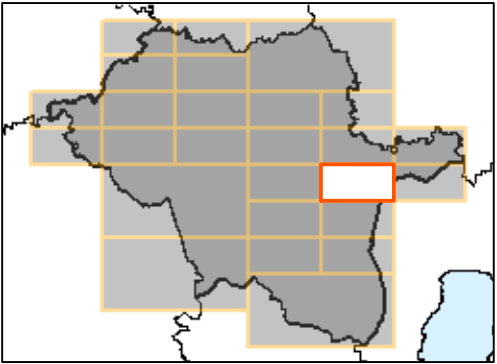
Map 39 of 46



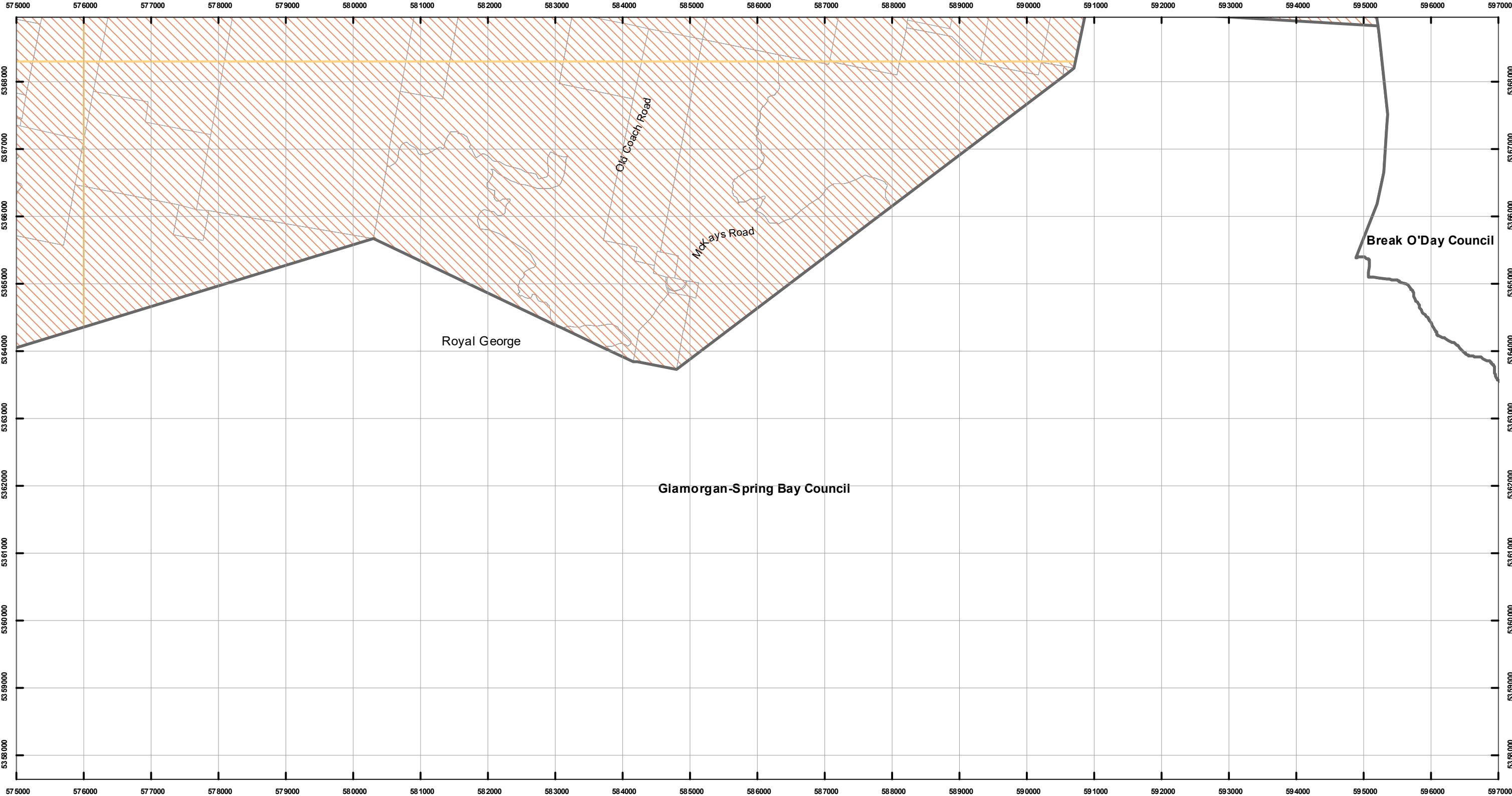
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule: Bushfire-Prone Areas Overlay

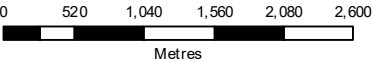


Legend

 Bushfire-Prone Area

 Cadastral Parcels

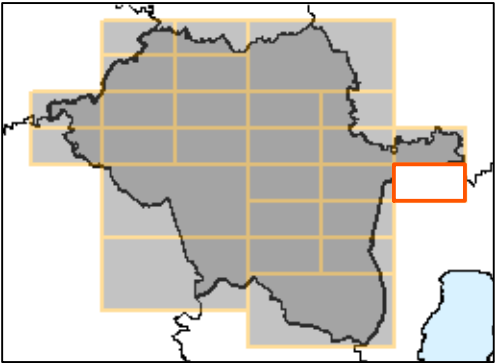
Map 40 of 46



Coordinate System: GDA 94 MGA Zone 55

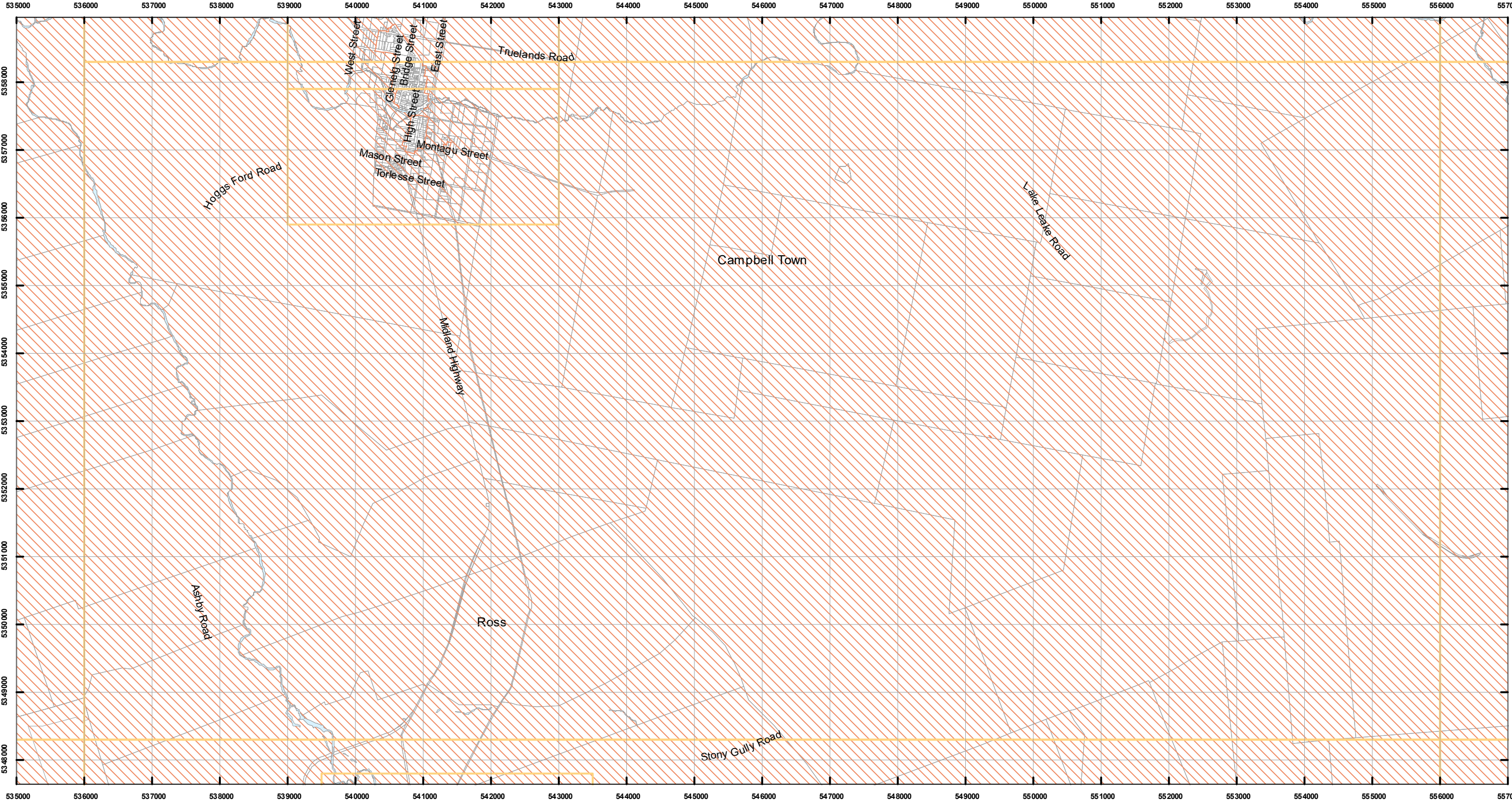
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

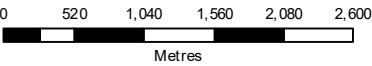


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 Bushfire-Prone Area

 Cadastral Parcels

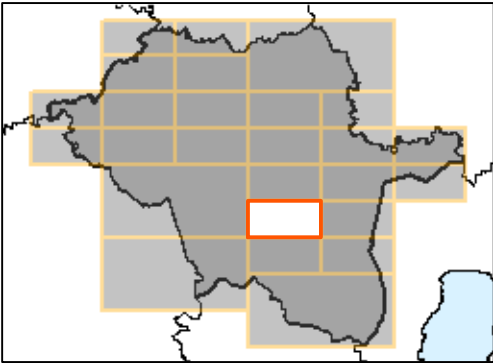
Map 41 of 46



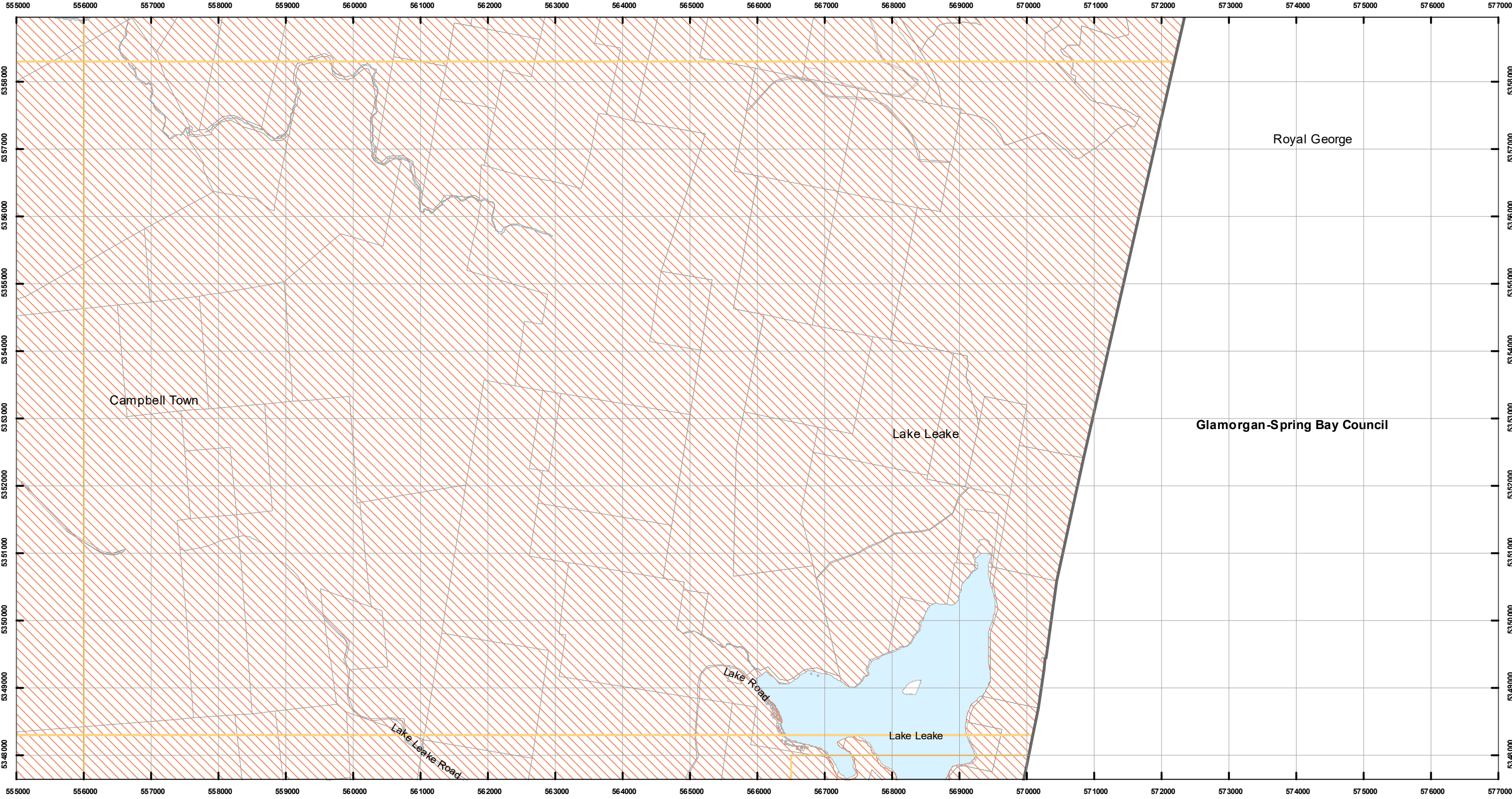
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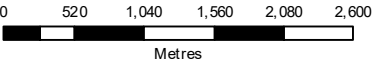


