

# TASMANIAN PLANNING COMMISSION

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## DECISION

**Local Provisions Schedule** Northern Midlands

**Date of decision** 4 October 2022

Under section 35K(1)(a) of *Land Use Planning and Approvals Act 1993* (the Act), the Commission directs the planning authority to modify the draft LPS in accordance with the notice at Attachment 2.

When the directed modifications have been undertaken under section 35K(2), the Commission is satisfied that the LPS meets the LPS criteria and is in order for approval under section 35L(1).

The Commission finds that the draft LPS requires substantial modification and accordingly, under section 35KB of the Act, the Commission directs the planning authority to prepare an amendment, under Part 3B, of the LPS and to submit the amendment to the Commission after the LPS comes into effect, in accordance with the notice in Attachment 3.



Ann Cunningham  
**Delegate (Chair)**



Roger Howlett  
**Delegate**

### Disclosure statement

Roger Howlett, a Commission delegate disclosed at a hearing held on 8 June 2022 that he is an indirect relative of Mr. Matthew Clarke, of JMG Planners and Engineers who represented the planning authority.

There were no objections to Mr. Howlett determining the matter.

## REASONS FOR DECISION

### Background

The Northern Midlands Planning Authority (the planning authority) exhibited the Northern Midlands draft Local Provisions Schedule (the draft LPS), under section 35D of *Land Use Planning and Approvals Act 1993* (the Act), from 22 October 2021 until 21 December 2021.

On 4 May 2022 the Commission accepted the report provided by the planning authority under section 35F(1) into 49 representations received on the draft LPS. A list of representations is at Attachment 1.

### Date and place of hearing

The Commission must hold a hearing into representations to the draft LPS under section 35H of the Act.

Hearings were held at the Northern Midlands Council Offices, 13 Smith Street, Longford on 8, 9 and 10 June 2022.

### Consideration of the draft LPS

1. Under section 35J(1) of the Act the Commission must consider:
  - the planning authority section 35F(1) report and the draft LPS to which it relates;
  - the information obtained at the hearings;
  - whether it is satisfied that the draft LPS meets the LPS criteria under section 34; and
  - whether modifications ought to be made to the draft LPS.
2. Under section 35J(2) of the Act the Commission may also consider whether there are any matters that relate to issues of a technical nature or may be relevant to the implementation of the LPS if the LPS were approved.
3. The LPS criteria to be met by the draft LPS are:
  - (a) contains all the provisions that the SPPs specify must be contained in an LPS;
  - (b) is in accordance with section 32 of the Act;
  - (c) furthers the objectives set out in Schedule 1 of the Act;
  - (d) is consistent with each State policy;
  - (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;
  - (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;
  - (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.
- 4. The relevant regional land use strategy is the Northern Tasmania Regional Land Use Strategy 2021 (the regional strategy).
- 5. In addition to the LPS criteria, the Commission has considered Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application (Guideline No. 1) issued under section 8A of the Act.
- 6. The requirements for making modifications to the draft LPS are set out under section 35K of the Act. The modifications can be broadly categorised as modifications under section 35K(1)(a) and (b).
- 7. Under section 35KA, the Commission may also direct under section 35K(1)(a) or (b) that a draft LPS be modified to include relevant modifications, which are subsequent planning scheme amendments that have been approved and contain provisions of a kind that may be included in a draft LPS. Relevant modifications may be varied to meet requirements and terminology of the SPPs and will achieve the effect intended by the amendment of the planning scheme.
- 8. The Commission may also reject the draft LPS and request that the planning authority prepare a substitute draft LPS [section 35K(c)].
- 9. Where the Commission has determined modifications ought to be made, these are set out in a notice under sections 35K(1)(a) of the Act (see Attachment 2).
- 10. The decisions on relevant modifications considered under section 35KA of the Act are set out below.
- 11. Where the Commission has determined substantial modifications ought to be made to the draft LPS and such modifications are suitable to be made as an amendment, under Part 3B, to the LPS, it may direct the planning authority to prepare the amendment and submit to the Commission after the LPS comes into effect. These are set out in a notice under section 35KB of the Act (see Attachment 3).

