

2nd June 2022

Tasmanian Planning Commission
Via email: tpc@planing.tas.gov.au

Dear Sir/ Madam

Re: Draft Local Provisions Schedule Representations (LPS) – Mr Hugh Mackinnon, regarding land in Perth (174678/1 and 173776/1)

PDA Surveyors, Engineers and Planners have been engaged to represent Mr Hugh Mackinnon at the Northern Midlands Council (the **Council**) LPS hearings. We submit this supplementary information in response to the Section 35F(1) report prepared by JMG Engineers and Planners on behalf of the Council.

The following statement is contained within the Council s. 35 report in response to Mr MacKinnon's submission.

Representation reference no.49	Hugh C Mackinnon regarding land in Perth (174678/1 and 173776/1)
Matter(s) raised	That part of the land be zoned General Residential, and part of the land General Residential/Future Urban.
Planning Authority response	<p>The Minister for Planning has consistently advised Councils that the State Government's position is that the LPS process is not a suitable opportunity to undertake significant strategic land use planning reviews. This is clearly identified in the Minister's Advisory Statement from June 2017:</p> <p>"The current process of preparing draft LPS's to give effect to the Tasmanian Planning Scheme is a priority for the Government and the efficient conversion of current interim planning schemes to the LPSs should not be unnecessarily complicated by the introduction of strategic changes that are not related to the facilitation of that process."</p> <p>This is not to preclude or diminish the importance of undertaking these strategic land use planning reviews, rather it identifies that this will largely occur outside of the LPS process, with the drafting of the LPS broadly emphasising administrative translation over strategic improvements.</p> <p>Council recognises the need to undertake contemporary review and development of strategic land use plan(s), and such work will occur after the LPS process is completed. Such wider strategic changes can be considered as part of the usual planning scheme amendment process under LUPAA, where there is appropriate strategic planning to support those changes.</p>
Recommended action	No modifications to the draft LPS required.
Effect on recommendations of the draft LPS	The Planning Authority recommendation has no impact on the implementation of the draft LPS as a whole, and the Planning Authority is satisfied that the LPS criteria in Section 34(2) of LUPAA are maintained.

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The Council's response relies on a statement issued by the relevant Minister in **2017**, which indicated that the LPS process is not a *'suitable opportunity to undertake significant strategic land use planning reviews'*. The response states that the *'Council recognises the need to undertake contemporary review and development of strategic land use plan(s), and such work will occur after the LPS process is completed. Such wider strategic changes can be considered as part of the usual planning scheme amendment process under LUPAA, where there is appropriate strategic planning to support those changes.'*

In regards to the first comment, much has changed in the land use environment since 2017. Levels of homelessness, housing (in)affordability and housing stress are at levels never before seen in Tasmania. This was recognised in the 2022 Premier's State of Address which indicated that the Tasmanian Planning Commission would be provided with legislated amendments that allow consideration of more contemporary growth forecasts when considering rezoning land. Further, it was stated that *'rezoning proposals for residential development will be able to be considered on their merits without needing to wait for the full review of our regional land-use strategies to be completed and without compromising sound planning processes'*. The subject land is located within the supporting consolidation area and falls within the parameters as suitable for rezoning consideration.

In response to the second point regarding the need for strategic analysis and planning prior to the Council being able to apply a change in zoning, we respectfully raise that Council has already carried out the strategic work that directly involves our client's land, and it has been identified for future residential use. This is shown in the Perth Structure Plan (2017). The client has also independently commissioned an extensive land use review and farm management plan. This was prepared by *Planning and Environmental Consultants R.J Graham* and associates to review options for the property known as 'Mountford'. It concluded that the subject land was not suitable for any form of rural activity, given its separation from the Parent title by the highway, and it should logically be included as part of the Perth township. That report suggested a commercial rezoning for potentially a retirement village and indicated that land not utilised for the retirement village is suitable for urban development. A copy of that report, 'The Mountford Development Plan' is provided as Attachment 1. The site also appears more recently in the Perth Sporting Master Plan although it is difficult to follow which piece of strategic work overrides the other as both the Perth Structure Plan and the Sporting Master Plan form part of the Councils Strategic projects list which is being used to attract State and Federal funding to the region.

Our client has requested that we relay that he holds serious concerns about the process. The Perth Structure plan suggests that Council would acquire land in this area to carry out their own development and the Perth Sporting Masterplan shows the land earmarked to be acquired for a Sporting precinct. Either way, the Council have indicated that it intends to attempt to purchase the land. Our client has advised us that he became aware that the Council identified his land as the site for a future sporting precinct through a letter from the Mayor's office dated June 2021 (Attachment 3). He has since had several conversations with the Council regarding the possibility of them buying the land. However, he has not agreed to sell it given he had already commenced an application to rezone the land for residential purposes. This application was lodged with the Council several months ago but PDA have not received any correspondence or contact from the Council regarding the application.



- 7 Extend the local connector road network to provide a logical road layout within the new development areas (South Perth and Sheepwash Creek), which is well integrated with the surrounding road network.

Figure 1 & 2: Extract from the Perth Structure Plan showing the subject site – (7) and description for (7)

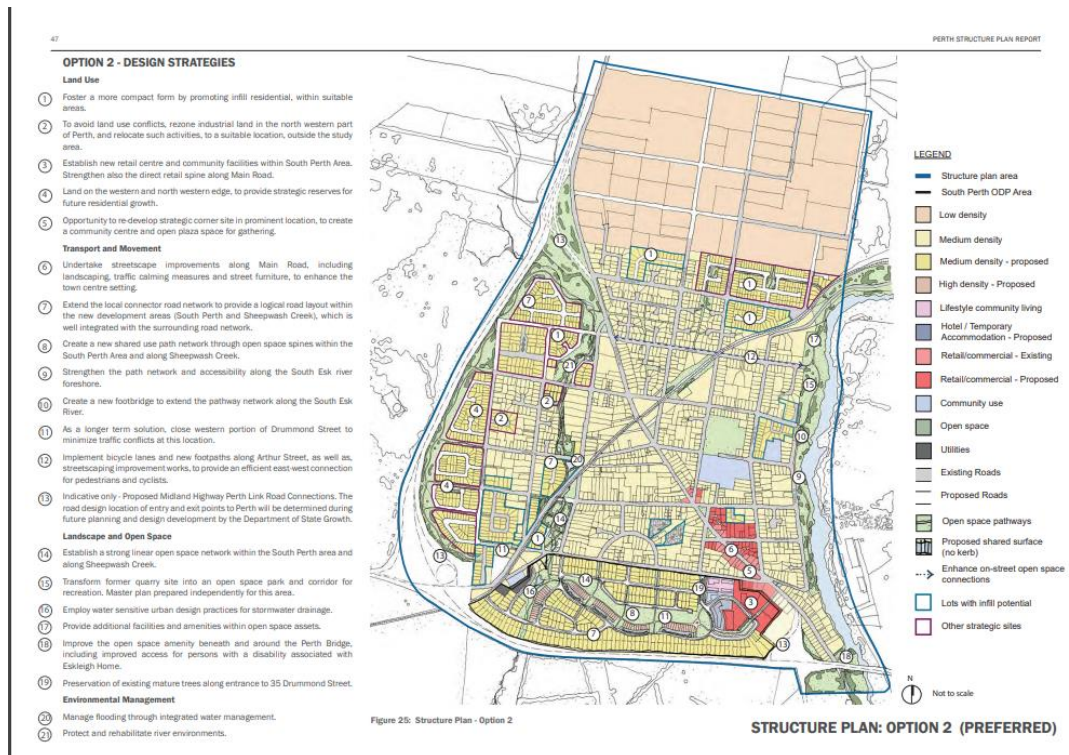


Figure 3: Structure Plan Option 2 (preferred) – Perth Structure Plan page 47

SHEEPWASH CREEK					
2.1	Prepare detailed flooding study and stormwater strategy for the Sheepwash Creek area.	High	X		NMC / EC
2.2	Commence negotiations with land owners to acquire land along Sheepwash Creek, to deliver further proposed lots.	High	X		NMC / LO
2.3	Engage external consultant to prepare detailed design package for Sheepwash Creek area, including final subdivision.	Medium		X	NMC / LO / EC
2.4	Release land parcels for sale.	Medium		X	NMC / LO / EC
2.5	Establish ongoing maintenance and upkeep responsibilities, based on land ownership arrangement.	Medium		X	NMC