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 Bushfire-Prone Area

 Cadastral Parcels

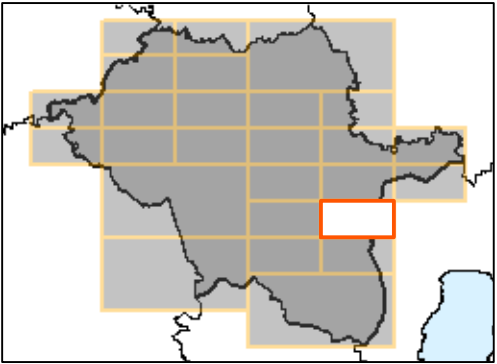
Map 42 of 46



Coordinate System: GDA 94 MGA Zone 55

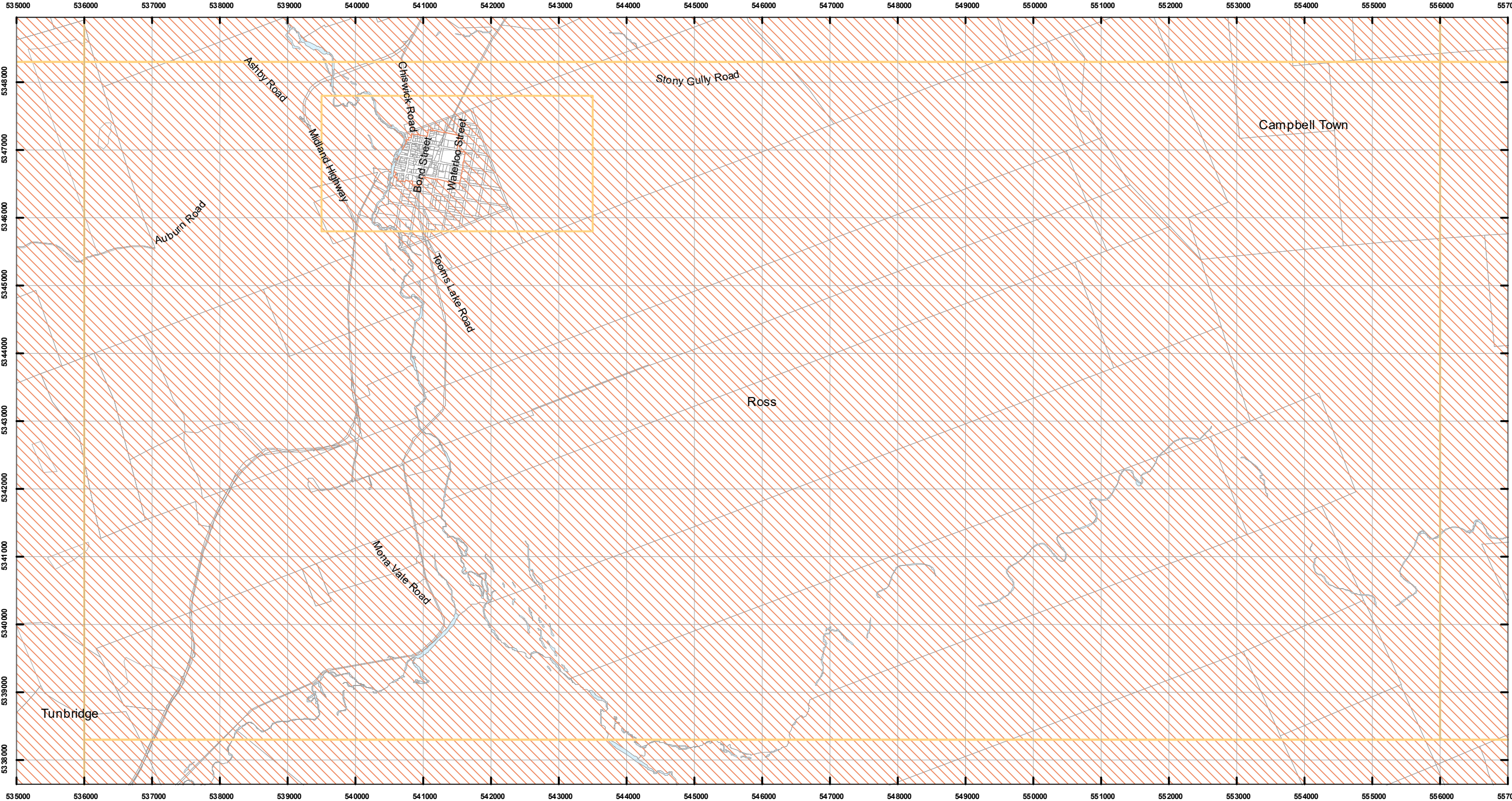
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Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule:

Bushfire-Prone Areas Overlay

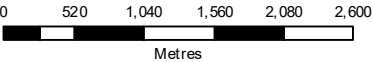


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Bushfire-Prone Area

Cadastral Parcels

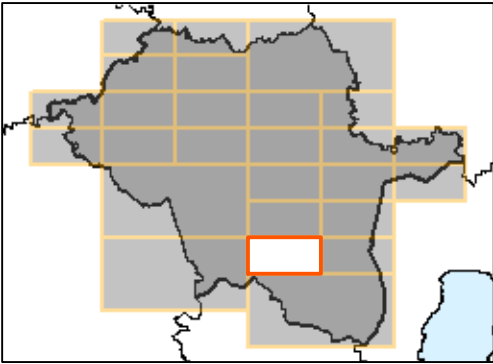
Map 43 of 46



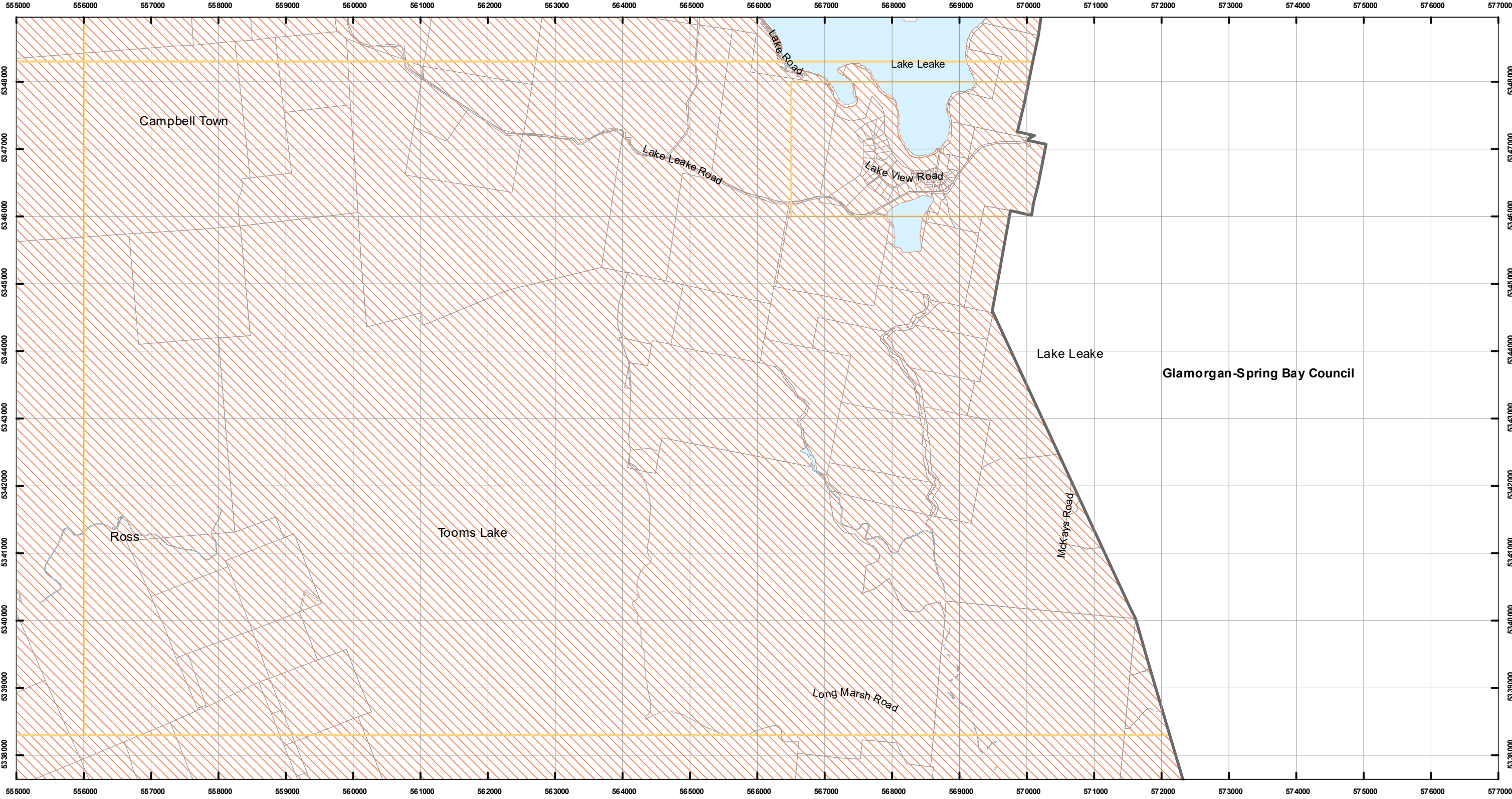
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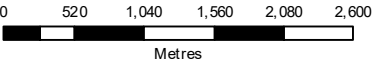


