



11.3 DRAFT AMENDMENT 28-2026 TO REZONE 69 CROMWELL STREET FROM THE LIGHT INDUSTRIAL ZONE TO THE GENERAL RESIDENTIAL ZONE

File: PLN26-0132
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 26/0201

DECISION

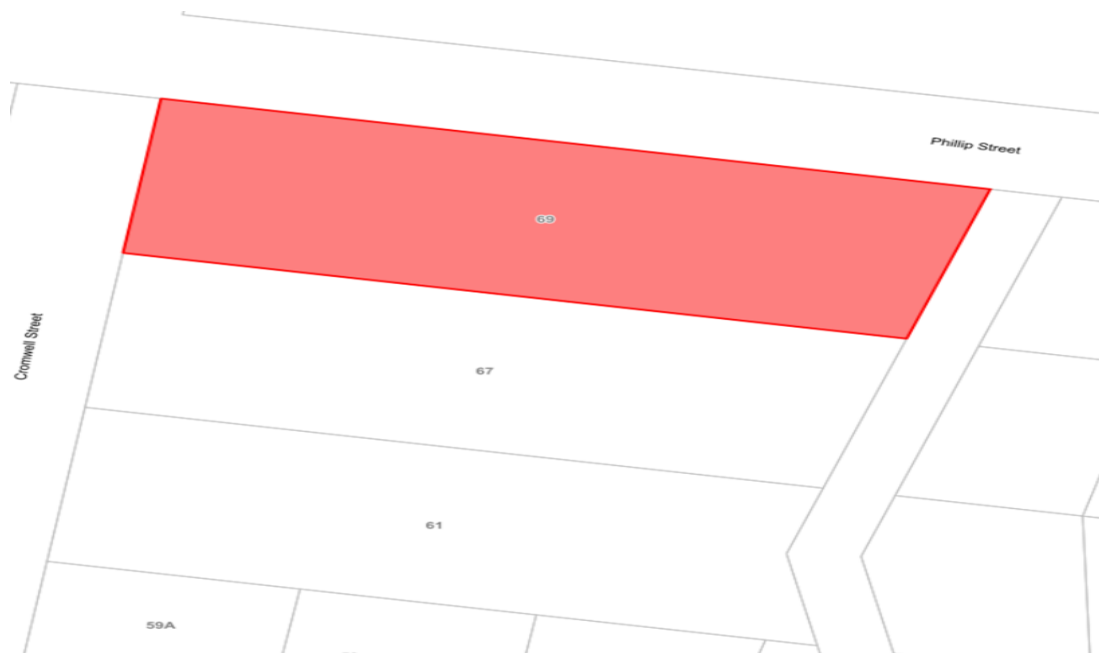
Cr Adams/Cr Goss

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 28-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 28-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 28-2026 to the Northern Midlands Local Provisions Schedule

Amend the zone maps by rezoning 69 Cromwell Street (title reference 43986/1) from the Light Industrial Zone to the General Residential Zone:



Legend:

General Residential

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil



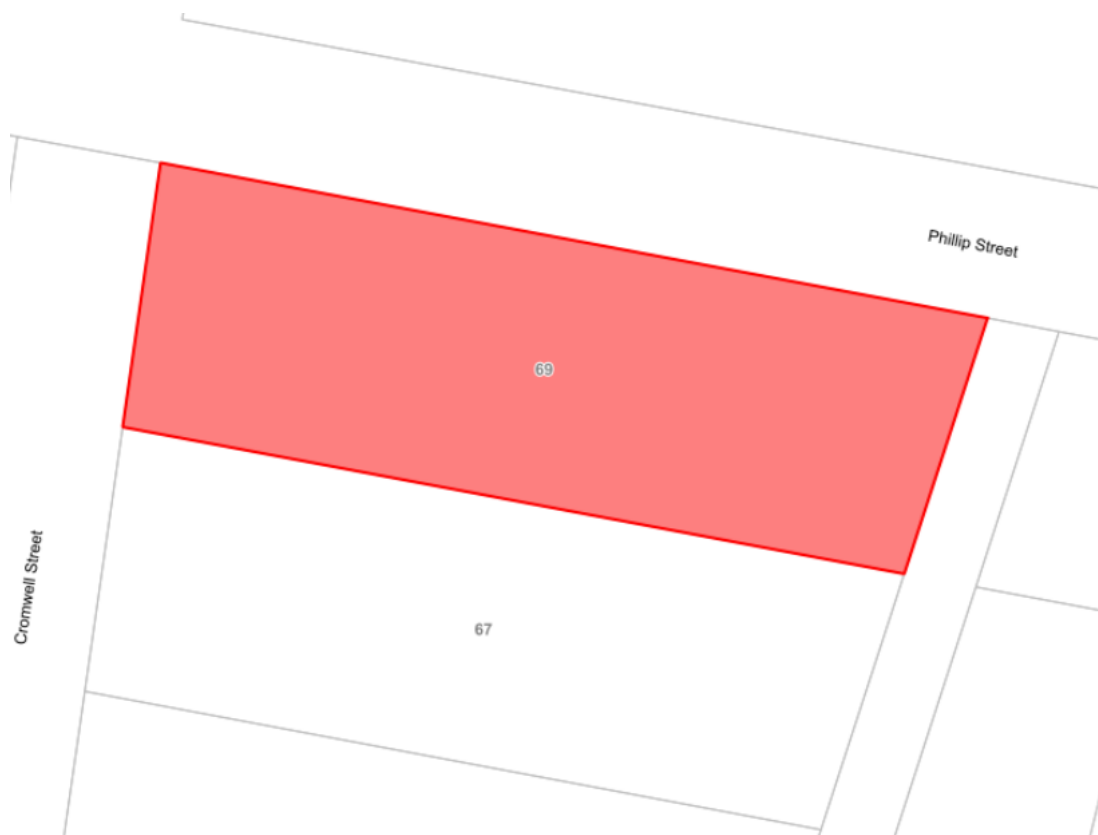
RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 28-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 28-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 28-2026 to the Northern Midlands Local Provisions Schedule

Amend the zone maps by rezoning 69 Cromwell Street (title reference 43986/1) from the Light Industrial Zone to the General Residential Zone:



Legend:



General Residential



1 PURPOSE OF REPORT

At its meeting of 29 June 2026, Council considered item 13.2 - Perth Structure Plan Review. During Public Questions and Statements, Mr Shannon Williams spoke on the item and noted parts of the Perth Structure Plan that discuss rezoning the property at 69 Cromwell Street from Light Industrial to General Residential and asked that Council commence the rezoning process.



^69 Cromwell Street – vacant site on corner of Cromwell Street and Phillip Street



^69 Cromwell Street – vacant site – taken from Phillip Street

2 INTRODUCTION/BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Kevin Williams and Shirley Williams



Zone:

Light Industrial

Codes/Specific Areas Plans:

Perth Specific Area Plan

Bushfire Prone Areas Code

Partly Natural Assets Code (Waterway protection area)

Existing Use:

Unused

Recommendation:

Classification under the Scheme:

Planning scheme amendment

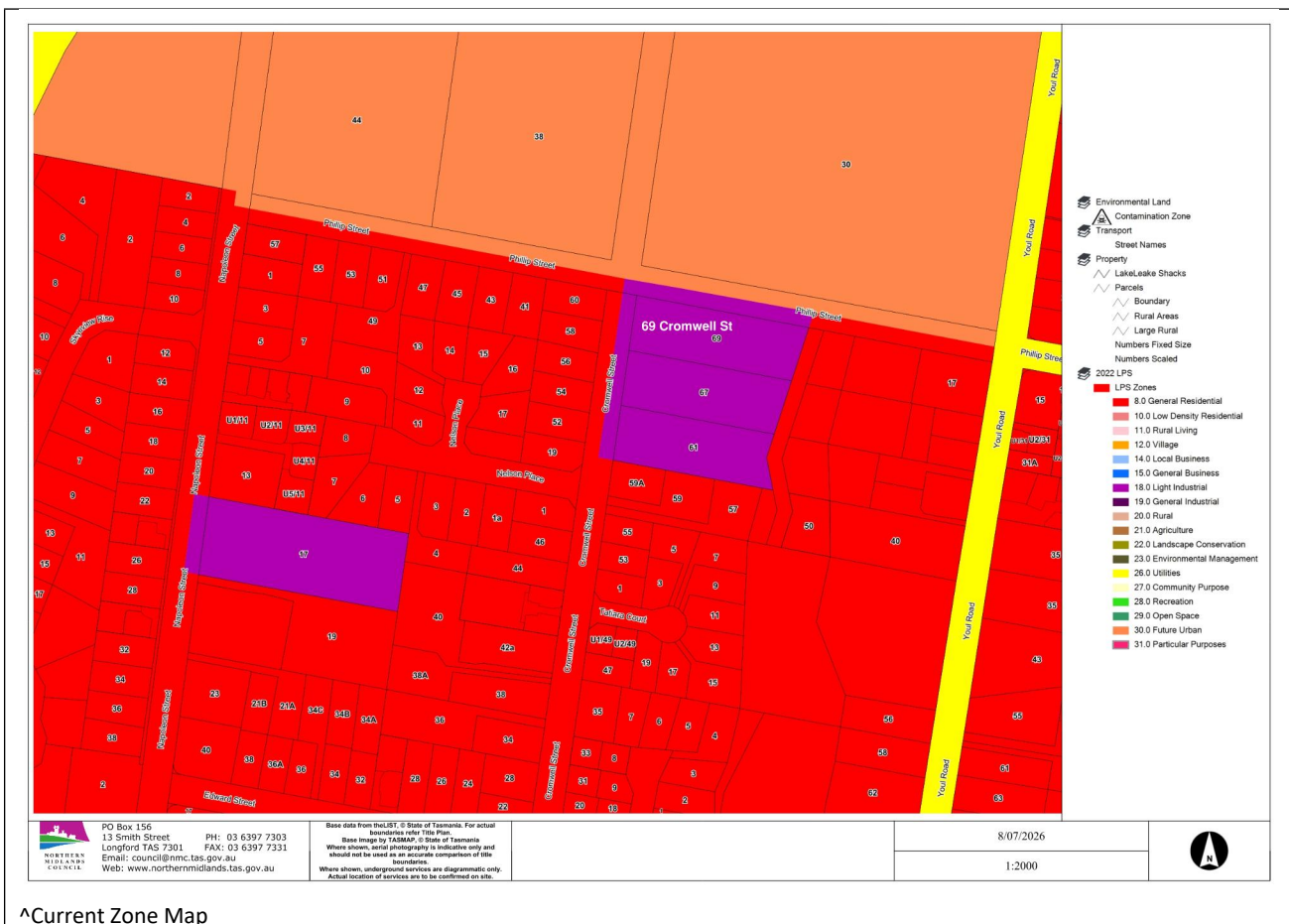
Decision Date:

There is no statutory time for Council to decide to prepare a That Council agree to and certify draft planning scheme amendment 28-draft amendment of its own motion.

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, Various
version 16, 4th March 2026, LPS version 17, 19th March
2026.

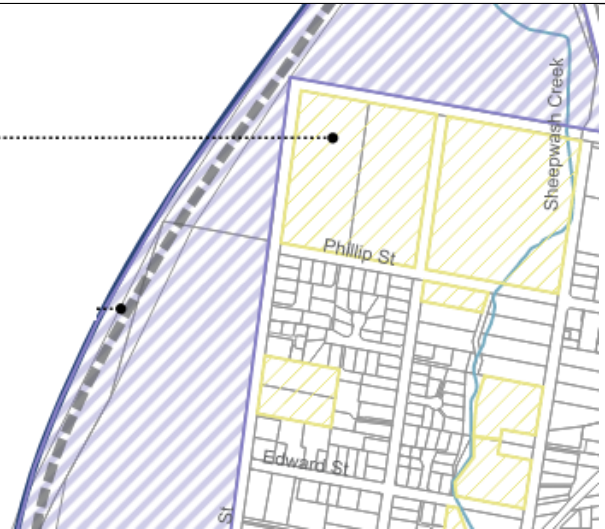
Site: 69 Cromwell Street, Perth



^Current Zone Map

Opportunity for residential infill and further subdivision of larger land holdings