## **Consideration of subsequent amendments to the Northern Midlands Interim Planning Scheme 2013 under section 35KA**

### **Amendment – AM-NOR-02-2019 – General Residential Zone – 87 Bulwer Street, Longford**

- 12. Amendment AM-NOR-02-2019 to rezone land at 87 Bulwer Street, Longford (folio of the Register 115134/3) from the Rural Resource Zone to the General Residential Zone came into effect on 26 April 2021.

#### **Commission consideration**

- 13. The land is zoned Rural Resource in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence. The Commission notes that the original area of the land is now comprised of seven lots.

### **Commission decision**

14. Modification:
  - Revise the zoning of 87, 89, 91, 93, 95 and 97 Bulwer Street, Longford (folios of the Register 183271/1, 183271/2, 183271/3, 183271/4, 183271/5, 183271/6, 183271/301) to General Residential.
15. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2019 to the Northern Midlands Interim Planning Scheme 2013.

### **Amendment – AM-NOR-06-2019 – General Residential Zone – part of 74 Marlborough Street, Longford**

16. Amendment AM-NOR-06-2019 to rezone part of the land at 74 Marlborough Street, Longford (folio of the Register 222877/1) from the Community Purpose Zone to the General Residential Zone came into effect on 19 October 2020.

### **Commission consideration**

17. The land is zoned Community Purpose in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence. The Commission notes that the original area of the land is now comprised of six lots.

### **Commission decision**

18. Modification:
  - Revise the zoning of 74A, 74B, 74C, 74D and 24A Marlborough Street, and Marlborough Street, Longford (folios of the Register 181488/2, 181488/3, 181488/4, 181488/5, 181488/6 and 181488/7) to General Residential.
19. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-06-2019 to the Northern Midlands Interim Planning Scheme 2013.

### **Amendment – AM-NOR-01-2020 – General Residential Zone – 41-43 Wellington Street, Longford**

20. Amendment AM-NOR-01-2020 to rezone land at 41-43 Wellington Street, Longford (folio of the Register 159522/1) from the Community Purpose Zone to the General Residential Zone came into effect on 19 March 2020.

### **Commission consideration**

21. The land is zoned Community Purpose in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.
22. Modification:
  - Revise the zoning of 41-43 Wellington Street, Longford (folio of the Register 159522/1) to General Residential.
23. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-01-2020 to the Northern Midlands Interim Planning Scheme 2013.

### **Amendment – AM-NOR-02-2020 – General Residential Zone – 21 Napoleon Street, Perth**

24. Amendment AM-NOR-02-2020 to rezone land at 21 Napoleon Street, Perth (folio of the Register 240512/1) from the Light Industrial Zone to the General Residential Zone came into effect on 13 August 2020.

#### **Commission consideration**

25. The land is zoned Light Industrial in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.

#### **Commission decision**

26. Modification:
- Revise the zoning of 21 Napoleon Street, Perth (folio of the Register 240512/1), to General Residential.
27. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2020 to the Northern Midlands Interim Planning Scheme 2013.

### **Amendment - AM-NOR-01-2021 – Translink Specific Area Plan – 13 Richard Street, Western Junction**

28. Amendment AM-NOR-01-2021 to insert Resource Processing (only if at 13 Richard Street folio of the Register 129904/5) as a Discretionary use in clause F1.3.2 within Area 2 of the Translink Specific Area Plan came into effect on 30 September 2021.

#### **Commission consideration**

29. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.

#### **Commission decision**

30. Modification:
- Revise the draft LPS written document by inserting Resource Processing in the Use Table at clause NOR-S1.5.2 - Area 2 of NOR-S1.0 Translink Specific Area Plan as a Discretionary use after Manufacturing and Processing with the qualification 'if at 13 Richard Street, Western Junction folio of the Register 129904/5' as shown in Annexure A of Attachment 2.
31. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-01-2021 to the Northern Midlands Interim Planning Scheme 2013.