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 Bushfire-Prone Area

 Cadastral Parcels

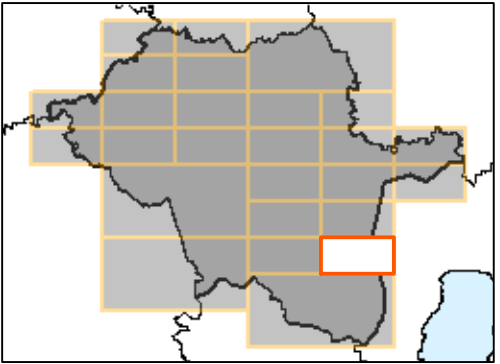
Map 44 of 46



Coordinate System: GDA 94 MGA Zone 55

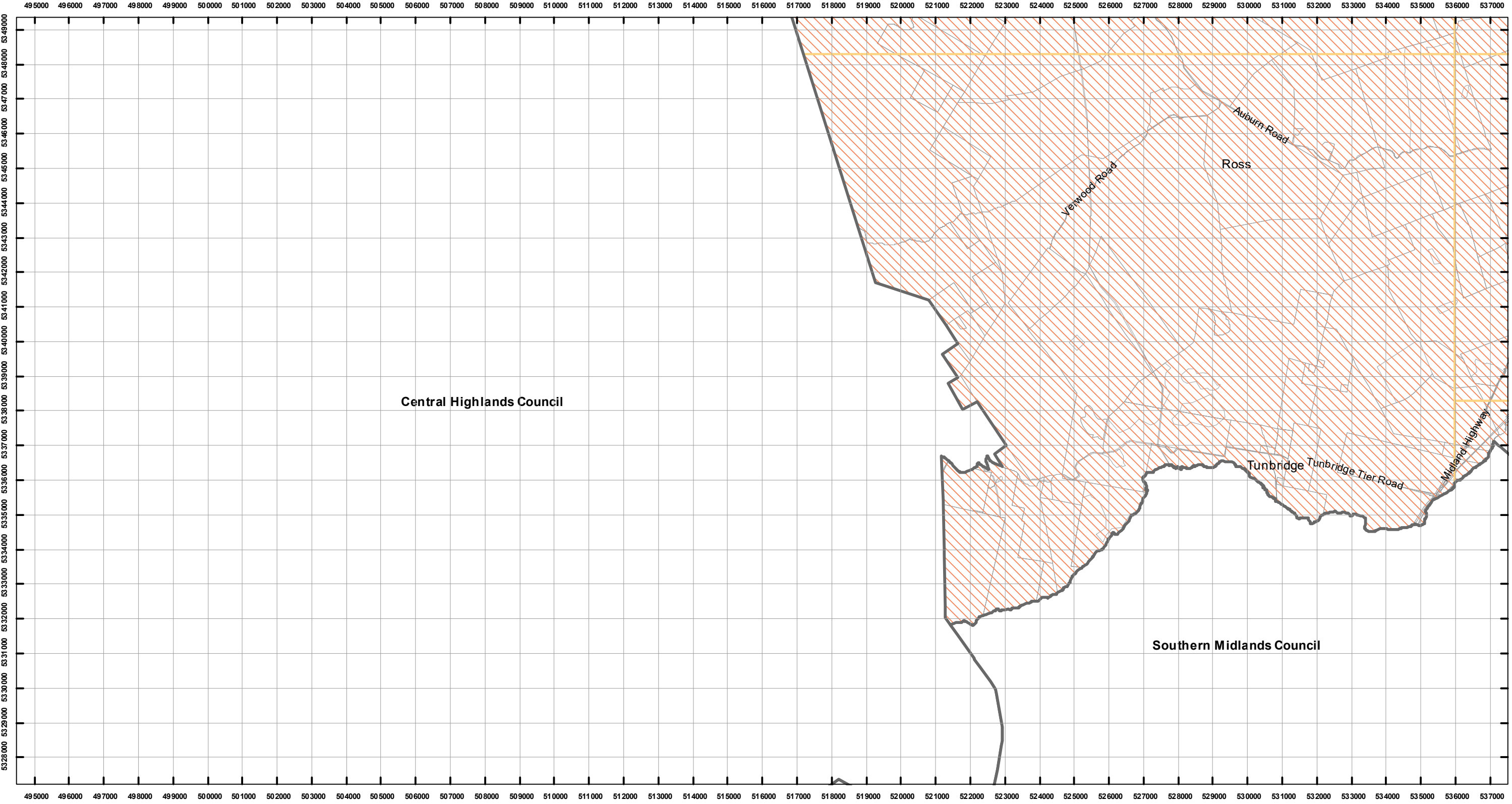
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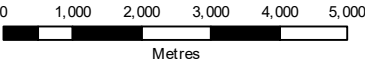


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Bushfire-Prone Area

Cadastral Parcels

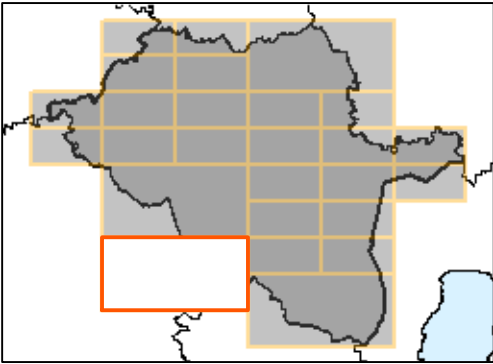
Map 45 of 46



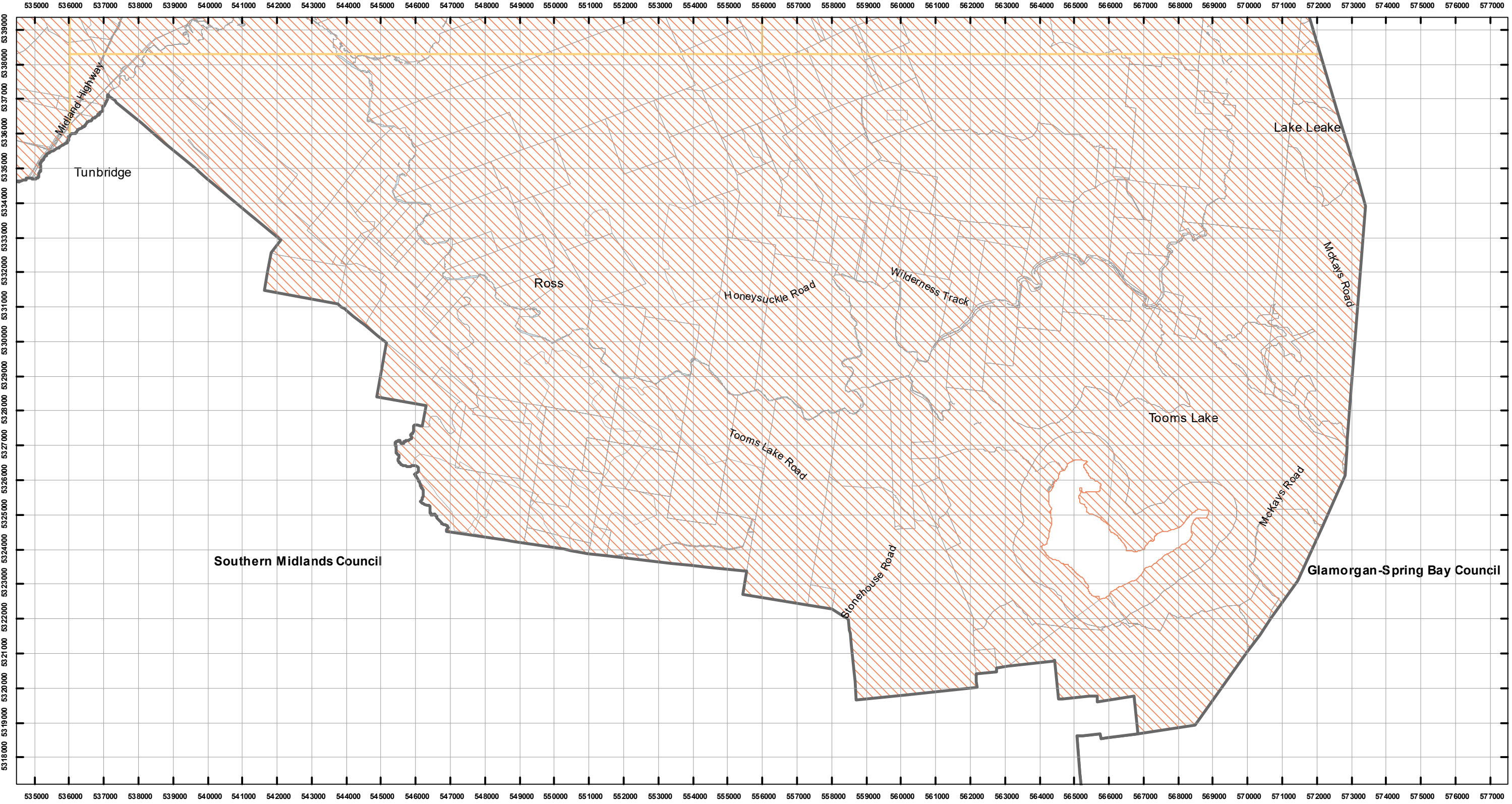
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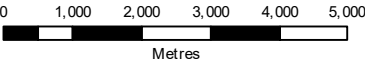


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 Cadastral Parcels

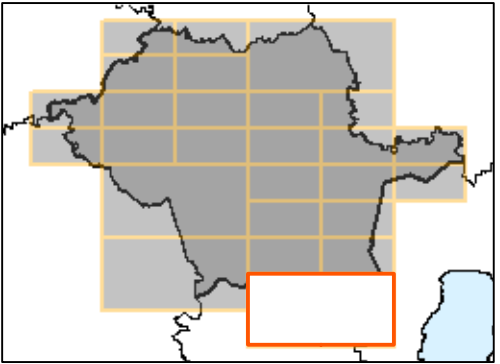
Map 46 of 46



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Location of Heritage Trees Report

Establishing Location of Heritage Trees within Northern Midlands Council

March 2019



Fig. 1 English oak, Church St, Ross

Dr. Helen Morgan
Bushways Environmental Services – Tasmania

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March 2019

Prepared for:
JMG Engineers and Planners and Northern Midlands Council

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Summary

Establishing Location of Heritage Trees within Northern Midlands Council
The Northern Midlands Council required descriptions and specific extent details for the Significant Trees listed under the Australian Heritage Register that occur in the Northern Midlands municipality.

A list of 104 Significant Trees and their location by town, road and/or folio number was provided to Bushways Environmental Services Tasmania for ground truthing. Some were in private gardens (at Longford and Perth) and others were on public land in parks and roadsides (Ross, Campbell Town, Evandale). The on-ground survey identified and recorded each tree individually with species and common name, geocoded locations, a photograph with a location description and an estimation of root zone dimensions of each tree.

Nearly all the trees listed were identified on the ground with a few exceptions where a tree had been removed for safety purposes or misidentified in the records. All the trees assessed were introduced species with English elm (*Ulmus procera*) most commonly recorded, followed by English oak (*Quercus robur*) and claret ash (*Fraxinus raywood*), while white ash (*Fraxinus americanus*), Irish strawberry tree (*Arbutus unedo*), medlar (*Mespilus germanica*), mulberry (*Morus nigra*), olive (*Olea europaea*), pear (*Pyrus communis*), Portuguese laurel (*Prunus lusitanica*), radiata pine (*Pinus radiata*), scarlet oak (*Quercus coccinea*) and west Himalayan spruce (*Picea smithiana*) occurred as individuals. Trees removed prior to the survey were an atlas cedar (*Cedrus atlantica*) and a blackwood (*Acacia melanoxylon*), the one native tree listed. The field assessment found that there are potentially more trees likely to be of heritage value than were listed at or near most of the sites or elsewhere in each town.

This report details the descriptions and specific extent information relevant to each tree in tables and photographs with locations of each tree identified on an overlay map. Shapefiles with geolocation data for ongoing application in mapping overlays have also been provided.

1 Introduction

1.1 Background

The Northern Midlands Council, Tasmania, required descriptions and specific extent details for the Significant Trees, as listed under the Australian Heritage Register, that occur in the Northern Midlands municipality. The Tasmanian Planning Commission has advised that these details should be included in the Local Provision Schedule to assist the Northern Midlands Council in their transition to the new State-wide Planning Scheme.

Establishing Location of Heritage Trees within Northern Midlands Council

The National Register of Significant Trees is compiled by the National Trusts of Australia and committees in each state assess nominations to the list under nationally agreed criteria, which include a range of values such as size, rareness, historical or ecological, social or local significance. Trees may be nominated by an individual or group using an online form. The state committees advocate for statutory protection under the relevant local planning laws for trees included on the Register of Significant Trees.

1.2 Aim and objectives of the study

This study aimed to identify and record on ground locations of each tree listed on the National Register of Significant Trees in the municipality, as referenced on the list provided by the Northern Midlands Council. The on-ground assessment aimed to provide specific detail of each tree through geocoding, photographs, mapping and measurements of breast height diameter to estimate root zone.

2 Methods

2.1 Background research

Significant Trees in the Northern Midlands Municipality were recorded in Ross, Campbell Town, Evandale, Perth and Longford. A list of 104 Significant Trees and their location by town, road and/or folio number was provided to Bushways Environmental Services Tasmania for ground truthing (see Table 1). Some were in private gardens (at Longford and Perth) and others were on public land in parks and roadsides (Ross, Campbell Town, Evandale). Google earth was used to check locations and addresses prior to field work. All private landholders were contacted by letter from the Northern Midlands Council to ensure their knowledge of the project and request access to the trees for the survey. (Communication with residents and landowners during the survey revealed that they commonly used the term ‘Heritage Tree’ rather than ‘Significant Tree’.)

2.2 On ground survey

The on-ground survey was conducted by Helen Morgan in Ross, Campbell Town and Evandale 2/3/19; at Bowthorpe, Longford 15/3/19, and Perth and Longford 22/3/19, at the addresses provided. The trees were identified by species and the number of species indicated on the list as occurring in the location (town and street, road, park or garden).

In Ross the survey of 48 trees was conducted from the south to north from the Community Hall along the west side of Church Street to Bajados Street then from north to south on the east side of Church

Establishing Location of Heritage Trees within Northern Midlands Council Street back to the Community Hall, with Nos. 45–48 in front of the hotel in reverse sequence. In Campbell Town the six trees on the Midland Highway adjacent to Valentine Park were assessed from north to south and the one tree in Valentine Park was last. The five Evandale trees were surveyed from east to west on Russell Street. The Bowthorpe trees were surveyed from the homestead to the road sometimes alternating each side of drive, from the front gate north and then south along the road–paddock line. The trees in Perth and at Toosey Aged Care Home were single and the individual trees in the grounds of Christ Church and Woolmers, Longford were located by walking around.