 Potential for residential infill / subdivision



^Extract from Perth Structure Plan page 27 showing opportunity/potential for residential infill/subdivision of 69 Cromwell Street, but not 61 and 67 Cromwell Street

Potential new residential subdivision - north facing



^Extract from Perth Structure Plan page 39 showing potential new residential subdivision on 69 Cromwell Street, but not 61 and 67 Cromwell Street

3 STRATEGIC PLAN & INTEGRATED PRIORITY PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

38. Decision in relation to request

(1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under [section 37\(1\)](#), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.



(2) A planning authority, within 42 days after receiving a request under [section 37\(1\)](#) or a longer period allowed by the Commission, must –

- (a) decide to agree to the amendment and prepare a draft amendment of the LPS; or
- (b) decide to refuse to prepare the draft amendment of the LPS.

40D. Preparation of draft amendments

A planning authority –

- (a) must prepare a draft amendment of an LPS, and certify it under [section 40F](#), within 42 days after receiving the request under [section 37\(1\)](#) to which the amendment relates, if –
 - (i) it decides under [section 38\(2\)](#) to prepare a draft amendment of an LPS; or
 - (ii) after reconsidering, in accordance with a direction under [section 40B\(4\)\(a\)](#), a request under [section 37\(1\)](#) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or
- (b) may, of its own motion, prepare a draft amendment of an LPS; or
- (c) must, if it receives under [section 40C\(1\)](#) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

40F. Certification of draft amendments

- (1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.
- (2) If a planning authority determines that –
 - (a) it is satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must certify the draft as meeting the requirements of this Act; or
 - (b) it is not satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.
- (3) The certification of a draft amendment of an LPS under [subsection \(2\)](#) is to be by instrument in writing affixed with the common seal of the planning authority.
- (4) A planning authority, within 7 days of certifying a draft amendment of an LPS under [subsection \(2\)](#), must provide to the Commission a copy of the draft and the certificate.

Tasmanian Planning Scheme – clause 7.1 Changes to an Existing Non-conforming Use

If 61 and 67 Cromwell Street were to be rezoned from Light Industrial to General Residential, the potential for use and development that was previously allowed under the Light Industrial Zone would be limited as follows:

7.1.1 Notwithstanding clause 6.9.1 (prohibited use or development) of this planning scheme, the planning authority may at its discretion, approve an application:

- (a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;
- (b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or
- (c) for a minor development to an existing non-conforming use.

6 FINANCIAL IMPLICATIONS

By preparing the amendment itself, Council will not receive the current fees of:

- \$1,242 application fee
- \$1,242 processing fee
- \$1,509 advertising fees
- \$680 if hearing held
- \$374 Tasmanian Planning Commission fee

7 RISK ISSUES

Bushfire-Prone Areas Code. Existing residential subdivision and development of dwellings subject to the Bushfire-Prone Areas Code to the west of the site indicates that the Code does not prevent residential development in this area. Future subdivision of 69 Cromwell Street will have to demonstrate compliance with the Bushfire-Prone Areas Code and future dwellings with the Director of Building Control's Determination - Bushfire Hazard Areas.



Natural Assets Code (waterway protection area) up to 6m along the rear boundary with Sheepwash Creek (see attached Assessment Against LPS Criteria). This covers a small portion of the lot and does not present an impediment to future development of 69 Cromwell Street.

The amendment will result in another General Residential Zoned lot adjoining the Light Industrial Zone. The provisions of the Light Industrial Zone relating to use within 50m of a General Residential Zone already apply due to the General Residential Zone east and west of the site and will continue to apply.

Flood-Prone Areas Hazard Code. The Statewide Flood Mapping (1.0% AEP Depth – Overland Flooding [Climate Change]) shows small areas of the property subject to flooding of up to 0.25 m (see attached Assessment Against LPS Criteria). The limited extent and shallow depth of mapped flooding do not present an impediment to the future development of 69 Cromwell Street.