### **Amendment - AM-NOR-02-2021 – Translink Specific Area Plan**

32. Amendment AM-NOR-02-2021 to insert Storage (if not a liquid fuel depot or solid fuel depot and only at 74 Evandale Road folio of the Register 150770/1, 86 Evandale Road folio of the Register 150770/2 and 2 Translink Avenue folio of the Register 150770/3) as a Discretionary use in clause F1.3.6 within Area 6 of the Translink Specific Area Plan came into effect on 5 January 2022. The amendment also included a modification to clause F1.4.3 A1 of the Specific Area Plan to include Area 6 as an area where 'a variety of building forms must be used rather than single monolithic structures.'

### Commission consideration

33. The Translink Specific Area Plan is contained within the Draft LPS. The amendment to the Specific Area Plan, having been approved subject to modifications to delete clauses referred to as F1.4.7 A9/P9, relates to land at Evandale Road and Translink Avenue. The Translink Specific Area Plan however also relates to land not subject to this amendment. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.

### Commission decision

34. Modification:
- Revise the draft LPS written document by inserting Storage in the Use Table at clause NOR-S1.5.2 - Area 6 of NOR-S1.0 Translink Specific Area Plan as a Discretionary use after General Retail and Hire with the qualification 'if at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, or 2 Translink Avenue folio of the Register 50770/3 as shown in Annexure A of Attachment 2.
  - Revise the draft LPS written document by amending NOR-S1.7.3 A1 to read 'within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures' as shown in Annexure A of Attachment 2.
35. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2021 to the Northern Midlands Interim Planning Scheme 2013.

## Issues raised in the representations

### General Residential Zone and Low Density Residential Zone – 1 Saundridge Road, Cressy

**Representation:** Terra Firma Planning for Carlton and Peter Dixon (46)

36. The representor requested that the land at 1 Saundridge Road, Cressy be revised from the Future Urban Zone to a combination of the General Residential and Low Density Residential zones. The reasons include:
- Cressy is well-placed to accommodate additional housing, likely of a more affordable price range than if located closer to Launceston as it is serviced with a school, childcare centre, shops and public facilities; and
  - the draft LPS includes precinct master plans for select sites in the Cressy Specific Area Plan that are a combination of General Residential and Low Density Residential zoning. In the interests of fairness and equity, it is submitted that the Future Urban Zone to the eastern side should be treated in the same manner.
37. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because it would result in a spot-zoning of the land. The planning authority added that it intended to undertake further strategic planning assessment following the draft LPS assessment and may consider an amendment to the LPS when in effect.
38. At the hearing, the representor made the following points:
- the land is, in conjunction with other land at the east of Cressy, able to be serviced; and
  - there is a risk that the current land available for residential development may never be developed. Therefore, the subject site could be added to the current supply.

39. In response, the planning authority added that it had considered potential residential growth in Cressy and there are identified areas zoned Future Urban.

#### **Commission consideration**

40. The Commission is not satisfied that there is sufficient information available to determine whether the proposed General Residential and Low Density Residential zones is consistent with the regional strategy or Guideline No. 1.
41. The Commission notes that the planning authority may undertake strategic planning work following the draft LPS assessment to determine whether the land should be rezoned. In particular, this work would need to establish the capacity of the land to be serviced with reticulated sewer and water services.