At each tree trunk, facing north, locations were recorded with a handheld GPS (3–5 m accuracy) using datum WGS84 (equivalent to GDA94), Map Grid of Australia MGA94 Zone 55 A photograph was taken of each tree from a distance that could capture the whole tree with the sun behind the photographer and including any available location identifier wherever possible e.g. buildings, fences, signs or shop fronts. Diameter at breast height (DBH) was taken using a hand held tape measure at 1.4 m above the base of the tree. For trees with multi stemmed trunks the DBH of each individual trunk was measured. Notes or comments to provide a location description were recorded for each tree.

Trees extra to the expected count were noted by distance counts and photographs at Ross and Bowthorpe. Because of their size and similarity to each other, the extra trees at Bowthorpe were estimated as being in the larger group for DBH and root zone. At Ross the extra trees were not easily assessed comparatively as a group, so an average estimation was not attempted.

2.3 Data processing and analysis

GPS locations were downloaded and shapefiles created using ARCMAP version 10. Photographs were downloaded and renamed in Windows Explorer.

The DBH was used to calculate the tree protection zone (radius in metres from the trunk centre) as a surrogate for estimated root zone. For trees with multi stemmed trunks the DBH of each individual trunk was measured and total DBH calculated using the freely available calculator from Council Arboriculture Victoria: (<http://www.councilarboriculturevictoria.com.au/multi-stem-calculator/>) The tree protection zone was calculated using the DBH measurements for each tree in the freely available EGN 425 TPZ and SRZ AUSGRID calculator:

<https://enviro.ausgrid.com.au/-/media/.../EGN-425-TPZ--SRZ-Calculator.xls?la...>

2.4 Limitations

The list of trees provided by NMC was used as the guide to locate the trees. In Ross and at Bowthorpe there were more trees that potentially could be included as Heritage Trees. However, these would almost double numbers of trees nominated by NMC as Heritage Trees. Therefore, the survey was limited to the addresses given where the numbers of trees were commensurate with the table provided. In Ross, trees were individually surveyed in Church Street as far as Bajados Street. At Bowthorpe, a conversation with the landowner indicated that past subdivisions may have resulted in Heritage trees no longer being on the Bowthorpe property. Therefore, the assessment was begun within the Bowthorpe property and limited to Bowthorpe. A further survey would be necessary to assess the extra trees at Ross and Bowthorpe.

Due to the size and proximity of the trees to each other, especially in Ross and at Bowthorpe, it was not possible to isolate each tree for the photographs. Every effort was made to centre the focus tree in the photo frame. Cropping the photos was not considered worthwhile as location identification features would be lost.

This survey did not include assessing tree health and safety. An arborist should be consulted for any issues relating to tree health and safety. The tree protection zone estimated from the field measurements of DBH should be treated as a guide and an arborist should be consulted for knowledge of the specific or structural root zone for each tree.

3 Results

3.1 Heritage Tree assessment

Nearly all the trees listed were identified on the ground with a few exceptions where a tree had been removed for safety purposes or misidentified in the records. All the trees assessed were introduced species with English elm (*Ulmus procera*) most commonly recorded, followed by English oak (*Quercus robur*) and claret ash (*Fraxinus raywood*), while white ash (*Fraxinus americanus*), Irish strawberry tree (*Arbutus unedo*), medlar (*Mespilus germanica*), mulberry (*Morus nigra*), olive (*Olea europaea*), pear (*Pyrus communis*), Portuguese laurel (*Prunus lusitanica*), radiata pine (*Pinus radiata*), scarlet oak (*Quercus coccinea*) and west Himalayan spruce (*Picea smithiana*) occurred as individuals (Table 1).

Trees removed prior to the survey were an atlas cedar (*Cedrus atlantica*) and a blackwood (*Acacia melanoxylon*), the one native tree listed.

Establishing Location of Heritage Trees within Northern Midlands Council
In Church Street, Ross, 48 trees were assessed including 45 English elm, 1 white ash and 2 English oak (Table 2). Some of the trees in Ross had clearly been planted relatively recently and were considered likely to be replacement plantings as there were old stone surrounds and the trees were spaced similarly to the other street trees. These young trees were included in the assessment as, although they were not large, they were clearly part of the Ross streetscape and it was assumed they had replaced Heritage Trees that had come down.

The field assessment found potentially more trees likely to be of heritage value than were listed at most of the sites or elsewhere in each town. In Ross, in addition to the 48 trees, it was estimated through observation and distance counts that potentially over 72 English elm trees may be eligible for the Register of Significant Trees including approximately 10 on Bridge Street, 30 in Bajados Street, 16 in High Street, and 10–30 in Church Street north of Bajados Street and in private gardens (Table 2).

In Evandale the pine tree was incorrectly recorded as stone pine (*Pinus pinea*). The pine tree on site was labelled with a plaque and identified as radiata pine (Table 3).

At Bowthorpe, Pateena Road, Longford, 42 Heritage Trees were assessed including 27 English elm and 15 English oak. Approximately 13 more English elm were noted along Pateena Road (Nos. 103–116), and another ~10 on neighbouring properties and towards the river on Bowthorpe that are potentially eligible for inclusion on the Register of Significant Trees (Table 4).

At Woolmers, Longford, the Atlas Cedar had been deemed unsafe and disposed of by the owners the day prior to the survey (Table 5).

All other trees were found as expected as per reference to Table 1.

Individual trees assessed are listed by location in Tables 2–5 and images of each tree can be found in Appendix 1.

Table 1 Summary of trees assessed in each location as requested by NMC

Town/Locality	Description / Specific Extent	Botanical Name	Common Name	No. of trees (NMC)	No. of trees assessed 2019
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Ross	Church Street	<i>Ulmus procera</i>	English Elm	47	48
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Establishing Location of Heritage Trees within Northern Midlands Council

Campbell Town	Valentine Park, Midland Highway	Fraxinus raywood	Claret Ash	6	6
Campbell Town	Valentine Park, Midland Highway	Pyrus communis	Pear Tree	1	1
Perth	71 Youl Road	Quercus robur	English Oak	1	1
Longford	Woolmers, Woolmers Lane	Cedrus atlantica	Atlas Cedar	1	0
Longford	Woolmers, Woolmers Lane	Mespilus germanica	Medlar	1	1
Longford	Woolmers, Woolmers Lane	Morus nigra	Mulberry	1	1
Longford	Woolmers, Woolmers Lane	Picea smithiana	West Himalayan Spruce	1	1
Longford	Bowthorpe, Pateena Road	Ulmus Prcera Ulmus robur	/English Elm / English Oak	36	42
Longford	Christ Church, Wellington Street	Arbutus unendo	Irish Strawberry Tree	1	1
Longford	Christ Church, Wellington Street	Olea europaea	Olive	1	1
Longford	Christ Church, Wellington Street	Prunus lusitanica	Portugese Laurel	1	1
Longford	Toosey Aged and Community Care, 11 Smith Street	Quercus coccinea	Scarlet Oak	1	1
Evandale	Rogers Lane and Russell Street Intersection	Quercus robur	English Oak	4	4
Evandale	Rogers Lane and Russell Street Intersection	Pinus radiata	Radiata pine	1	1

Table 2: Trees assessed in Ross, Church St, March 2019 (species, survey number, location data, diameter breast height (DBH cm) and root total protection zone (TPZ radius in metres)

Scientific name	Common Easting	Survey Northing	Description of location		DBH	TPZ name	No.
Quercus robur	English Oak	1	540726	5346609	Middle of road opposite wool centre southern end	76	9.1
Quercus robur	English Oak	2	540731	5346623	Middle of road opposite wool centre southern end	120	14.4
Ulmus procera	English Elm	3	540745	5346602	East side of road near public toilets opposite wool centre southern end	110	13.2
Fraxinus americanus	White Ash	4	540737	5346642	Middle of road southern end	108	13.0
Ulmus procera	English Elm	5	540739	5346707	West side of Church St, Catholic Church, Bacon Cottage	80	9.6
Ulmus procera	English Elm	6	540742	5346721	West side of Church St, Ross Convenience Store, 40 Church St	95	11.4
Ulmus procera	English Elm	7	540742	5346750	West side of Church St, south side of gateway/driveway	45	5.4
Ulmus procera	English Elm	8	540742	5346753	West side of Church St, north side of gateway/driveway, first of two elms close together	72.3	8.7
Ulmus procera	English Elm	9	540742	5346754	West side of Church St, north side of gateway/driveway, second of two elms close together	55	6.6
Ulmus procera	English Elm	10	540746	5346756	West side of Church St, in stone surround - young tree	17.5	2.1
Ulmus procera	English Elm	11	540752	5346776	West side of Church St, near Ross Village market	67	8.0

Establishing Location of Heritage Trees within Northern Midlands Council							
Ulmus procera	English Elm	12	540754	5346796	West side of Church St, No 32 Holden garage, in stone surround - young tree	28	3.4
Ulmus procera	English Elm	13	540758	5346816	West side of Church St, No 30, in stone surround - young tree	24.8	3.0
Ulmus procera	English Elm	14	540760	5346832	West side of Church St, craft/antique shop in stone surround	74	8.9
Ulmus procera	English Elm	15	540765	5346851	West side of Church St, Post Office, lawn	92	11.0
Ulmus procera	English Elm	16	540769	5346869	West side of Church St, 24 Church St picnic table	108	13.0
Ulmus procera	English Elm	17	540772	5346887	West side of Church St, telephone box - young tree	20	2.4
Ulmus procera	English Elm	18	540777	5346910	West side of Church St, Corner Church and High St	101	12.1
Ulmus procera	English Elm	19	540778	5346933	West side of Church St, Capt. Samuels Cottage	120	14.4
Ulmus procera	English Elm	20	540779	5346959	West side of Church St, Cupids Nest Garden	123	14.8
Ulmus procera	English Elm	21	540784	5346978	West side of Church St, 18 Church St	110	13.2
Ulmus procera	English Elm	22	540789	5346998	West side of Church St, 16 Church St, black lamp post	129	15.0
Ulmus procera	English Elm	23	540792	5347019	West side of Church St, 14 Church St	110	13.2
Ulmus procera	English Elm	24	540797	5347037	West side of Church St, 12 Church St, Reception for Colonial Cottages	100	12.0
Ulmus procera	English Elm	25	540801	5347053	West side of Church St, 10 Church St, Wisteria Café, rubbish bin	97	11.6
Ulmus procera	English Elm	26	540804	5347077	West side of Church St, 8 Church St, Wisteria BnB, picnic table	124	14.9
Ulmus procera	English Elm	27	540807	5347094	West side of Church St, 6 Church St	130	15.0

Establishing Location of Heritage Trees within Northern Midlands Council							
Ulmus procera	English Elm	28	540811	5347113	West side of Church St, 6 Church St, corner Church St and Bajados	116	13.9
Ulmus procera	English Elm	29	540827	5347111	East side of Church St, corner Church St and Bajados, St Johns Anglican Church	126	15.2
Ulmus procera	English Elm	30	540823	5347073	East side of Church St, Collectors Shop	72	8.7
Ulmus procera	English Elm	31	540820	5347055	East side of Church St, 15 Church St Ross Bakery inn	83	10.0
Ulmus procera	English Elm	32	540814	5347032	East side of Church St, Ross Village Bakery	120	14.4
Ulmus procera	English Elm	33	540812	5347006	East side of Church St, 17 Church St, Macquarie Store	65	7.8
Ulmus procera	English Elm	34	540805	5346981	East side of Church St, picket fence and garage	98	11.8
Ulmus procera	English Elm	35	540801	5346964	East side of Church St, 21 Church St, Fernleigh, red roof old stone house	80	9.6
Ulmus procera	English Elm	36	540798	5346944	East side of Church St, 23 Church St small green weatherboard cottage	101	12.0
Ulmus procera	English Elm	37	540795	5346923	East side of Church St, old school	55	6.6
Ulmus procera	English Elm	38	540790	5346905	East side of Church St, corner Church and High St, pruned for power lines	70	8.4
Ulmus procera	English Elm	39	540788	5346886	Corner of and Church St - young tree	13.5	1.6
Ulmus procera	English Elm	40	540783	5346862	East side of Church St, 27 Church St	106	12.8
Ulmus procera	English Elm	41	540778	5346843	East side of Church St, 29 Church St opposite PO	82	9.9
Ulmus procera	English Elm	42	540777	5346826	East side of Church St, between Nos 29-31	113	13.6
Ulmus procera	English Elm	43	540775	5346806	East side of Church St, Bakery 31	29	3.5
Ulmus procera	English Elm	44	540770	5346787	East side of Church St, near Bakery and village green	78	9.4
Ulmus procera	English Elm	45	540765	5346771	East side of Church St, village green	64	7.7
Ulmus procera	English Elm	46	540757	5346754	East side of Church St, village green	88	10.6