Figure 4: Reference in the Structure plan to Council acquiring land in the vicinity of the subject land and carrying out development

Based on the landowner's concerns above and his own established plans to develop the subject site for residential purposes, the landowner engaged PDA in 2021 to prepare a rezoning application for the subject land. This application was lodged with the Council on 30 March 2022. However, the Council engaged an independent valuer to carry out a site valuation around the same time. The report has been provided to the client, and the value is extremely low compared to current market values for similar-sized land parcels on the market. Whilst the report acknowledges that the site is identified for future residential use, it also concludes that the flood layer over the area limits the residential potential. Our client is concerned that this valuation has been carried out on superseded flood modelling provided to the valuer by the Council despite the new modelling showing a greatly reduced risk and extent of flooding.

Section 8A Guidelines – LPS Zone and Code application

A review of the guidelines as they apply to the two titles subject to this submission are provided below. Both sections of these titles are shown in the Perth Structure Plan as suitable for residential development due to the separation from the parent title by the highway, the ability to service the lots fully and their location adjoining existing

174678/1

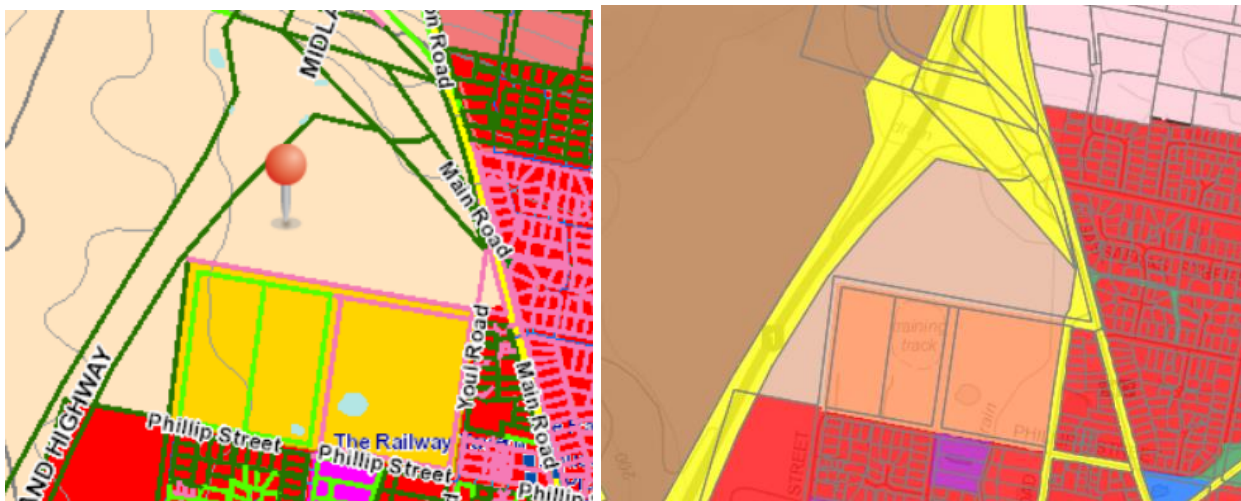
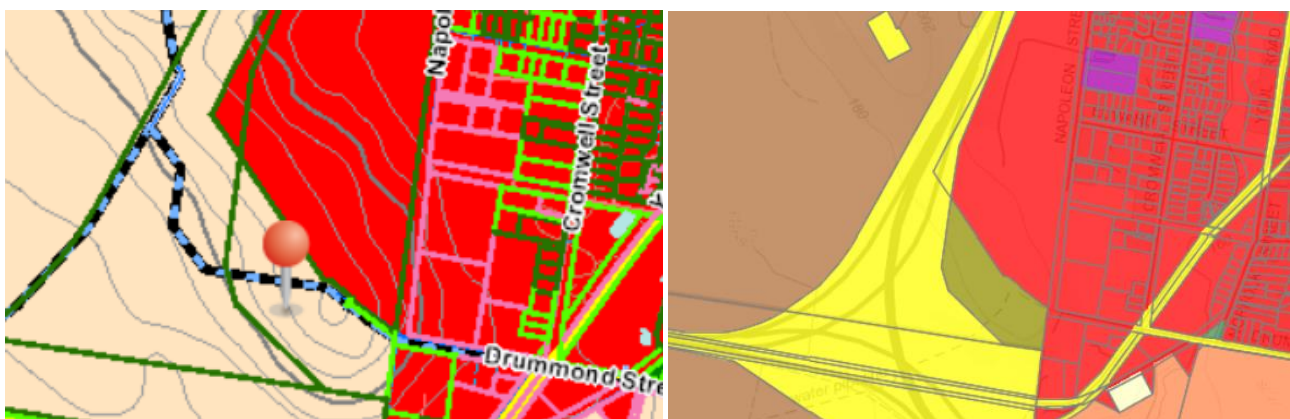


Figure 5 & 6 – Section of title 174678/1- currently Rural Resource – proposed to be Rural under the LPS

Title 173776/1



Figures 7 & 8 – Section of title 173776/1 -currently Rural Resource- proposed to be Landscape Conservation

Zone	Zone Purpose	Zone Application Guideline
Rural (Current zone) <u>174678/1</u>	<p>The purpose of the Rural Zone is:</p> <p>20.1.1 To provide for a range of use or development in a rural location:</p> <p>(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</p> <p>(b) that requires a rural location for operational reasons;</p> <p>(c) is compatible with agricultural use if occurring on agricultural land;</p> <p>(d) minimises adverse impacts on surrounding uses.</p> <p>20.1.2 To minimise conversion of agricultural land for non-agricultural use.</p> <p>20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</p>	<p>RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.</p>
Planners Response <p>The application of the Rural zone to title 174678/1 is inconsistent with RZ1 which indicates that the zone should not be applied to land in non-urban areas. The land is located within an urban area, in fact it adjoins the residential zone on the southern boundary and is separated by a road on the eastern boundary. Land set aside for Future Urban development is located in between and should be considered now as residential zoned as it is currently developed with residential dwellings.</p>		
General Residential Zone (Or Future Urban Zone subject to current rezoning application) (Proposed Zone) <u>174678/1</u>	<p>The purpose of the General Residential Zone is:</p> <p>8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</p> <p>8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>8.1.3 To provide for non-residential use that:</p> <p>(a) primarily serves the local community; and</p> <p>(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and</p>	<p>GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</p> <p>(a) are not targeted for higher densities (see Inner Residential Zone); and</p> <p>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</p> <p>GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <p>(a) within the General Residential Zone in an interim planning scheme;</p> <p>(b) within an equivalent zone under a section 29 planning scheme; or</p> <p>(c) justified in accordance 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; and</p>

	<p>movement, or other off site impacts.</p> <p>8.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</p> <p>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</p> <p>GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p>
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Planners Response

The application of the General Residential zone, or the Future Urban Zone is appropriate for the subject site and meets the test at GRZ1, GRZ2 and GRZ3.