8 CONSULTATION WITH STATE GOVERNMENT

Under the Act, Council must notify the following of the draft amendment:

- (a) the relevant agencies; and*
- (b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.*

9 COMMUNITY CONSULTATION

Under section 40G of the Act, Council must publish an exhibition notice in relation to the draft amendment, inviting persons make a representation in relation to the draft amendment

Under section 40K of the Act any representations received must be considered by the Council and a statement provided to the Tasmanian Planning Commission as to the merit of each representation, a statement as to whether the amendment meets the requirements of the LPS criteria, and provide a recommendation in relation to the draft amendment.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 Decision in relation to request

The planning authority can decide to:

- agree to the amendment and prepare a draft amendment to the LPS; or
- refuse to prepare the draft amendment to the LPS.

10.2 Preparation of draft amendment

A draft amendment has been prepared as shown in the recommendation of this report.

10.3 Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority is satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the *Land Use Planning and Approvals Act*; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

11 OFFICER'S COMMENTS/CONCLUSION

Consideration is given to including the adjacent 61 & 67 Cromwell Street in the rezoning however this is not supported as discussed below.

The relevant sections of the Perth Structure Plan are:

- Item 2 on page 47, "To avoid land use conflicts, rezone industrial land in the north western part of Perth, and relocate such activities, to a suitable location, outside the study area".



- Item 3.2 on page 51, “Work with current Industrial land owners to look at alternative suitable locations outside of the Perth study area boundary, which could meet short and longer term storage, warehousing and other light industry demands”.

These indicate that rezoning is to be carried out in conjunction with relocation of industrial activities.

61 Cromwell Street was last purchased in March 2026 and 67 Cromwell Street was last purchased in October 2025. The owner has indicated that they intend to develop the sites in accordance with the existing Light Industrial Zone provisions. These provisions include, as the properties are within 50m of a residential zone, limits on hours of operation of use, external lighting, and commercial vehicle movements and loading/unloading.

Rezoning 61 and 67 Cromwell Street before their existing use and developments have been relocated to suitable sites outside Perth—and in light of their recent purchase and the landowner’s intentions—would be inconsistent with the Resource Management and Planning System objective “to provide for the fair, orderly and sustainable use and development of air, land and water.” Reliance on existing use rights would limit the owner to those uses that have previously been approved and prevent the property owner from applying for new uses that are currently available to them within the Light Industrial Zone.

It is therefore recommended that Council agree to and certify draft amendment 28-2026 to rezone only 69 Cromwell Street, Perth, from the Light Industrial Zone to the General Residential Zone. The attached assessment against the LPS Criteria finds that the proposed amendment meets the LPS Criteria.

12 ATTACHMENTS

1. Assessment Against LPS criteria - draft amendment 28-2026 [**11.3.1** - 61 pages]
-

DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

34(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

Consideration: The Local Provisions Schedule Requirements are at clause LP1.0 of the SPPs. These are: Zone Maps, Local Area Objectives, Particular Purpose Zones, Specific Area Plans, Site-specific Qualifications, Code Overlay Maps, and Code Lists in Tables.

An amendment to the Zone Maps is proposed.

(b) is in accordance with section 32

Under section 32:

(3) An LPS may, if permitted to do so by the SPPs, include

(a) a particular purpose zone...

(b) a specific area plan, being a plan consisting of –

(i) a map or overlay that delineates a particular area of land; and

(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.

(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land 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.

Consideration: The draft amendment is not for a particular purpose zone, a specific area plan or a site-specific qualification.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Part 1 Objectives	Consideration
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The draft amendment is consistent with this objective.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment is consistent with this objective.
<i>(c) to encourage public involvement in resource management and planning</i>	The statutory process for the assessment of a planning scheme amendment includes public notification of the draft amendment. Any representations received must be considered by the Planning Authority. The Planning Authority is required to report on any representations to the

DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

	Tasmanian Planning Commission, which may hold public hearings into representations.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	Given that the landowner has requested a rezoning to General Residential, it is considered more likely that the site will be developed under that zone than under the current Light Industrial Zone, consistent with this objective.
<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>	Community, industry, and government agencies will have the opportunity to comment on the draft amendment during the public notification period.
Part 2 Objectives	Consideration
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposal is consistent with the relevant sections of the Northern Tasmanian Regional Land Use Strategy, see below, ensuring sound strategic planning.
<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</i>	The Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the draft amendment.
<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</i>	The draft amendment is consistent with this objective.
<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</i>	The draft amendment is consistent with this objective.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The draft amendment is consistent with this objective.
<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</i>	The draft amendment is consistent with this objective.
<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</i>	Not applicable to the draft amendment.
<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</i>	The draft amendment does not negatively impact on public infrastructure.
<i>(i) to provide a planning framework which fully considers land capability.</i>	Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions.

DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009		
What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on agricultural land.	All agricultural land in Tasmania.
State Policy on Water Quality Management 1997		
What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
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 the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: - privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or - waters in any tank, pipe or cistern.
State Coastal Policy 1996		
What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
National Environmental Protection Measures (NEPMs)		
In accordance with the State Policies and Projects Act 1993, a NEPM is taken to be a State Policy. The following NEPMs are therefore State policies: <i>Air Toxics</i> <i>Ambient Air Quality</i>		

DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

- *Assessment of Site Contamination*
- *Diesel Vehicle Emissions*
- *Movement of Controlled Waste between States and Territories*
- *National Pollutant Inventory*
- *Used Packaging Materials*

Consideration: The draft amendment is consistent with State policies as far as they are applicable.

(da) satisfies the relevant criteria in relation to the TPPs

Consideration: The Tasmanian Planning Policies (TPPs) come into effect on 1 July 2026. They are:

1.0	Settlement	
1.1	Growth	The draft amendment is consistent with Strategy 2: <i>Plan for growth that will:</i> <i>a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;</i> <i>b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services.</i>
1.2	Liveability	The draft amendment is consistent with Strategies: <i>1 - Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.</i> <i>8 - Improve neighbourhood amenity by managing incompatible use and development.</i>
1.3	Social infrastructure	No relevant strategies.
1.4	Settlement types	No relevant strategies.
1.5	Housing	The draft amendment is consistent with Strategies: <i>1 - Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.</i> <i>2 - Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.</i>
1.6	Design	No relevant strategies.
1.7	Development contributions	No relevant strategies.
2.0	Environmental Values	
2.1	Biodiversity	No relevant strategies.

DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

2.2	Waterways, wetlands and estuaries	The Natural Assets Code (waterway and coastal protection area) (see Figure 3) applies up to 6m along the rear boundary with Sheepwash Creek.
2.3	Geodiversity	No relevant strategies.
2.4	Landscape values	No relevant strategies.
2.5	Coasts	No relevant strategies.
3.0	Environmental Hazards	
3.1	Bushfire	The land is mapped as bushfire prone. Existing residential subdivision and development of dwellings subject to the Bushfire-Prone Areas Code to the west of the site indicates that the Code does not prevent residential development in this area. Future subdivision of 69 Cromwell Street will have to demonstrate compliance with the Bushfire-Prone Areas Code and future dwellings with the Director of Building Control's Determination - Bushfire Hazard Areas.
3.2	Landslip	No relevant strategies.
3.3	Flooding	The Statewide Flood Mapping (1.0% AEP Depth – Overland Flooding [Climate Change]) (see Figure 4) shows small areas of the property subject to flooding of up to 0.25 m. The limited extent and shallow depth of mapped flooding do not present an impediment to the future development of 69 Cromwell Street.
3.4	Coastal hazards	No relevant strategies.
3.5	Contaminated air and land	Council has no record of the land having contained a potentially contaminating activity.
4.0	Sustainable Economic Development	
4.1	Agriculture	No relevant strategies.
4.2	Timber production	No relevant strategies.
4.3	Extractive industry	No relevant strategies.
4.4	Tourism	No relevant strategies.
4.5	Renewable energy	No relevant strategies.
4.6	Industry	Strategy 5 is to <i>Promote the protection of existing and future industrial land by preventing encroachment from incompatible use and development</i>. In this location, Council's strategy via the Perth Structure Plan is to: - Item 2 on page 47, "To avoid land use conflicts, rezone industrial land in the north western part of Perth, and relocate such activities, to a suitable location, outside the study area". - Item 3.2 on page 51, "Work with current Industrial land owners to look at alternative suitable locations outside of the Perth study area boundary, which could meet short and longer term storage, warehousing and other light industry demands". These indicate that rezoning is to be carried out in conjunction with relocation of industrial activities.

DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

		61 Cromwell Street was last purchased in March 2026 and 67 Cromwell Street was last purchased in October 2025. The owner has indicated that they intend to develop the sites in accordance with the existing Light Industrial Zone provisions. These provisions include, as the properties are within 50m of a residential zone, limits on hours of operation of use, external lighting, and commercial vehicle movements and loading/unloading. Rezoning 61 and 67 Cromwell Street before their existing use and development have been relocated to suitable sites outside Perth—and in light of their recent purchase and the landowner's intentions—would be inconsistent with the Resource Management and Planning System objective “to provide for the fair, orderly and sustainable use and development of air, land and water.” It is therefore recommended that draft amendment 28-2026 be to rezone only 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone.
4.7	Business and commercial	No relevant strategies.
4.8	Innovation and research	No relevant strategies.
5.0	Physical Infrastructure	
5.1	Provision of services	No relevant strategies.
5.2	Energy infrastructure	No relevant strategies.
5.3	Roads	No relevant strategies.
5.4	Passenger transport modes	No relevant strategies.
5.5	Ports and strategic transport networks	No relevant strategies.
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	Rezoning from the Light Industrial Zone to the General Residential Zone will not impact on Aboriginal cultural heritage.
6.2	Historic cultural heritage	No relevant strategies.
7.0	Planning Processes	
7.1	Public Engagement	The draft amendment is consistent with Strategy 4 - <i>Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.</i>
7.2	Strategic Planning	The draft amendment is consistent with Strategy 2 - <i>Promote the identification, establishment and implementation of long-term land use planning priorities (refer to the Perth Structure Plan), that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.</i>

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(e) *as far as practicable, 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*

Consideration: The Northern Tasmanian Regional Land Use Strategy, 23 June 2021 (NTRLUS) is the applicable regional land use strategy for the Northern Midlands. The draft amendment is consistent with the following sections of the NTRLUS:

Map D.3 identifies the land as being within a Supporting Consolidation Area.

(f) *has regard to 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*

Consideration: Council's Strategic Plan 2021-2027 is based upon four key priorities:

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

People: Cultural and society – a vibrant future that respects the past

Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this draft amendment is strategic outcome Progress (Perth Structure Plan).

(g) *as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates*

Consideration: Adjacent municipal areas are: Meander Valley, City of Launceston, and Break O' Day (Northern Region), and Glamorgan-Spring Bay, Southern Midlands and Central Highlands (Southern Region).

(h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019*

Consideration: The site is not in the vicinity of the Tasmanian Gas Pipeline.

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ASSESSMENT AGAINST LPS CRITERIA

Tasmanian Planning Commission Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

Zone	
Zone Application Guidelines	Consideration
<i>GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>	(a) The site is not targeted for densities higher than the General Residential Zone (refer to the Perth Structure Plan 2017). (b) The site is connected to reticulated water, and is connected/readily able to connect to reticulated sewer (refer to the LIST Map).
<i>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:</i> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(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</i> <i>(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.</i>	(a) N/a (b) N/a (c) The General Residential Zone is supported for the site by the Perth Structure Plan (attached and extracts at Figures 1 and 2 below) which identifies: • Opportunity for residential infill and further subdivision on 69 Cromwell Street, but not 61 & 67 Cromwell Street (page 27). • Potential new residential subdivision on 69 Cromwell Street, but not 61 & 67 Cromwell Street (page 39). (d) The site is connected to reticulated water, and is connected/readily able to connect to reticulated sewer (refer to the LIST Map).
<i>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.</i>	69 Cromwell Street is subject to: Bushfire-Prone Areas Code. Development of dwellings subject to the Code to the west of the site indicates that the Code does not prevent residential development. Natural Assets Code (Waterway and coastal protection area) (see Figure 3) up to 6m along the rear boundary with Sheepwash Creek. This covers a small portion of the lot and does not present an impediment to future development of 69 Cromwell Street. The amendment will result in another General Residential Zoned lot adjoining the Light Industrial Zone. The provisions of the Light Industrial Zone relating to use within 50m of a General Residential Zone already apply due to the General Residential Zone east and west of the site and will continue to apply.