Establishing Location of Heritage Trees within Northern Midlands Council							
Ulmus procera	English Elm	47	540754	5346736	East side of Church St, near Ross Hotel garden	100	12.0
Ulmus procera	English Elm	48	540758	5346712	East side of Church St, corner Ross Hotel and garden	140	15.0

Table 3: Trees assessed in Valentine Park, Campbell Town, Russell St Evandale and Youl Rd Perth, March 2019 (species, survey number, location data, diameter breast height (DBH cm) and root total protection zone (TPZ radius in metres)

Town	Scientific name	Common name	Survey No.	Easting	Northing	Description of location	DBH	TPZ
Campbell Town	Fraxinus raywood	Claret Ash	49	540956	5358126	Midland Highway Caltex/subway	58	7.0
	Fraxinus raywood	Claret Ash	50	540947	5358101	Midland Highway corner Valentine Park and Caltex	62	7.5
	Fraxinus raywood	Claret Ash	51	540945	5358091	Midland Highway, near park dog signs and rubbish bins	60	7.2
	Fraxinus raywood	Claret Ash	52	540942	5358073	Midland Highway, near park monument girl with ram	71	8.6
	Fraxinus raywood	Claret Ash	53	540941	5358056	Midland Highway, near pear tree	67	8.1
	Fraxinus raywood	Claret Ash	54	540937	5358041	Midland Highway, corner Commonwealth Lane	48	5.8
	Pyrus communis	Pear	55	540955	5358062	Valentine Park, near monument girl with ram	66	8.0
Evandale	Pinus radiata	Radiata pine	56	520989	5397854	Traffic island 8 Russell St east end	176.4	15.0
	Quercus robur	English Oak	57	520973	5397855	Traffic island 8 Russell St	170.3	15.0
	Quercus robur	English Oak	58	520969	5397853	Traffic island 26 Russell St	60	7.2
	Quercus robur	English Oak	59	520960	5397851	Traffic island 26 Russell St	78	9.4
	Quercus robur	English Oak	60	520952	5397851	Traffic island western end corner Macquarie and Russell St	80	9.6
Perth	Quercus robur	English Oak	61	513805	5397683	71 Youl Road in garden near and overhanging road fence	126	15.2

Table 4 Trees assessed in Bowthorpe, Longford, March 2019 (species, survey number, location data, diameter breast height (DBH cm) and root total protection zone (TPZ radius in metres from the trunk centre)

Scientific name	Common Easting	Survey Northing	Description of location	DBH	TPZ name	No.
Ulmus procera	English Elm	62	508859 5401198	Driveway from near houses to road opposite shed	150	15.0
Ulmus procera	English Elm	63	508865 5401202	Driveway from near houses to road opposite shed	110	13.3
Ulmus procera	English Elm	64	508881 5401214	Driveway from near houses to road, corner to house opposite speed limit sign	120	14.4
Ulmus procera	English Elm	65	508876 5401222	Driveway from near houses to road, opposite 63, corner to small house	122	14.7
Quercus robur	English Oak	66	508855 5401231	Driveway from near houses to road, side driveway opposite small house	145	15.0
Ulmus procera	English Elm	67	508893 5401223	Driveway from near houses to road, side driveway opposite small house	110	13.2
Ulmus procera	English Elm	68	508897 5401234	Driveway from near houses to road, side driveway opposite small house	120	14.4
Ulmus procera	English Elm	69	508897 5401228	Driveway from near houses to road, opposite corner of garden, opposite barking dogs	120	14.4
Ulmus procera	English Elm	70	508907 5401238	Driveway from near houses to road	115	13.9
Ulmus procera	English Elm	71	508905 5401246	Driveway from near houses to road, Launceston side of drive in paddock	125	15.1
Quercus robur	English Oak	72	508915 5401245	Driveway from near houses to road, small tree	36	4.3

Establishing Location of Heritage Trees within Northern Midlands Council							
Ulmus procera	English Elm	73	508921	5401252	Driveway from near houses to road, next to wooden gate	87	10.5
Ulmus procera	English Elm	74	508919	5401256	Driveway from near houses to road, opposite wooden gate	86	10.4
Ulmus procera	English Elm	75	508932	5401265	Driveway from near houses to road, Launceston side of drive in drive	140	15.0
Ulmus procera	English Elm	76	508939	5401270	Driveway from near houses to road, Launceston side of drive in drive	112	13.5
Ulmus procera	English Elm	77	508956	5401273	Driveway from near houses to road, opposite hay shed	78	9.4
Quercus robur	English Oak	78			Corner of hay shed Launceston side	97	11.7
Ulmus procera	English Elm	79	508957	5401281	Driveway from near houses to road, next to 76 off drive inside paddock	67	8.1
Ulmus procera	English Elm	80	508966	5401284	Driveway from near houses to road, corner in front of white fence	66	8.0
Ulmus procera	English Elm	81	508977	5401297	Driveway from near houses to road, centre Bowthorpe gateway	97	11.7
Ulmus procera	English Elm	82	508977	5401297	Driveway from near houses to road, Bowthorpe gateway	82	9.9
Quercus robur	English Oak	83	508963	5401338	Paddock beyond hay shed near road	97	11.7
Quercus robur	English Oak	84	508949	5401379	Paddock beyond hay shed near road	106	12.8
Quercus robur	English Oak	85	508943	5401400	Paddock beyond hay shed near road	125	15.1
Quercus robur	English Oak	86	508980	5401278	towards Longford near white fence	125	15.1
Ulmus procera	English Elm	87	508977	5401265	towards Longford along road-paddock edge	110	13.2
Ulmus procera	English Elm	88	508986	5401248	towards Longford along road-paddock edge	108	13.0
Quercus robur	English Oak	89	508987	5401241	towards Longford along road-paddock edge	110	13.3
Ulmus procera	English Elm	90	508993	5401229	towards Longford along road-paddock edge	127	15.3
Ulmus procera	English Elm	91	508995	5401216	Launceston side of old gate and two pines	80	9.6

Establishing Location of Heritage Trees within Northern Midlands Council							
Ulmus procera	English Elm	92	508996	5401215	Longford side of old gate near two pines	80	9.6
Ulmus procera	English Elm	93	508999	5401201	continuing along same fenceline as above	148	17.8
Ulmus procera	English Elm	94	509003	5401182	continuing along same fenceline as above	115	13.9
Quercus robur	English Oak	95	509004	5401173	corner of tree line on road	105	12.7
Ulmus procera	English Elm	96	509005	5401173	line of trees towards river	105	12.7
Ulmus procera	English Elm	97	508997	5401173	line of trees towards river	105	12.7
Quercus robur	English Oak	98	508989	5401173	line of trees towards river	90	10.8
Quercus robur	English Oak	99	508979	5401165	line of trees towards river	120	14.4
Quercus robur	English Oak	100	508971	5401165	near stone pines	136	16.4
Quercus robur	English Oak	101	508932	5401139	near house	140	15.0
Quercus robur	English Oak	102	508919	5401145	near house	140	15.0
Quercus robur	English Oak	103	509024	5401130	corner of dressage arena, on road, near telegraph pole	140	15.0
Ulmus procera	English Elm	104-116	509079	5401000	13 Elms along the road, from easting and northing of HT No 103-116	~110-125	~15

Establishing Location of Heritage Trees within Northern Midlands Council

Table 5 Trees assessed in Toosey Aged Care, Christ Church and Woolmers, Longford, March 2019 (species, survey number, location data, diameter breast height (DBH cm) and root total protection zone (TPZ radius in metres)

Location	Scientific name	Common name	Survey No.	Easting	Northing	Description of location	DBH	TPZ
Christ Church	<i>Olea europaea</i>	Olive	117	510065	5395224 5395300	Southern side of church, near cemetery and footpath	46.8	5.6
	<i>Arbutus undendo</i>	Irish Strawberry Tree	118	510104		In church yard, between footpaths north side of church, under power line	71.9	8.6
	<i>Prunus lusitanica</i>	Portuguese laurel	119	510100	5395321	In church yard, between footpaths north side of church	69.7	8.4
Toosey Aged Care	<i>Quercus coccinea</i>	Scarlet Oak	120	509922	5395413	In garden of Toosey Aged Care Home	195	15.0
Woolmers	<i>Morus nigra</i>	Mulberry	121	512299	5391781	West side of homestead	64.5	7.7
	<i>Picea smitheana</i>	West Himalayan Spruce	122	512295	5391708	River side of homestead	231.3	15.0
	<i>Mespilus germanica</i>	Medlar	123	512477	5391577	Workers Cottage, river side, shrub but part of the hedge	18.9	2.3