GRZ1: the site is not targeted for higher densities and is able to be connected to reticulated services;

GRZ2 (c): the site is subject to several strategic planning reviews with the recommendations for it to be utilised as residential land incorporated into the Perth Structure Plan. Those relevant strategic documents include the Northern Midlands Council Development Strategy 2018-2038, the clients independent review 'Mountford Development Plan' and PDA Surveyor Engineers and Planners planning assessment/ application to rezone the land.

(d) the land can be connected to reticulated water and sewer.

It is noted that a site that meets the above criteria could have the Future Urban Zone applied to it if it met the above criteria but required additional strategic analysis. Our client would be content with the application of the Future Urban zone, given he has already commenced a rezoning application which is currently with the Council awaiting a response.

Correspondence between the Planning Commission and Council on LPS zone application (GRZ/FUZ) to this site covered issues such as the ability to service the site, the fact it sat outside the Urban Growth Boundary but within the supported consolidation area, the lot yield potential, confirmation of the applications consistency with RSN-A1 of the regional strategy and whether the land was suitable for residential zoning given its location in the flood-prone overlay.

The Council indicated in their response that the subject land is considered to be part of the Supporting Consolidated Land compliant with RSN-A2 and is able to be serviced compliant with RSN-A4. Further, it was anticipated that the site (shown as (d) on Attachment 4 would be incorporated into the future residential development.

Landscape Conservation	<p>22.1.1 To provide for the protection of conservation and management of landscape values</p> <p>22.1.2 To provided for compatible use or development that does not adversely impact on the protection, conservation</p>	<p>LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small-scale use or development may be appropriate.</p> <p>LCZ 2 The Landscape Conservation Zone may be applied to:</p>

	and management of the landscape values.	<p>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</p> <p>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</p> <p>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</p>
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Planners Response

LCZ1 – The subject site does not contain landscape value identified through any layers on listmap. Sheep Wash creek meanders through the title along the eastern boundary but this is not an unusual natural feature and does not warrant applying the LCZ to the entirety of the lot.

LCZ2 – (b) flood mapping of the area shows that inundation from Sheep Wash Creek is an issue but not one that engineering mitigations could not address. It is noted that the flood study was prepared after the Perth Structure plan but before the Sporting Precinct plan, and Council has still identified the parcel of land suitable for development.

The landowner has obtained a copy of a flood study report completed by ipd consulting for Shaw Contracting in 2018. This report was prepared when the highway was constructed through this area and the 1 in 100-year modelling is addressed. It is noted that a dam on the landowner balance property plays a role in the stormwater management of the area and there is the capacity for increased detention if needed. A copy of the 1 in 100 AEP Flood modelling produced by that study for before and after the highway upgrades is provided below.

Council staff have advised PDA that updated flood modelling has been carried out after the highway works were completed and the 1 in 100 AEP forecast has not changed from the original modelling. When asked if PDA could review a copy of the modelling, we were advised that it cannot be released because the Council for public review has not endorsed it. The Planning Commission might request a copy of the updated modelling to confirm various assumptions made and apply the flood-prone areas code.

Our client is concerned that the outdated modelling is being relied upon to support the Council's acquisition of the property with limited potential, despite various strategic plans identifying it as suitable for residential development.

Zone	Zone Purpose	Zone Application Guideline
30. Future Urban Zone	<p>30.1.1 To identify land intended for future urban use and development.</p> <p>30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.</p> <p>30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.</p>	<p>FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, 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.</p> <p>FUZ 2 The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.</p>

		<p>FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land.</p> <p>FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.</p>
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Planners Response

As discussed in this report, the subject site is shown in the Perth Structure Plan as being an area of residential growth. The site is shown with a proposed subdivision layout on it, and reference is made to the integration of the site into the road network. The Perth Structure Plan indicates that the Council intends to acquire land along Sheep Wash Creek Road in order to develop and sell the lots. Our clients land appears again in the Perth Sports Precinct Master Plan as being identified by Council as an area to acquire to create a Sporting hub for the community.

Our client engaged PDA in 2021 to prepare a rezoning application for the land in line with the Perth Structure Plan. That application was lodged with Council in March 2022, but no communications have been received from the Council as to the progress of that application despite statutory time frames for requests for information.

A copy of the rezoning application can be made to the Commission if required as part of this process.

Code	Code Purpose	Code Application Guidelines
Flood Prone Hazard Areas	<p>C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:</p> <p>(a) people, property and infrastructure are not exposed to an unacceptable level of risk;</p> <p>(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and</p> <p>(c) it does not increase the risk from flood to other land or public infrastructure.</p> <p>C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.</p>	<p>The Flood-Prone Hazard Areas Code is applied by reference to a flood-prone hazard area overlay. There is currently no statewide mapping of land potentially susceptible to flooding risks to guide the application of the overlay.</p> <p>Guidelines for applying the Flood-Prone Hazard Area overlay</p> <p>FPHAZ 1 The flood-prone hazard area overlay should be applied to areas known to be prone to flooding, particularly areas known to be within the 1 per cent annual exceedance probability (AEP) level.</p> <p>FPHAZ 2 In determining the extent of the flood-prone hazard area overlay, planning authorities may utilise their own data, including any equivalent overlay contained in an interim planning scheme or section 29 planning scheme for that municipal area, or data from other sources.</p>

Planners Response

As mentioned earlier in this report, our client has a copy of a flood report prepared by ipd for Shaws Construction which models the 1in 100 EAP flooding for the site before the highway upgrade and after the works were completed. The difference is significant. A copy of the full report is available to be provided to the Tasmanian Planning Commission if required.

Our submission is that the modelling is incorrect and does not factor in the detention created as part of the highway upgrades. Therefore, the flood-prone area hazard mapping application should be reviewed and updated accordingly.

Conclusion

The application of both the Rural and Landscape Conservation Zones to the two titles included in this submission is inconsistent with the Section 8A Guidelines for Zone and Code application. There has been considerable strategic work and analysis for these sites, and they have been identified as suitable for residential development.

The Urban Growth Zone would be a more appropriate zone to apply to the land in accordance with the guidelines at FUZ 1

Likewise, the Flood Prone Hazard Area needs to be reviewed, given the outdated modelling utilised by the Council, particularly in the region of Sheep Wash Creek. Updated modelling carried out by an independent consultant shows a significant difference to the modelling after the Midlands Highway upgrade.

Thank you for your time reading this supplementary submission. If you require further information, copies of documents mentioned or clarification on any matter in this submission, do not hesitate to contact me.