#### **Commission decision**

42. The Commission considers that no modifications are required.

### **General Residential or Rural Zone – 86 Burghley Street, Longford**

**Representation:** Woolcott Surveys for owner (17)

43. The representor requested that part of the land at 86 Burghley Street, Longford be revised from the Agriculture Zone to the General Residential Zone and Rural Zone. The reasons include:
- the lots fronting Catherine Street (folios of the Register 115134/6, 115134/7, and 115134/8) are deemed suitable for urban residential development as per the Longford Development Plan (Pitt and Sherry 2012); and
  - the adjoining land to the west of these parcels (folios of the Register 115134/1, 115134/2, 115134/5, 115134/9, and 115134/4) has limited agricultural potential and therefore ought to be zoned Rural.
44. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because further strategic land use planning review of the area would be required.
45. At the hearing, the representor was joined by Mr. Faruq Isu of Pinion Advisory, who spoke to the agricultural report which supported the representation. Mr. Isu made the following comments:
- the titles in question are constrained under criteria 3 of the State land potentially suitable for the agriculture zone mapping because it is adjoining residential land and features land titles with small area;
  - the land cannot be irrigated because it is partly outside the adjoining water district and the district is fully allocated anyway; and
  - the titles can be connected to the reticulated sewer.
46. The planning authority stated that flood modelling has been undertaken and there is concern that the land could be flooded. It added that it could not support the application of the General Residential Zone without more investigation of the potential constraints and hazards. Furthermore, it added that the Rural Zone was not supported because it would provide for uses that may not be appropriate for the area.

#### **Commission consideration**

47. The Commission notes that AZ6(e) of Guideline No. 1 provides that land identified as potentially suitable for agriculture may be considered for alternative zoning if the land has limited or no potential for agriculture. The Commission therefore considers that the

agricultural assessment provides sufficient evidence to support the conclusion that the land has limited agricultural potential and that the Rural Zone is warranted for the titles listed.

48. With regard to the suitability for General Residential zoning, it is understood there is an intent recorded in the Longford Development Plan 2012, for urban growth in this direction. However, it is considered that in the absence of detailed strategic planning work that any change in the zone is premature.

#### **Commission decision**

49. Modification:

- Revise the zoning of 86 Burghley Street, Longford folios of the Register 115134/1, 115134/2, 115134/4, 115134/5, 115134/6, 115134/7, 115134/8 and 115134/9 to Rural.

*Reason: To apply the Rural Zone consistent with Guideline No. 1.*

#### **General Residential Zone – 44 Phillip Street, Perth**

**Representation:** Terra Firma Planning for Carlton and Peter Dixon (46)

50. The representor requested that the land at 44 Phillip Street, Perth be revised to the General Residential Zone. The reasons include:
- the Perth Structure Plan identifies the area for urban growth and states that “based on prior studies and analysis, this area is highly underutilised and represents an opportunity for future residential development”;
  - the demand and supply assumptions outlined in the Perth Structure Plan are outdated and the land is needed for residential use and development given current demand for new housing; and
  - infrastructure matters for resolution that are described in the Structure Plan and the Northern Midlands Council Land Use and Development Strategy can be addressed adequately through the subdivision provisions of the State planning provisions (SPPs).
51. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS. The reasons include:
- the site is currently zoned Particular Purpose – Future Residential under the Northern Midlands Interim Planning Scheme 2013 (interim planning scheme), and Future Urban under the draft LPS;
  - the General Residential Zone would result in a spot-zoning; and
  - further strategic planning would be undertaken after the draft LPS assessment and that a draft amendment for the General Residential could be considered where there is appropriate strategic planning to support those changes.
52. At the hearing, the representor reiterated that there was a high demand for residential-zoned land in the Perth area, that the land has been zoned Future Residential for some time, and that the General Residential Zone could be considered infill of the existing area.
53. In response, the planning authority added that stormwater flows impact the easternmost part of Future Urban zoned land on the adjacent property at 38 Phillip Street, but was supportive of the application of the General Residential Zone.
54. After the hearing, a submission from TasWater in response to a Commission direction was provided noting that subject to detailed design, the provision of potable water and sewerage infrastructure was entirely feasible; further noting that a sewer pump station or upgrade of an existing sewer pump station may be required.



### **Commission consideration**

55. The Commission is persuaded that the General Residential Zone should be applied instead of the Future Urban Zone at 38 and 44 Phillip Street. The Commission is satisfied that sufficient demand for the land exists given current housing affordability and supply issues in the area. The Commission is also satisfied that the General Residential Zone is consistent with the regional strategy, the Perth Structure Plan and the Northern Midlands Council Land Use and Development Strategy. The Commission notes that the land can be serviced as required to meet the requirements of GRZ 1 of Guideline No. 1.
56. The Commission is not satisfied that the General Residential Zone should be applied in place of the Future Urban Zone at 30 Phillip Street until further details about the flood-risk to that land can be provided.