3.2 Mapped locations of trees assessed

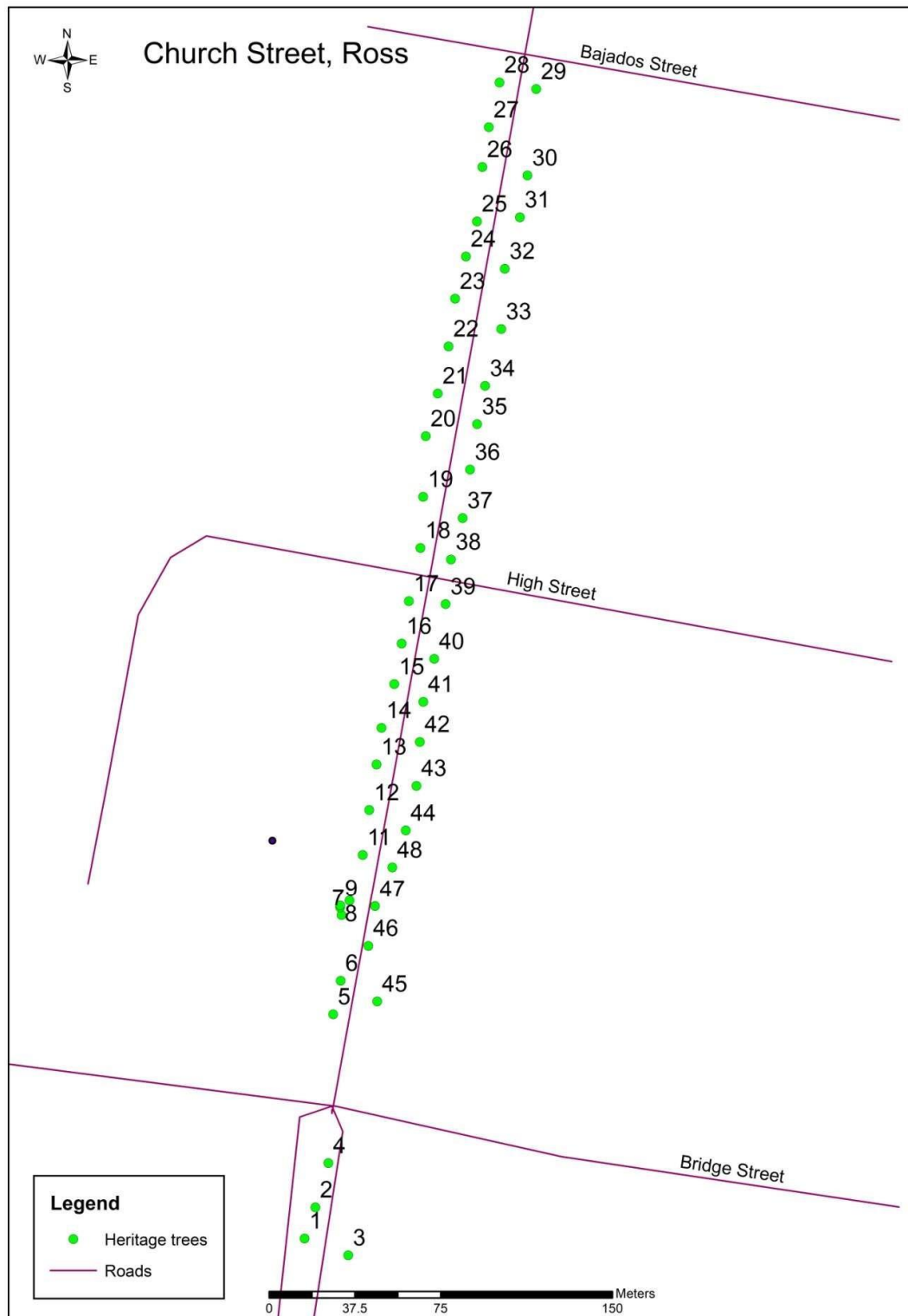


Fig. 2 Church Street, Ross



Fig. 3 Valentine Park, Campbell Town

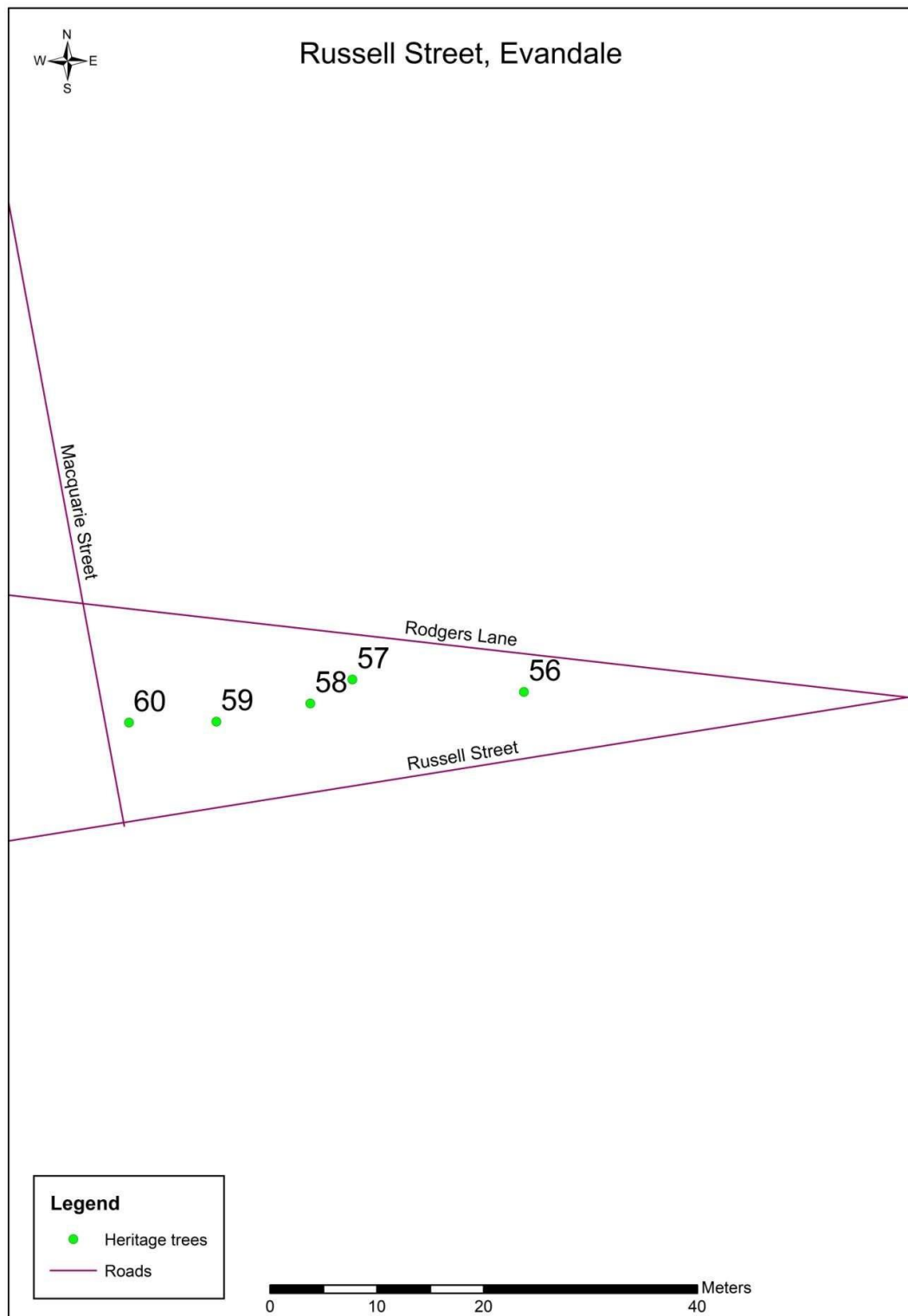


Fig. 4 Russell Street, Evandale

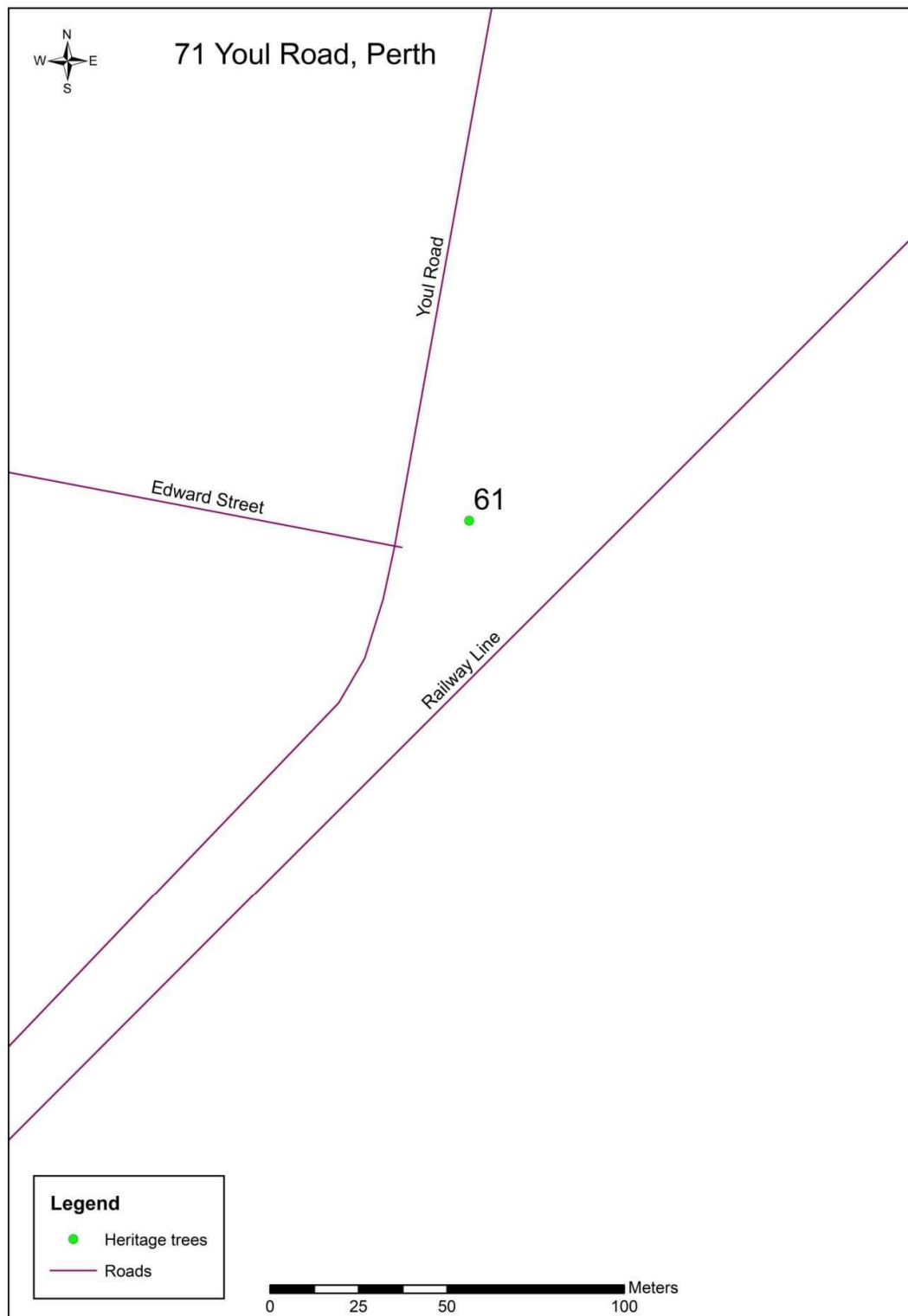


Fig. 5 71 Youl Road, Perth

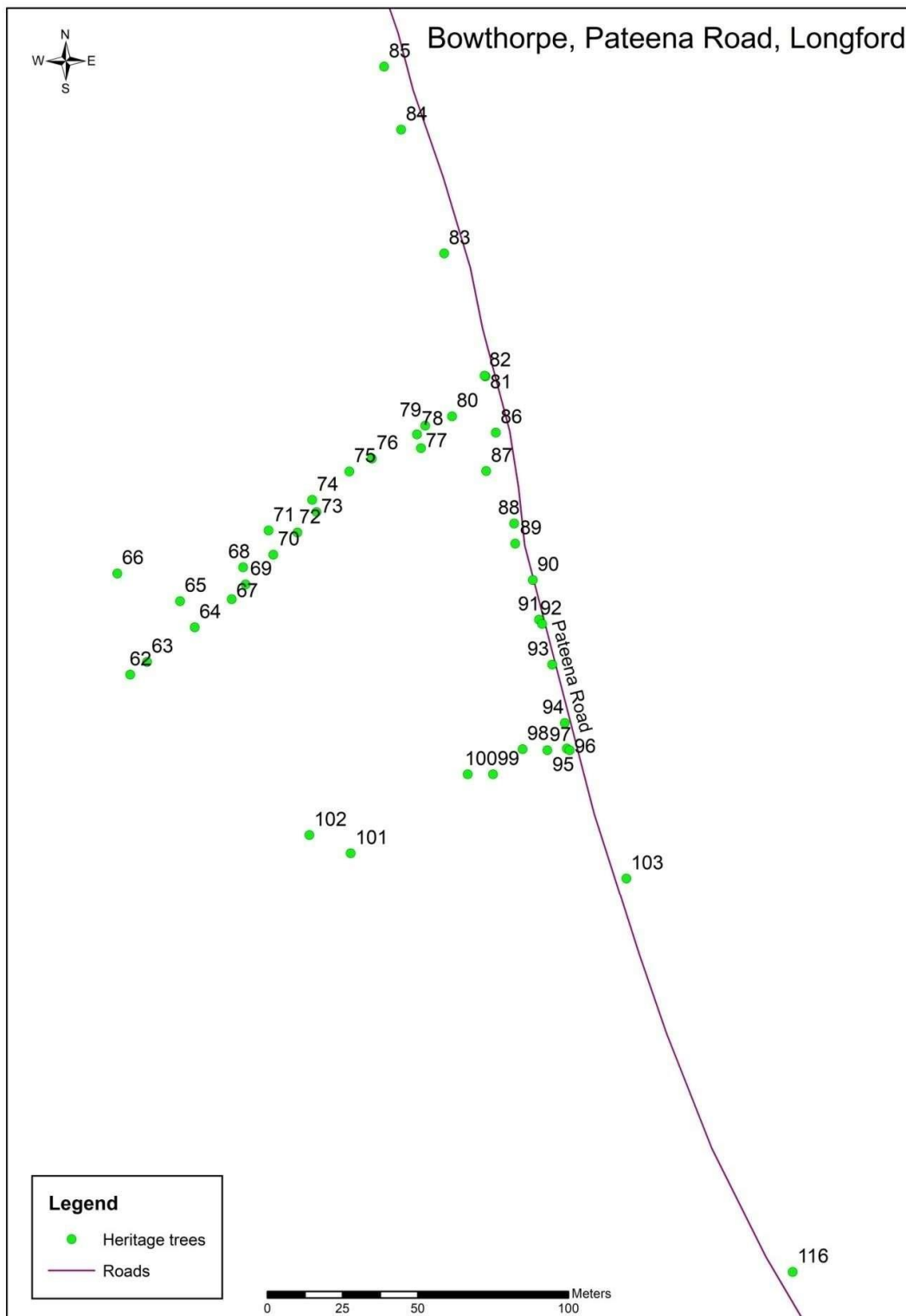


Fig. 6 Bowthorpe, Pateena Road, Longford

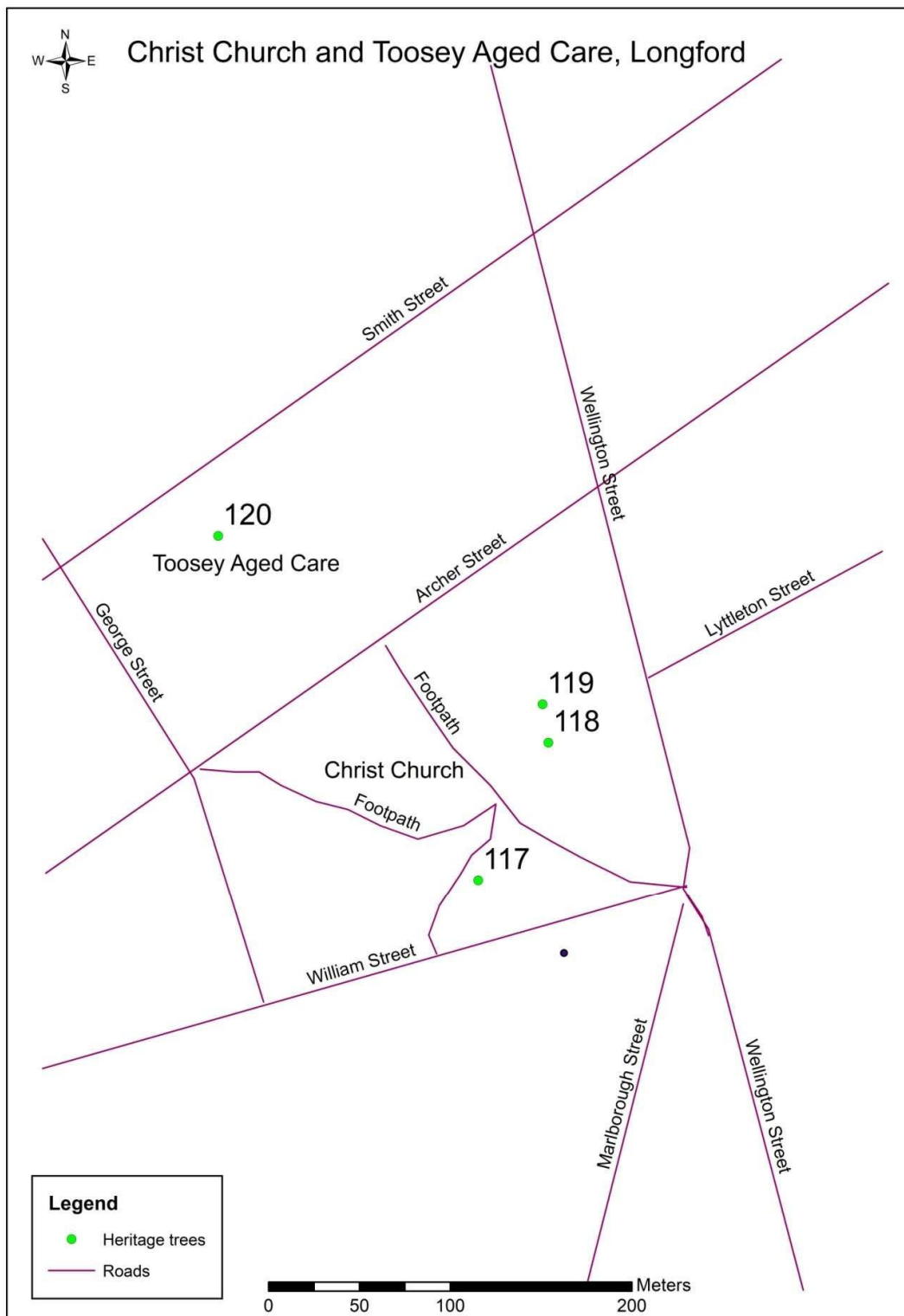
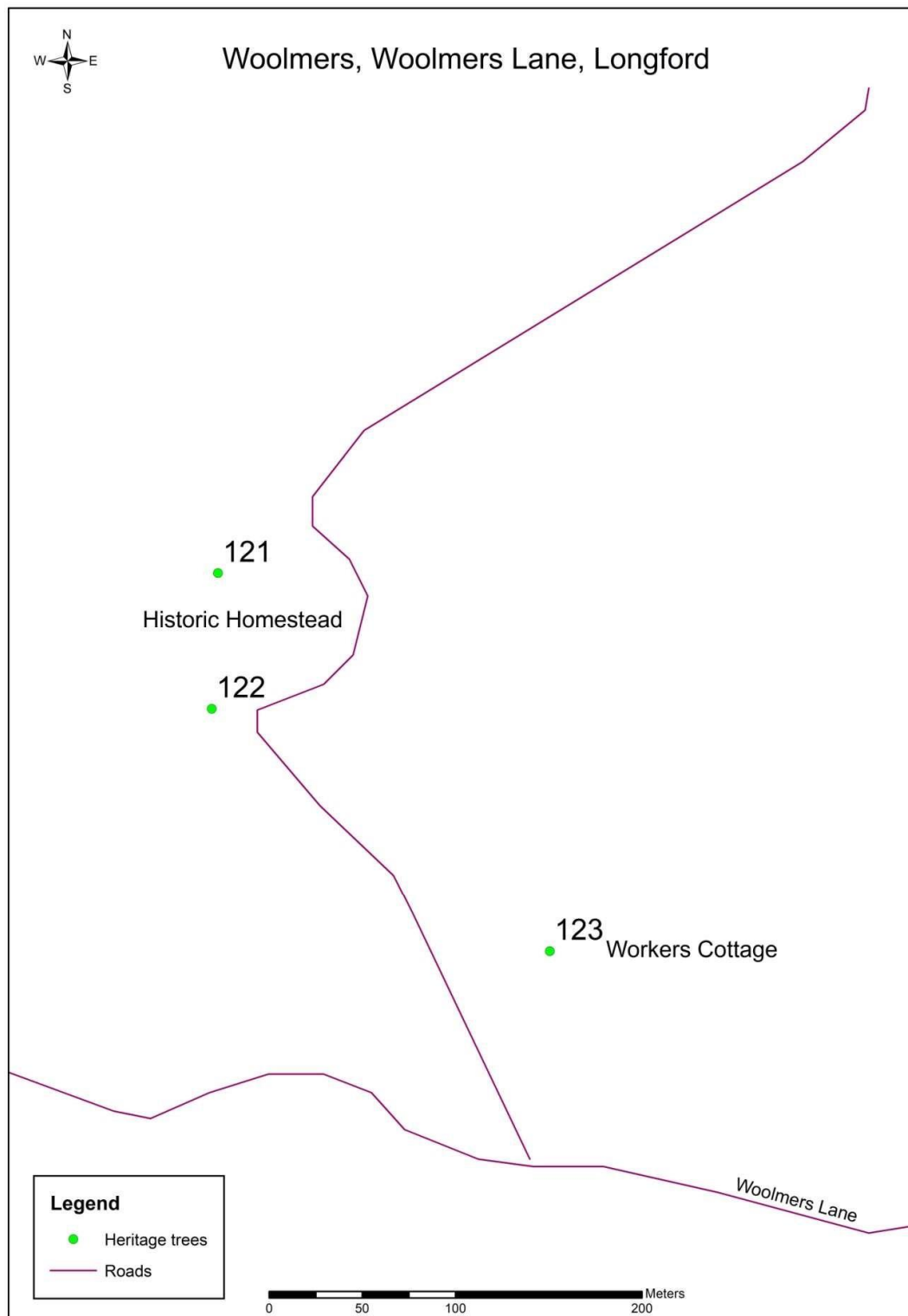


Fig. 7 Christ Church and Toosey Aged Care, Longford



4 References

Coombes, A. J. (1992) Trees, Dorling Kindersley Limited, 80 Strand, London, WC2R ORL

Council Arboriculture Victoria:

<http://www.councilarboriculturevictoria.com.au/multi-stem-calculator/>