Yours sincerely



Justine Brooks
Director Planning
PDA Surveyors Engineers and Planning

Attachments

1. Mountford Development Plan - October 2014
2. Letter from the office of the Mayor- including sport precinct plan dated June 2021
3. Inundation Map – 1in100 AEP Flood (before / after highway development) ipd consultants
4. LPS post lodgement conference paper (18 June 2020)

Note: It is assumed that the Council have copies of the *Perth Structure Plan*, the *Perth Sports Precinct Plan* and the *Northern Midlands Council Land Use Strategy 2018 -2038*, given they are referenced in LPS related correspondence. Please advise if that is not the case.

Due to the size of the rezoning application, the valuation commissioned by the Council and the ipd Storm Detention and Associated works plan, these documents have not been provided but can be made available upon request from the Planning Commission.

Mountford Development Plan

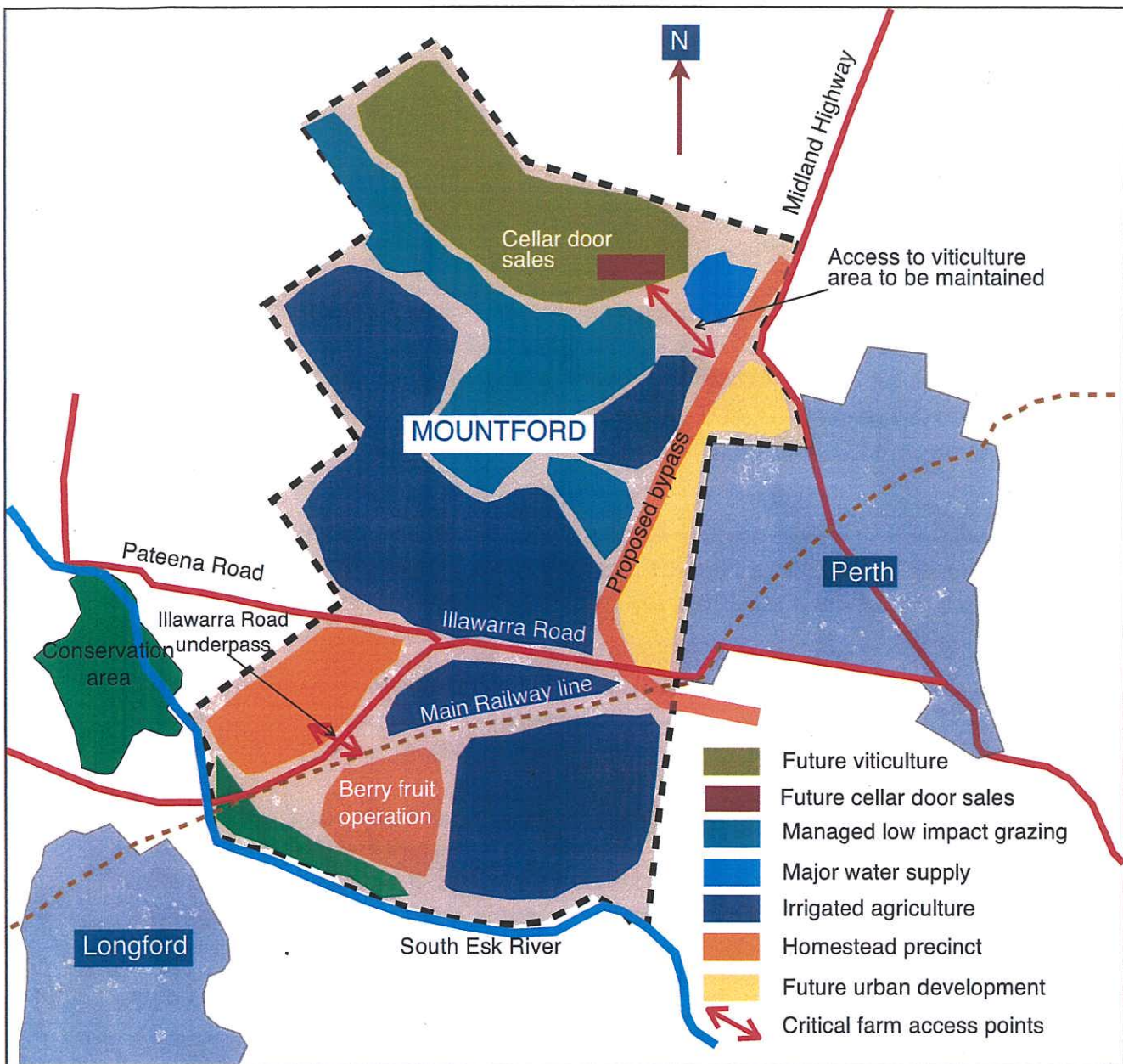


**Proposals for the future use and development
of land at Mountford, northern Tasmania**

Version 3 - October 2014

**R.J. Graham & Associates Pty Ltd
Planning and environmental consultants
24 Kellaway Road Adventure Bay,
Tas 7150**

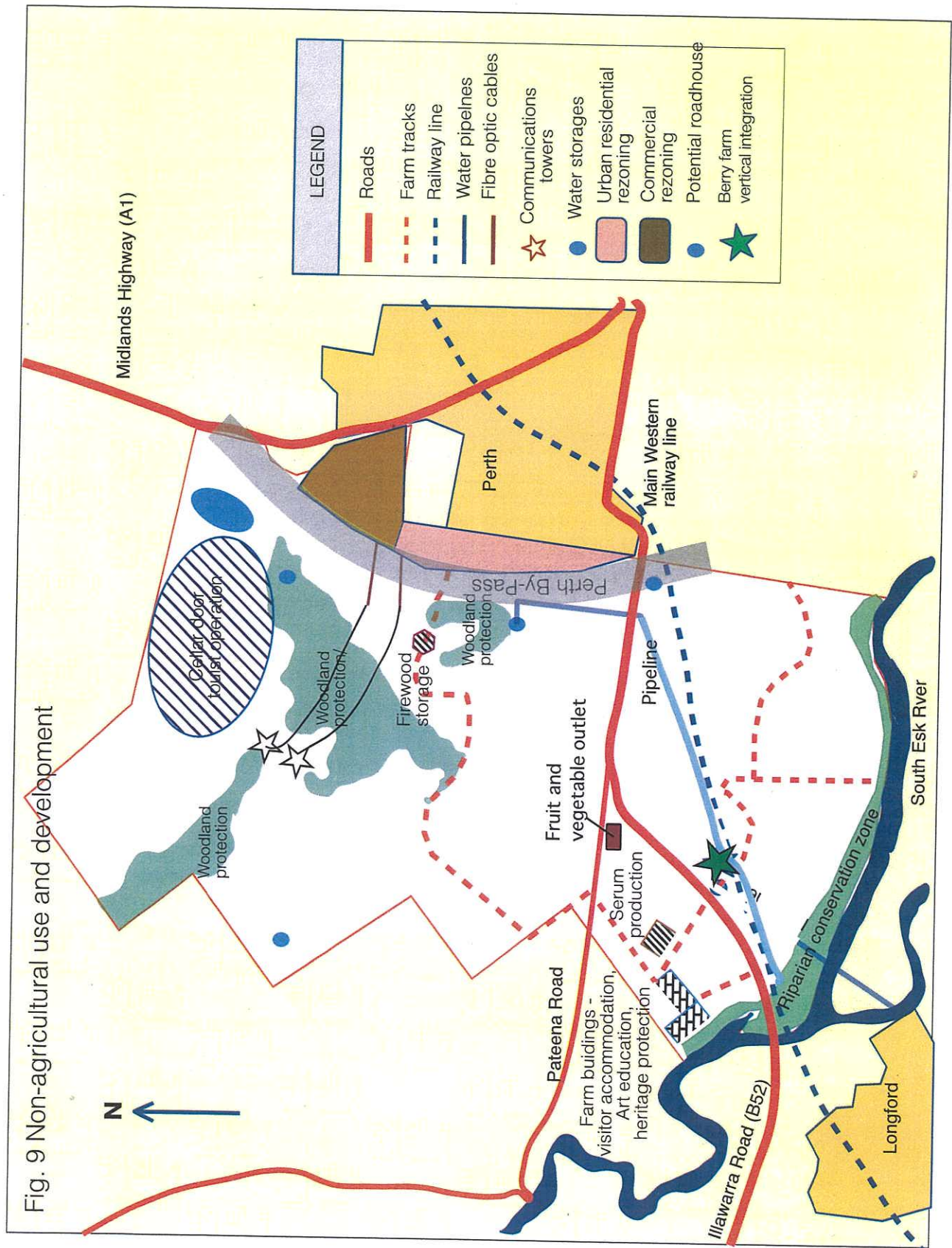
MOUNTFORD - The future



A future land use strategy for Mountford

The above map outlines a proposed land use strategy for Mountford. The key elements are:

- › Expansion of irrigated agriculture areas;
- › Further development of the intensive berry fruit operation over the next 5 years;
- › Prime land production on irrigated pastures;
- › Growing of seeds and other high value crops
- › Development of viticulture and associated cellar door sales in the northern portion of the property;
- › Use of land isolated by the Perth bypass for high value urban residential development;
- › Continued use and maintenance of the existing homestead precinct for residences, farm management offices, farm buildings, tourism, serum production and building preservation;



allow suitable residential development. Land isolated as part of the southern connection of the by-pass could be used as a service station/roadhouse facility.

3. New development

► **Perth By-Pass.**

Allowance will be made for the Perth by-pass corridor. The centre line of the corridor has been surveyed by DIER and the alignment has been incorporated into the development plan.

► **By Pass Corridor**

A 100 metre wide corridor has been indicated by DIER each side of the centreline of the proposed new road. This land will not be used for the construction and/or occupation of habitable buildings, nor for any activities which would compromise the use of the corridor for highway purposes.

► **Retirement Village.**

A portion of the land between the highway and the western boundary of Perth has been designated for use as a retirement village, with a capacity of up to 170 units of three different types. This land has already been rezoned to this purpose, and a developer is being actively sought. The land is eminently suitable for other forms of residential development and rezoning to allow this will be pursued.

► **Other urban.**

Land west of Perth not required for the retirement village is suitable for urban development. To the north of the retirement village there is land suitable for commercial development. South of the retirement village and between the bypass in the western boundary of the Perth township the land is suitable for residential development. This land should be zoned residential, (see the assessment in Section 3.4 below).

► **Open Space.**

Some of the land alienated on the eastern side of the highway and within the highway corridor could be used as open space. It could be planted out to provide both a visual and noise barrier between the highway and adjoining urban development. Land on the western side of the highway will be used for agricultural purposes.

► **Other uses.**

Some low lying land and land within the roundabout at Illawarra Road is unsuitable for agricultural or residential uses. Its future use has not been decided.

► **Compensation**

A number of the items listed above involve loss of land, reduced access or limitations on use and development. These restriction come at a high cost for the owners and it will be necessary for them to pursue compensation at the value of land used for infrastructure purposes, or redress so that the viability and long term sustainability of the farm is not adversely affected.

3.4 OTHER LAND USES

The land between the by-pass and Perth will be alienated from Mountford. It cannot be used for productive farming for the reasons set out in section 2.3.2 above.