### **Commission decision**

57. Modification:
  - Revise the zoning of 38 and 44 Phillip Street, Perth (folios of the Register 23463/1 and 23463/2) to General Residential.
58. Reason: To apply the General Residential Zone consistent with Guideline No. 1.

### **Commission consideration under section 35KB**

59. The Commission finds that the amendment is a substantial modification as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Northern Midlands LPS, after it comes into effect.

### **Commission decision under section 35KB**

60. Draft amendment directed to the Northern Midlands LPS:
  - Revise the zoning of 38 and 44 Phillip Street, Perth (folios of the Register 23463/1 and 23463/2) to General Residential as shown in Attachment 3.
61. Reason:
  - To apply the General Residential Zone consistent with Guideline No. 1.
  - The Commission considers that the modification is a substantial modification as there may be a *public interest*.

## **General Residential Zone – Drummond Street, Perth folio of the Register 173776/1**

### **Representations:** Hugh Mackinnon (49)

62. The representor requested that part of Drummond Street, Perth, folio of the Register 173776/1 located to the east of the Midland Highway, be revised from the Rural Zone and Landscape Conservation Zone to the General Residential Zone, or the Future Urban Zone. The reasons include:
  - Perth is a satellite suburb independent of Launceston;
  - the Perth Structure Plan identifies the land as providing strategic reserves for future residential growth; and
  - the Midland Highway establishes a new and appropriate “hard edge” to the Perth settlement, delineating parcels of land presently undeveloped and previously utilised for agriculture which are severed from the main farming areas of the remainder of the property located on the western side of the Midland Highway.

63. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because further strategic land use planning of the area was required before an alternative zone could be applied.
64. At the hearing, the representor was represented by Ms. Justine Brooks of PDA Surveyors who provided a further submission to the representation and made the following comments:
  - the response given in the s.35F report relates to ministerial advice given in 2017, without regard for more contemporary advice on the ability to address the housing crisis, provided in the 2022 State of the State address;
  - the planning authority has already undertaken strategic work through the Perth structure plan;
  - the owner has commissioned a land use review and farm management plan (included in the submission);
  - the planning authority only proposes the Rural Zone because it intends to acquire the land for a public sporting facility, and that the Rural Zone would lower the value of the land;
  - the owner had a current request for a rezoning of the land that was under assessment by the planning authority;
  - the Rural Zone is inconsistent with RZ1 of Guideline No. 1. The land is located within an urban area and adjoins a General Residential Zone on the southern boundary;
  - the Landscape Conservation Zone is inconsistent with LCZ1 of Guideline No. 1 because the land does not contain landscape value identified in any layers available on the LIST;
  - the General Residential Zone is consistent with Guideline No. 1 in that the site is not targeted for higher densities and is able to be connected to reticulated services. The site is also identified as urban residential land in the Perth Structure Plan; and
  - flood mapping of Sheep Wash Creek (shown as drain) identifies inundation as an issue, however it is not one that engineering mitigations could not address, and there is a potential that modelling to determine flood risk is outdated.
65. In response, the planning authority stated that there are substantial areas that are already zoned General Residential or Future Urban in Perth, but was supportive of the Future Urban Zone being applied to protect the land from inappropriate use and development that may compromise the use and development of the land for housing. The planning authority added that it had applied the Landscape Conservation Zone to the southern portion of the land to avoid potential use and development of the land being impacted by noise from the highway.

#### **Commission consideration**

66. The Commission accepts that the land is significantly fettered for agricultural or other rural uses by virtue of the land's proximity to sensitive uses within Perth, and a lack of cohesion with the majority of the holding to the west. The Commission also considers that the land does not contain landscape values that warrant application of the Landscape Conservation Zone.
67. The Commission is therefore of the view that the Future Urban Zone should be applied to the land in order to protect it from use and development that might compromise its future conversion to urban residential land. The Commission is satisfied that the regional strategy (Supporting Consolidation Area - Map D.1), the Greater Launceston Plan and the Perth Structure Plan identify a strategic intention for the land to be used and developed as urban residential land in the future. Any issues such as management of flooding around Sheepwash Creek to the north east, and the potential impacts that the Perth Bypass to the west could have on residential amenity, are able to be assessed at the time the land is proposed to be rezoned to General Residential.