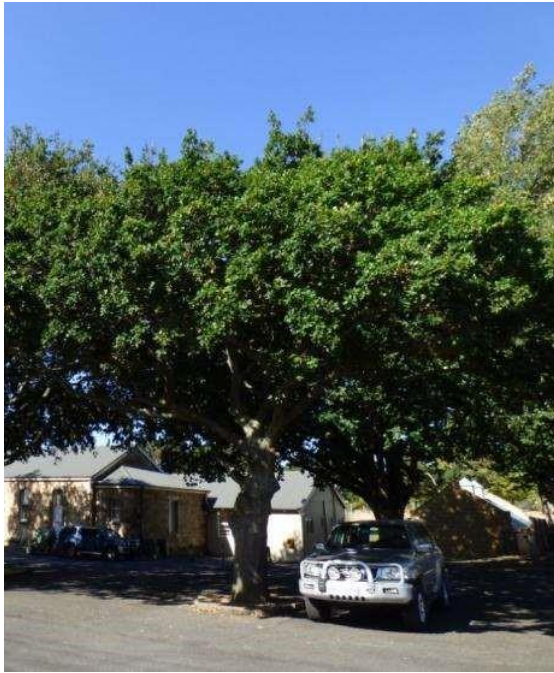
EGN 425 TPZ and SRZ AUSGRID calculator:

<https://enviro.ausgrid.com.au/-/media/.../EGN-425-TPZ--SRZ-Calculator.xls?la...>

National Trusts Register of Significant Trees

<https://www.nationaltrust.org.au/services/significant-tree-register/> <https://trusttrees.org.au/>

5 Appendix



1HT_Ross_Oak_P1150268



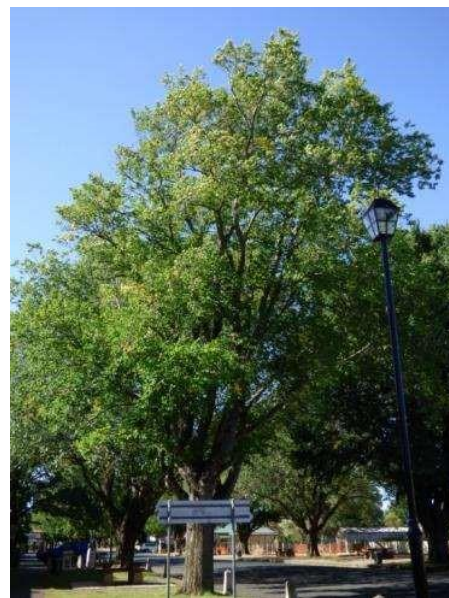
3HT_Ross_Elm_P1150269



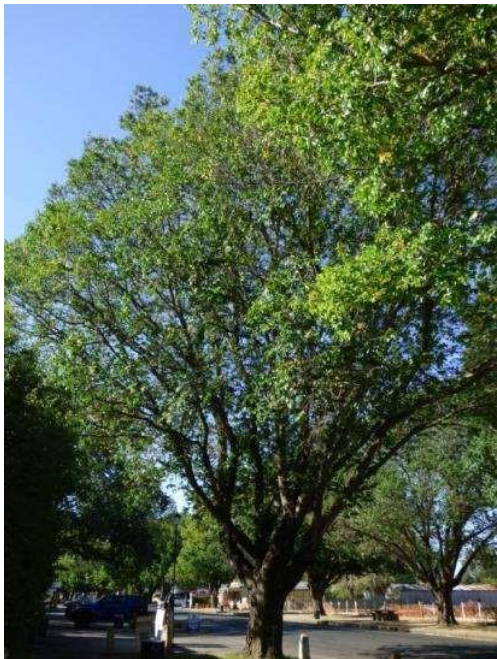
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2HT_Ross_Oak_P1150271



5HT_Ross_Elm_P115 0272



6HT_Ross_Elm_P1150273

7

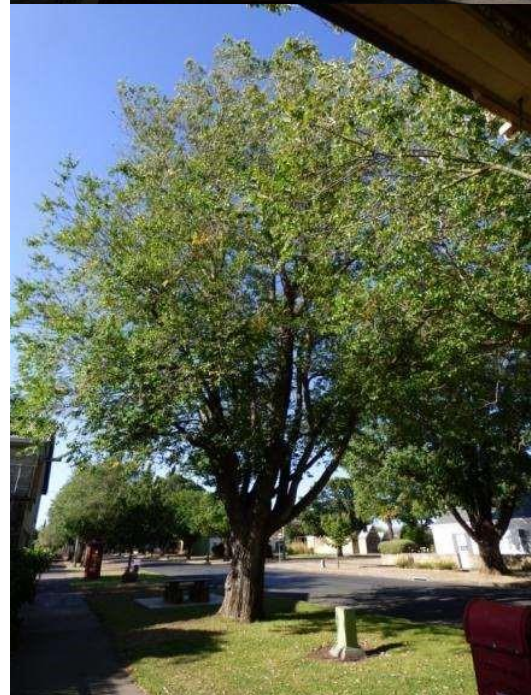
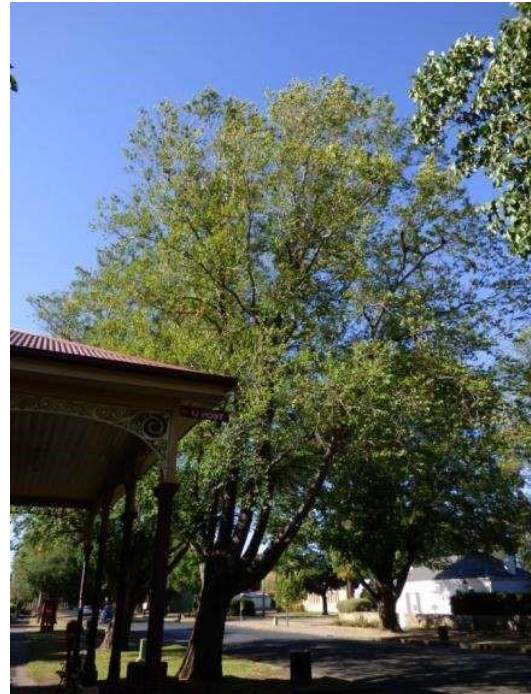
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9