The area has been investigated to establish its suitability for other uses. A number of uses and development forms have been considered and the results of these investigations are set out in the table below. The land is suited to both urban residential and commercial development. As well as identifying the overall suitability of the land for residential development there are three strategic issues to be addressed – the urban expansion of Perth, the use of the advantage of good highway access in a strategic location and the area of land best used for residential purposes.

Land Assessment - area between proposed Perth by-pass and western boundary of Perth

Development Form	Pros	Cons
Agriculture	Good access, existing use, part of existing farm	Limited water supply, too small for modern industrial farming, too close to urban development, physically isolated from rest of farm
Recreation	Well situated close to Perth, relatively flat land	Few natural attributes for recreation, significant costs involved in development, little demand for new facilities, competing facilities.
Commercial	Good access to highway and to Perth, relatively flat land.	Small local market, competing opportunities (Kings Meadows, Launceston City), little evident demand, need for access from highway
Industrial	Relatively flat land, good highway access, infrastructure available	Proximity to existing residential areas, proximity to other urban uses, need for highway access, environmental and visual management issues.
Urban residential	Good access to transport network, infrastructure available, relatively flat land, good visual amenity	Proximity to highway, need for an integrated approach to protect amenity and environmental values.
Tourism	Proximity to major highways, and Launceston airport. Opportunities for cellar door and produce sales. Proximity to major urban centre and tourist accommodation hub (Launceston).	Potential access restrictions, level of investment needed, changing interstate and overseas visitor markets. Low visibility from transport routes.

Residential use is appropriate for this land. Unfortunately, the new NMIPS does not recognise this despite the continued steady growth of Perth as a commuter town for Launceston.

4 . U R B A N R E S I D E N T I A L D E V E L O P M E N T

4 . 1 U R B A N G R O W T H O F P E R T H

If the land between Perth and the by-pass is to be used for residential purposes it will be an expansion of the Perth township. It is necessary to establish whether such expansion or the existing "hard edge" to urban development as shown in the NMIPS is warranted.

Perth is one of a number of towns that have increasingly been incorporated into the Launceston urban region (Longford, Evandale, Hagley, Hadsphen, Carrick , Westbury and settlements on the West Tamar are in similar situations). These towns have experienced significant growth over the last 20 years or so, whilst rural areas and townships have declined in population.

The three outer urban settlements of Longford, Perth and Evandale have increased their population by 2459 over the period 1981-2006, whereas the population of the balance of the Municipality has declined by 800 people. These trends are consistent with population changes around major cities throughout Australia. The three towns in the Northern Midlands are becoming urban centres which are part of an expanding urban region for a number of reasons:

- ▶ they offer a semi rural, less hectic lifestyle;
- ▶ land and house prices are generally lower than in urban Launceston;
- ▶ they have good road access to employment, business, shopping, educational and community facilities in Launceston;
- ▶ there is a full range of existing infrastructure; and
- ▶ land is more readily available for new housing development.

Perth has grown by 22% over the last decade and has potential for further growth, through both infill and expansion at the urban edge. An additional factor which will boost the attractiveness of Perth as a residential location is that the construction of the by-pass will result in less through traffic – particularly heavy vehicles. This will have a significant positive effect on the overall amenity of the town (as it has at Deloraine and Westbury). Some local businesses will lose trade, but as has been found elsewhere, new businesses more than compensate for these losses. The current road arrangement bisects the town and reduces the overall amenity and safety of local streets and precincts. In addition, access to Launceston will be improved and there will be better access to recreation opportunities in the surrounding region.

Because of its strategic location at the junction of the major highway routes between Hobart Launceston and the North West, Perth is also in a good position to take advantage of a range of commercial opportunities that could arise in such a location. Land adjacent to the connector road between the new bypass and the existing town boundary could provide a range of opportunities for transport-based distribution, wholesaling and retailing businesses.