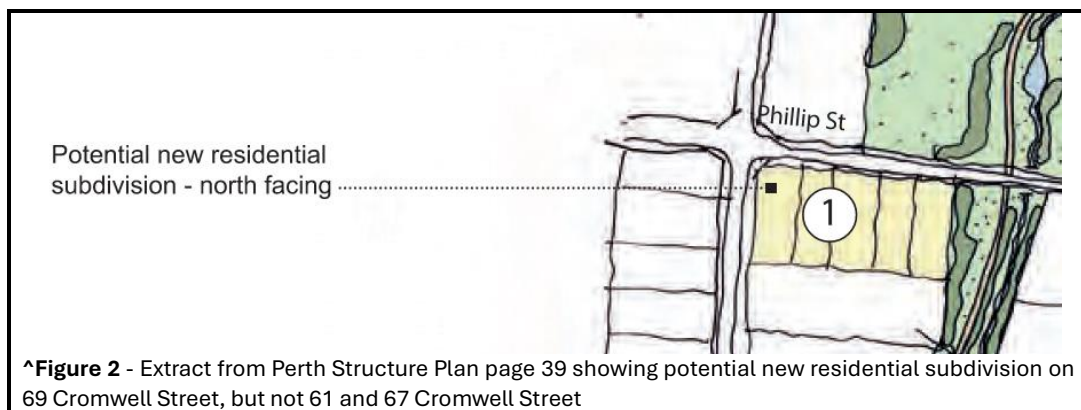
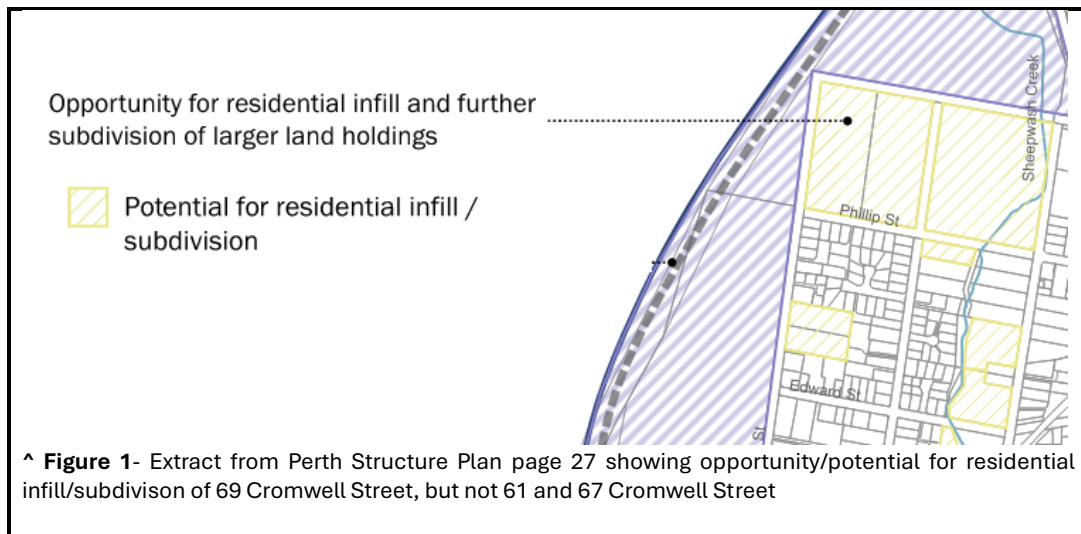
DRAFT AMENDMENT 28-2026: Rezone 69 Cromwell Street, Perth from the Light Industrial Zone to the General Residential Zone

ASSESSMENT AGAINST LPS CRITERIA

	It is therefore considered that the land is not highly constrained by hazards, natural values or other impediments that preclude the land from being rezoned to the General Residential Zone.
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