10



7-8-9-10-HT_ Elm_Ross_P1150277



11HT_Ross_Elm_P1150279

15HT_Ross_Elm_P1150284

12HT_Ross_Elm_P1150281

13HT_Ross_Elm_P1150282

16HT_Ross_Elm_P1150286

14HT_Ross_Elm_P1150283



17HT_Ross_Elm_P1150287



21HT_Ross_Elm_P1150292



18HT_Ross_Elm_P1150289



22HT_Ross_Elm_P1150293



19HT_Ross_Elm_P1150290



23HT_Ross_Elm_P1150294



20HT_Ross_Elm_P1150291



24HT_Ross_Elm_P1150295



25HT_Ross_Elm_P1150296



28HT_Ross_Elm_P1150299

26HT_Ross_Elm_P1150297



29HT_Ross_Elm_P1150304



27HT_Ross_Elm_P1150298



31HT_Ross_Elm_P1150306

30HT_Ross_Elm_P1150305



35HT_Ross_Elm_P1150310



32HT_Ross_Elm_P1150307



36HT_Ross_Elm_P1150311



33HT_Ross_Elm_P1150308



37HT_Ross_Elm_P1150312



34HT_Ross_Elm_P1150309



38HT_Ross_Elm_P1150313



39HT_Ross_Elm_IMG_0242



43HT_Ross_Elm_P1150321



40HT_Ross_Elm_P1150317



44HT_Ross_Elm_P1150322



41HT_Ross_Elm_P1150318



45HT_Ross_Elm_P1150323



42HT_Ross_Elm_P1150319



46HT_Ross_Elm_P1150324



47HT_Ross_Elm_P1150325



48HT_Ross_Elm_P1150326

Extra trees (potential heritage trees) in Ross not assessed this survey:



Elms_Ross_HighSt_East_P1150316

Elms_Ross_BajadosSt_East_P1150301

Elms_Ross_HighSt_West_P1150315

Elms_Ross_BajadosSt_West_P1150303



Elms_Ross_ChurchSt_North_P1150300



49HT_CampTown_ClaretAsh_P1150331



53HT_CampTown_ClaretAsh_P1150327



50HT_CampTown_ClaretAsh_P1150330



54HT_CampTown_ClaretAsh_P1150332



51HT_CampTown_ClaretAsh_P1150329



55HT_CampTown_Pear_P1150333



52HT_CampTown_ClaretAsh_P1150328



56HT_Evandale_RadiataPineP1150340



59HT_Evandale_Oak_P1150337

57HT_Evandale_Oak_P1150339

60HT_Evandale_Oak_P1150336





58HT_Evandale_Oak_P1150338

61HT_Perth_Oak_
1420



62HT_Bowthorpe_Elm_1421



64HT_Bowthorpe_Elm_1423

63HT_Bowthorpe_Elm_1422

65HT_Bowthorpe_Elm_1424



66HT_Bowthorpe_Oak_1428

68HT_Bowthorpe_Elm_1431



67HT_Bowthorpe_Elm_1430

69HT_Bowthorpe_Elm_1432



70HT_Bowthorpe_Elm_1433



72HT_Bowthorpe_Elm_1436



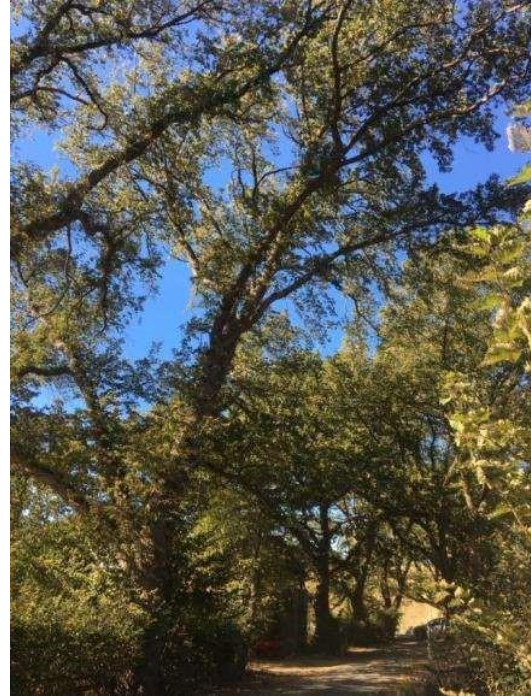
71HT_Bowthorpe_Elm_1435



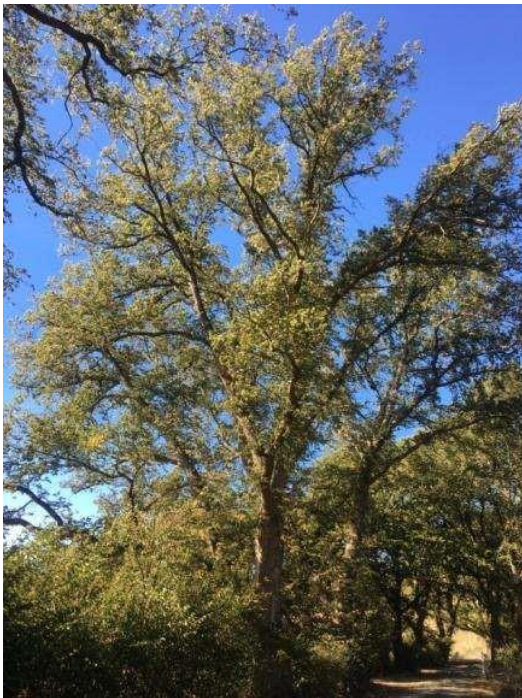
73HT_Bowthorpe_Elm_1437



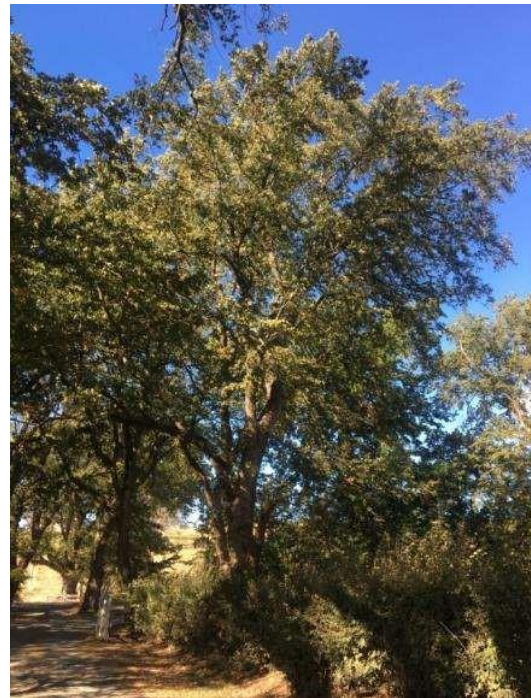
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76HT_Bowthorpe_Elm_
1443



75HT_Bowthorpe_Elm_ 1442



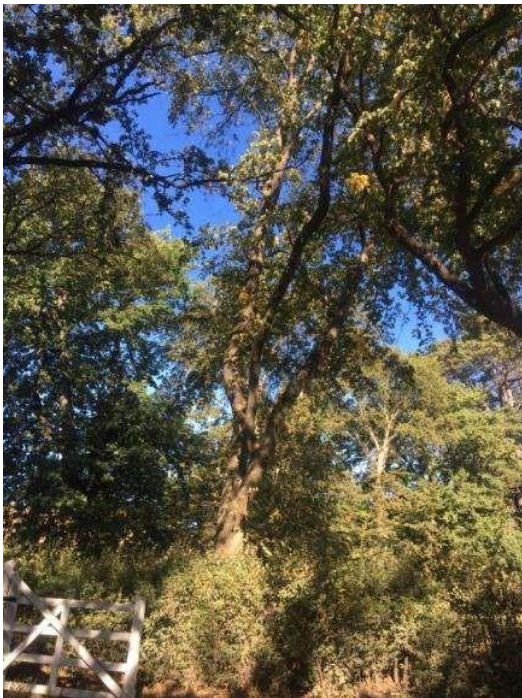
77HT_Bowthorpe_Elm_ 1444



78HT_Bowthorpe_Elm_1445



80HT_Bowthorpe_Elm_
1451



79HT_Bowthorpe_Elm_1449



81HT_Bowthorpe_Elm_1453



82HT_Bowthorpe_Elm_ 1455



85HT_Bowthorpe_Oak_ 1461



86HT_Bowthorpe_Oak_ 1464



83HT_Bowthorpe_ Oak_1459



84HT_Bowthorpe_Oak_ 1460



87HT_Bowthorpe_Elm_ 1465



89HT_Bowthorpe_
Oak_1468



88HT_Bowthorpe_Elm_ 1466



90HT_Bowthorpe_Elm_ 1471



91HT_Bowthorpe_ Elm_ 1473



93HT_Bowthorpe_ Elm_
1476



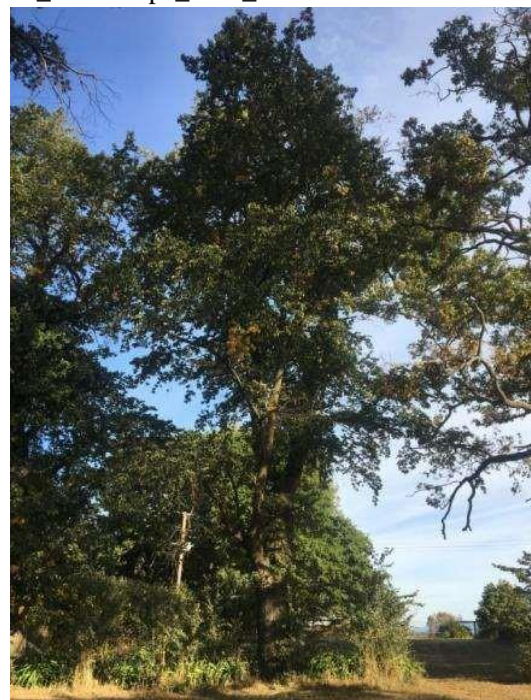
92HT_Bowthorpe_ Elm_ 1475



94HT_Bowthorpe_ Elm_ 1477



95HT_Bowthorpe_ Elm_1479



97HT_Bowthorpe_ Oak_
1483



96HT_Bowthorpe_Elm_1482



98HT_Bowthorpe_Oak_1484



101

102



101HT_102HT_Bowthorpe_Oak_1489



99HT_Bowthorpe_Oak_1485

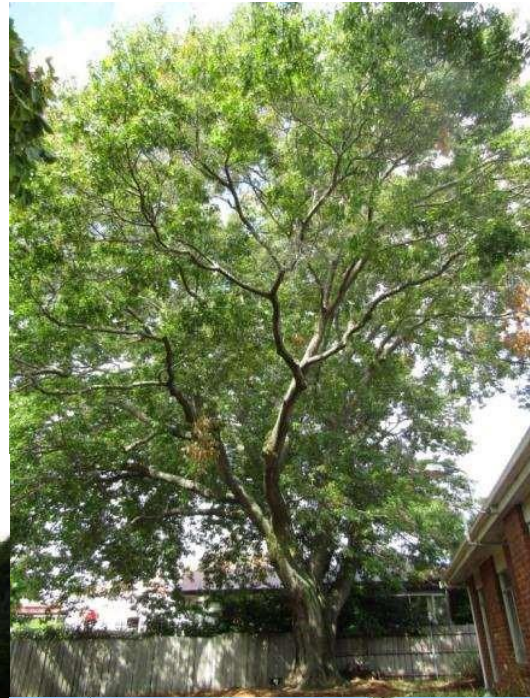
103HT_Bowthorpe_Oak_ 1495

100HT_Bowthorpe_ Oak_ 1486

104-116HT_Elm_Bowthorpe_ Elm_ 1494



117HT_Longford_Olive_0212



120HT_Longford_ScarletOak_0226



118HT_Longford_Strawberry_0215

121HT_Longford_Mulberry_0228

119HT_Longford_PortLaurel_0216



122HT_Longford_WHSpruce_0235



123HT_Longford_Medlar_0240