Some businesses currently dependent on a highway location will be adversely affected. This can be offset to some extent by planning for increases in local demand through planned population increases

of the township, and with Council support for the by-pass and managed urban growth within the boundary created by the by-pass

Perth is in a good position to play a significant role in catering for increased demand for housing and living space as part of the expansion of the Launceston urban region. It is also in a good position to do this in a manner that will not result in further loss of usable agricultural land or demand for infrastructure. In strategic and regional land use terms it makes good sense to provide for the expansion of Perth.

4.2 LAND SUITABLE FOR URBAN DEVELOPMENT

The land between the town and the by-pass is suitable for urban expansion with the road forming a physical break between urban and rural land uses. The land has the following characteristics that make it suitable for urban development:

- ▶ the by-pass forms a physical barrier to the western expansion of Perth;
- ▶ the land will have little or no agricultural value (limited infrastructure for farming, size constraints and lack of water);
- ▶ it is directly accessed by the existing street system of Perth;
- ▶ it can be readily supplied with water and sewerage infrastructure;
- ▶ the existing township of Perth has a range of commercial and community facilities which will benefit from increased demand in the vicinity.
- ▶ it is not subject to any major physical constraints, (slope, land stability, flooding, natural hazards);
- ▶ it has a north to northeasterly aspect (except for a small portion in the southern section);
- ▶ some of the land has excellent views and aspects, making it suitable for development of higher cost housing; and
- ▶ the area is large enough for land to be developed for residential purposes in a planned and orderly manner.

A portion of this land is currently zoned for a retirement village. Use of land immediately to the north for commercial purposes and immediately to the south for residential purposes makes good planning sense. Council's strategic planning envisages has restricted this land to a retirement village only with a large portion remaining rural. This decision is incomprehensible as the land is eminently suitable for urban development (it is serviced, has good access to the existing street system of Perth, there are no significant land use constraints, its development would be an orderly expansion of the existing urban area, it is accessible to local retail, community and other services and will be separated from farming operations by the by-pass).

The failure of the Planning Authority to respond appropriately to these matters and enter into meaningful discussions with the owner about the future use of the land provides a prime example of the frustrations and difficulties faced by rural landholders when dealing with Planning Authorities. This matter is dealt with in detail in Section B.

From the office of the Mayor



Our Ref: MK/ge

June 2021

Dear

In 2019 Northern Midlands Council was fortunate to receive significant election promise funding totalling \$7M for the following projects:

- \$4M Longford Urban Design Strategy
- \$2.6M Perth Early Learning Centre
- \$400,000 Cressy Swimming Pool Upgrade
- \$50,000 Avoca Playground Upgrade

These projects are now well progressed, and we have identified a number of other Northern Midlands projects that are of regional and state importance.

I enclose a summary statement for these high priority projects and a copy of our Integrated Priority Projects Plan 2021 document.

These projects include:

- 1) Perth Sports Precinct and Community Centre – Stage 1: \$11.4M
- 2) Longford Motor Sport Museum: \$4M
- 3) Main Street Upgrade - Campbell Town: \$8M
- 4) Main Street Upgrade – Perth: \$6M

The General Manager and I appreciate this opportunity to meet with you to discuss these projects and the possibility of securing funding in the future, in particular as the Federal election is approaching.

Yours sincerely

Mary Knowles OAM

MAYOR

Perth Sports Precinct & Community Centre (Tasmania)



POTENTIAL PERTH SPORTS PRECINCT

Main Street Perth Tasmania

DRAFT Master Plan

LANGE design

NORTHERN MIDLANDS COUNCIL

9 October 2020
Sheet 1 of 1 Issue A



NORTHERN
MIDLANDS
COUNCIL

Perth Sports Precinct & Community Centre (Tasmania)

Vision:

Upon completion of this project,

Perth will host a regional sporting and recreational facility comprising:

- A combined AFL & Cricket Oval
- An aquatic centre with 25 metre pool & toddler's pool
- A multi-purpose community centre
- A multi-purpose bowls club & croquet facility
- New netball & tennis courts
- Adventure playground & skate circuit
- Landscaped grounds & wetlands

Background and Strategic Context:

Perth's strong population growth has outstripped the ability of the town's facilities to meet community needs. Its recreation and community facilities are ageing and lack capacity to meet user demand.

Proponent:

Northern Midlands Council will be the principal proponent of the project and is seeking funding partners to enable its implementation.

Council's Role:

In addition to being the principal proponent, Council will play an important role in this project by consulting with the community and advocating community needs to state and federal government partners.

Need for Change:

Perth's current recreation ground has an array of ageing sporting facilities, a tired skate park and an inadequate sized oval. This ground is adjacent to Perth Primary School that requires additional land for expansion to meet growing student numbers.

The existing community centre is at capacity with user groups competing for space.

The Northern Midlands lacks a year-round swimming facility.

Key Stakeholders:

Key stakeholders include:

- Land owners of potential site(s)
- Peak bodies
- Sporting clubs and competitions
- Community groups
- Northern Midlands community overall
- State and Federal Government

Project Benefits:

Primary benefits of this project include:

- Improved health and wellbeing
- More equitable access to recreation facilities
- Improved social interaction due to better community facilities

Current Status &

Next Steps:

Council is progressing negotiations towards the purchase of the preferred site for the precinct.

Next steps include:

- Community & peak body consultation
- Development of implementation plan to determine project staging

Scope, Cost & Funding Structure:

The project involves the following scope: the development of a green field site into a regional facility catering for the sport and recreation interests of Northern Midlands residents of all ages and abilities.

The time horizon for the first stage of the project - the development of the oval, clubrooms and associated car parking, is 0 to 3 years, subject to funding being secured.

Stage 1 request: \$11.4 million.

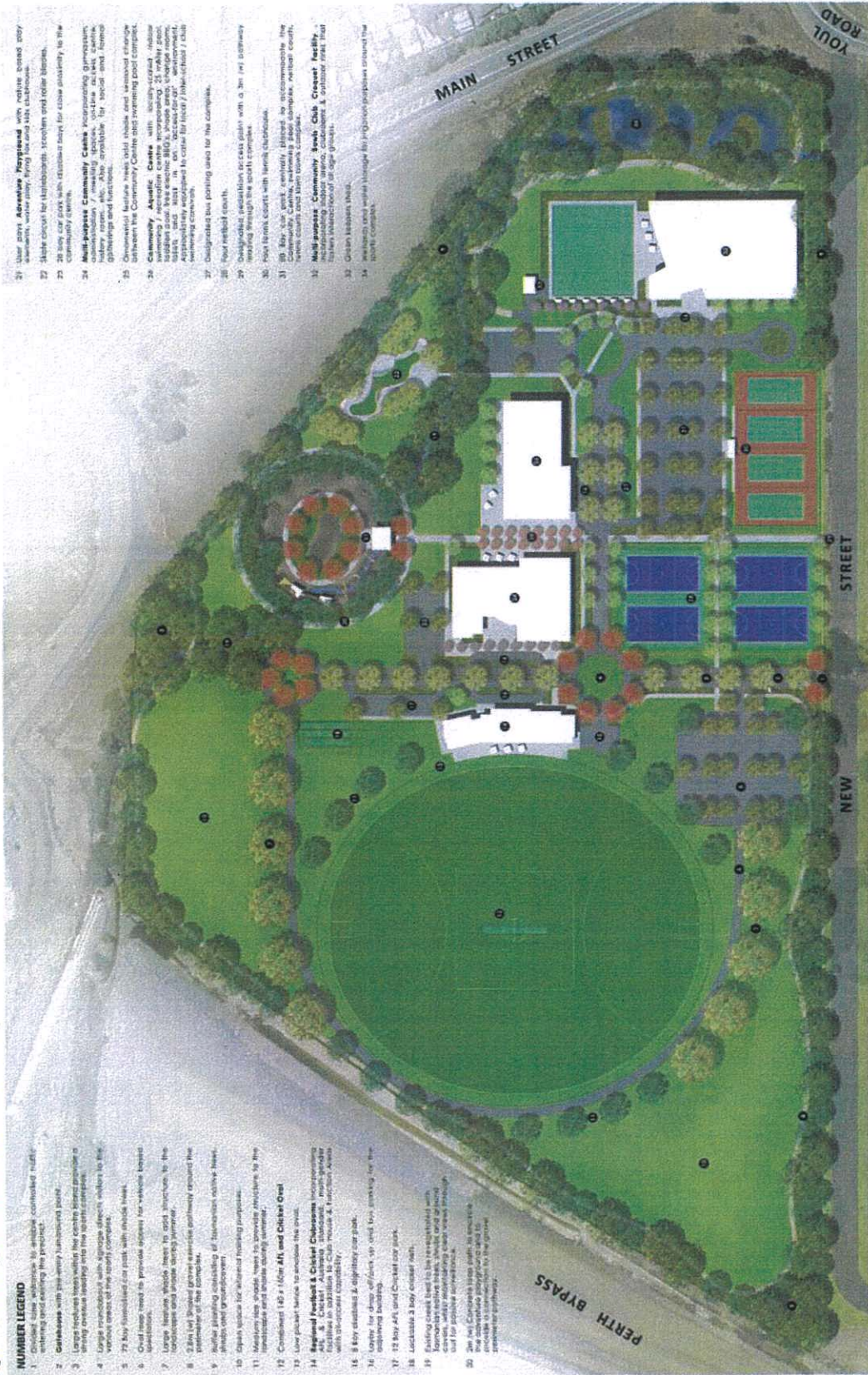
Dependent on the timeframe for subsequent project stages, the total estimated capital cost is \$20 million to \$30 million.

5.1 RECREATION

Perth Sports Precinct and Community Centre (opportunity / concept – no land purchase to date)

Strategic context	Perth's recreation and community facilities are ageing and lack capacity to meet user demand. Co-location of a new oval, community centre, aquatic centre, bowls club and other recreation facilities would address this need and provide multiple social and health benefits for the region.			
Scope	<ul style="list-style-type: none"> • Combined AFL and Cricket Oval • Aquatic centre with 25 metre pool and toddler's pool • Multi-purpose community centre • Bowls club and croquet facility • Skate circuit • New netball and tennis courts • Adventure playground • Various paths and exercise areas • Wetlands and water storage for irrigation 	Indicative cost estimate <ul style="list-style-type: none"> • \$20 million to \$30 million (high level cost estimate) 	Benefits <ul style="list-style-type: none"> • Estimated increase of 247 jobs in the region and rise in economic output of \$22.6M • Improved health and wellbeing • More equitable access to recreation facilities • Improved social interaction due to better community facilities 	NMC role in the project <ul style="list-style-type: none"> • Council is the principal proponent and is seeking funding partners to enable implementation. The project is at opportunity stage and further community consultation is needed prior to land purchase.
Status	<p>The following work has been completed so far:</p> <ul style="list-style-type: none"> • Development of a preliminary draft Perth Sports Precinct Master Plan (high-level concept and subject to land purchase) • This new master plan builds on previously work to develop a Perth Community Centre and Early Learning Precinct Master Plan and the Perth 2030 Recreation Ground Master Plan 			
Next steps	<ul style="list-style-type: none"> • The next step is to consult and engage with residents and local district committees to understand the most immediate needs • Discussion with peak bodies (e.g. AFL Tasmania, Cricket Tasmania) and government to understand potential funding opportunities • Development of an implementation plan to determine project staging in response to the most immediate needs • Further engineering, design and cost estimation 			

Figure: Perth Sports Precinct and Community Centre - Draft Master Plan



POTENTIAL PERTH SPORTS PRECINCT

Main Street Perth | Tamamilla

DRAFT Master Plan

LANGE design

ARCHITECTURE

0.5, 10, 20m

Scale bar

0.5, 10, 20m

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0.5, 10, 20m

Scale bar

Appendix B – Inundation Maps (Dam Break)

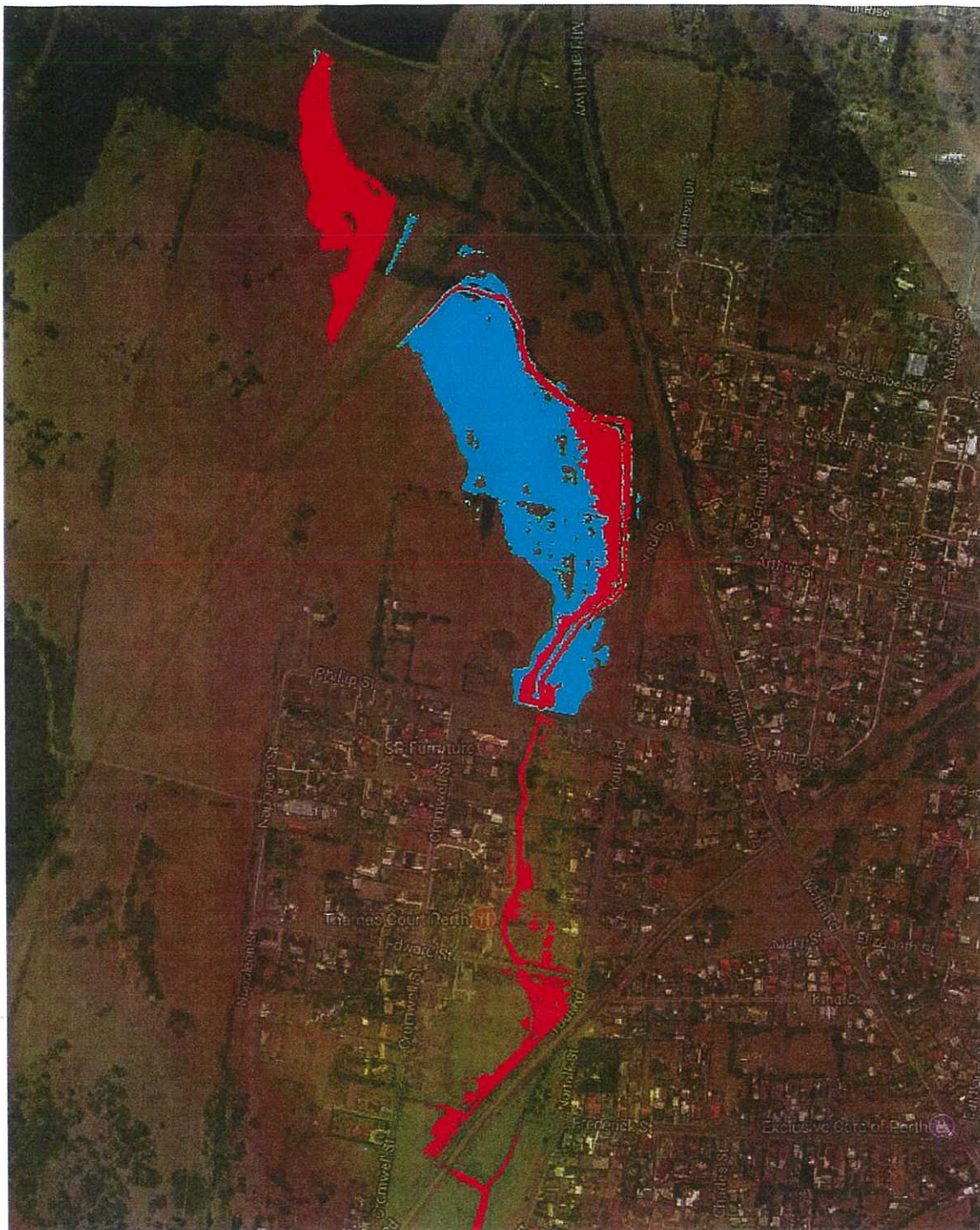
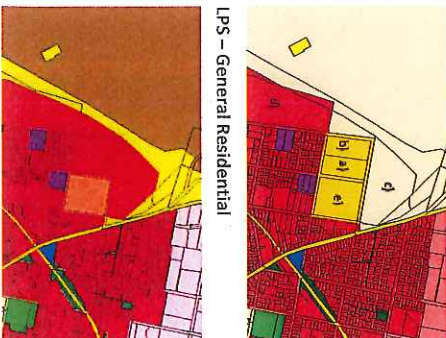


Figure 2 - 1in100 AEP Flood (Blue Without Highway Development, Red With Highway Development)

Location	Map Comparison	Commission Comments/Questions	Planning Authority Comments																																																						
GENERAL RESIDENTIAL ZONE																																																									
1. Perth 38 Phillip Street FR 23463/1, (a) 44 Phillip Street FR 23463/2, (b) and Part of Lot 1 Drummond Street FR 173776/1 (c) (eastern side of Perth Bypass)	 <p>IPS – Rural Resource and Particular Purpose – Future Residential</p> <p>LPS – General Residential</p>	<p>Clarify how application of the Zone is consistent with the regional strategy, in particular Action RSN-A2 as the majority of the land appears to be outside the Urban Growth Area (supporting consolidation area).</p> <p>Clarify how many lots/dwellings the land would yield if zoned General Residential and how the application of the Zone is consistent with Action RSN-A1 of the regional strategy.</p> <p>Clarify if the additional lots/dwellings yielded would be within the seven year rolling reserve required by the Greater Launceston Plan for Northern Midlands.</p> <p>Clarify the intended sequence of development in that area given the land at 30 Phillip Street FR 18082/1 would remain as Future Urban.</p> <p>Clarify whether the land is intended to be connected to a reticulated water supply service and a reticulated sewerage system (RSN-A4 of the regional strategy).</p> <p>Consider whether the land is suitable for General Residential zoning if part of the land is within the Flood-Prone Areas overlay.</p> <p>PA to provide a copy of the 2012 township development plan for Perth.</p>	<p>For an analysis of Residential land availability and projected lot yield, please refer to pages 19 to 24 in Appendix A – Community Briefing Paper, Northern Midlands Council Land Use Development Strategy 2018-2038 (LUDS). The strategy was provided to the TPC as additional information in December 2019. The strategy identified that across the municipality there is sufficient capacity to support a rolling 7 year demand (p40), however there are identified shortages in some townships, notably Longford. The strategy identified that Perth is scheduled for a treatment plant upgrade and once completed the General Residential land is expected to be able to be fully serviced with some additional upgrades in the reticulation infrastructure. The strategy incorporates relevant elements of previous development plans and strategy and is considered the appropriate reference document, supporting the draft NMC LPS.</p> <p>Given the additional information provided above and the summary analysis in the table below, it is considered that the land is part of the <i>Supporting Consolidated Land</i> compliant with RSN-A2 and is able to be serviced compliant with RSN-A4. It is not feasible to develop a more detailed site design to provide the lot yield for this site within the current TPC review period.</p> <p>It is anticipated that the land identified as a), b), and c) is likely to be incorporated into future residential development contiguous with d), which will be subject to future more detailed planning: to ensure adequate provision of green open space within the 50m road buffer (as per SPP E3.0 Road & Railway Assets Code) and in those areas of the land known to be subject to inundation from Sheepwash Creek flood waters (namely on c) and e)). It is anticipated that this could be incorporated in the LUDS Phase 2 implementation projects (e.g. Perth Structure Plan) as show on page 22 of the strategy, thus achieving compliance with RSN-A1.</p>																																																						
<table><tr><th>Property</th><th>Ownership</th><th>PPU Potentially Constrained Criteria</th><th>Surrounding Land Uses</th><th>Sewer</th><th>Water</th><th>Overlay/ Comments</th><th>TPC Guideline No 1 – Zone Application Guideline</th><th>Alternate Potential Zoning</th></tr><tr><td>a)</td><td>Owner A</td><td>Excluded from study area</td><td>Vacant land, Residential</td><td>N</td><td>Y</td><td>Busifire Prone Urban Growth Boundary</td><td>GR2.1 (a) and (b).</td><td>FUZ 2</td></tr><tr><td>b)</td><td>Owner B</td><td>Excluded from study area</td><td>Vacant land, Residential</td><td>N</td><td>Y</td><td>Busifire Prone Urban Growth Boundary</td><td>a/a</td><td>FUZ 2</td></tr><tr><td>c)</td><td>Owner C</td><td>Unconstrained</td><td>Vacant land, Residential</td><td>N</td><td>N</td><td>Busifire Prone 50m Road & Railway Attenuation Area</td><td>GR2.2 (c) and (d)</td><td>FUZ 1</td></tr><tr><td>d)</td><td>Owner C</td><td>Excluded from study area</td><td>Vacant land, Residential</td><td>N</td><td>Y</td><td>Busifire Prone Urban Growth Boundary 50m Road & Railway Attenuation Area</td><td>No change – already zoned General Residential</td><td>No change – already zoned General Residential</td></tr><tr><td>e)</td><td>Owner E</td><td>Excluded from study area</td><td>Vacant land, Residential</td><td>N</td><td>Y</td><td>Busifire Prone Urban Growth Boundary</td><td>No change - FUZ</td><td>FUZ 2</td></tr></table>				Property	Ownership	PPU Potentially Constrained Criteria	Surrounding Land Uses	Sewer	Water	Overlay/ Comments	TPC Guideline No 1 – Zone Application Guideline	Alternate Potential Zoning	a)	Owner A	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	GR2.1 (a) and (b).	FUZ 2	b)	Owner B	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	a/a	FUZ 2	c)	Owner C	Unconstrained	Vacant land, Residential	N	N	Busifire Prone 50m Road & Railway Attenuation Area	GR2.2 (c) and (d)	FUZ 1	d)	Owner C	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary 50m Road & Railway Attenuation Area	No change – already zoned General Residential	No change – already zoned General Residential	e)	Owner E	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	No change - FUZ	FUZ 2
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<p>For Council – no change recommended</p> <p>Copy of Perth 2012 Township plan will be provided as requested</p> <p>NB – TPC may respond with a directive to transition a), b), c) and e) to Future Urban (FUZ)</p>																																																									