## Commission decision

### 68. Modification:

- Revise the zoning of that part of Drummond Street, Perth folio of the Register 173776/1 located to the east of the Midland Highway, Perth to Future Urban; and
- Revise those parts of reserved roads adjacent to the above properties to the Future Urban Zone.

### 69. Reason: To apply the Future Urban Zone consistent with the purpose of the zone and Guideline No. 1.

## Rural Living Zone – Breadalbane

**Representations:** Kaylene Challis (22), Occupier of 861 Hobart Road, (23) Patricia Newlands (24), Patricia (25), P Rae (26), Paul and Leonie Westgarth (27) and (29), Occupier of 3 Raeburn Road, (28) James Smith (30), Michael Challis (31), Heath Clayton (38), Mary-Jane Wright (39)

### 70. The representors requested that the following parcels of land at Breadalbane be revised from the Agriculture Zone to the Rural Living A or B Zone:

- 832 Hobart Road, Breadalbane (folio of the Register 109407/1);
- 843 Hobart Road, Breadalbane (folio of the Register 35634/2);
- 852 Hobart Road, Breadalbane (folio of the Register 43352/1);
- 854 Hobart Road, Breadalbane (folio of the Register 65418/1);
- 861 Hobart Road, Breadalbane (folio of the Register 32317/1, 2, 3, 4, 5, 6 and 7);
- 1 Raeburn Road, Breadalbane (folio of the Register 25731/2); and
- 3 Raeburn Road, Breadalbane (folio of the Register 53667/1).

### 71. The reasons include:

- Breadalbane is a historic township of small holdings with multiple uses;
- the history of Breadalbane is one of supporting the surrounding agricultural land, but does not contain agriculture as a primary use;
- a report by JMG titled “Zone and Code Recommendations” was prepared to assist the Northern Midland Council in its review of land use. In this report JMG suggested that land identified as potentially constrained and located adjacent to multiple lots should be included in the Rural Living Zone instead of the Agriculture Zone;
- the land is not identified as prime agriculture land under the land capability mapping available on the LIST; and
- the area is well-serviced with infrastructure.

### 72. All of the representors noted support for the representation made by Mr. Heath Clayton.

### 73. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS. The reasons include that the LPS is not a suitable opportunity to undertake significant strategic land use planning, and the expansion of the Rural Living Zone would be inconsistent with the regional strategy.

### 74. At the hearing, Mr. Clayton reiterated the content of the representations and added that the average lot size in Breadalbane is less than Devon Hills and an agricultural assessment was undertaken on land in the area in the past, which identifies that the area has class 4 and 5 soils.

### 75. In response, the planning authority stated that the change was too significant and may not accord with the regional strategy because Breadalbane was not identified as a settlement.

### Commission consideration

76. The area contains up to 27 small titles, ranging in area from 300m<sup>2</sup> to 2.6ha. Half of these parcels are near 1000m<sup>2</sup>. The land is sited within a broader area of land zoned Agriculture.
77. The Commission accepts the representor's views that the Agriculture Zone is not suitable for isolated titles within the settlement, however the identification of an appropriate alternative zone is not evident at this time. The Commission considers that application of the Rural Living Zone is premature in the absence of a strategic planning study to identify the extent of the mixed uses of Breadalbane and is of the opinion that the zoning of the area should be reviewed by the planning authority in future.

### Commission decision

78. The Commission considers that no modifications are required.

### Rural Living Zone – Gibbet Hill, Perth

**Representations:** ERA Planning and Associates for Northern Midlands Council (2), Erin Eiffe (19), Terra Firma Planning for Carlton and Peter Dixon (46)

79. The representations made by ERA Planning and Associates (2) and Erin Eiffe (19) were supportive of the Rural Living Zone A for the following reasons:
  - the proposed zoning would provide a clear separation between Perth to the south, which is zoned General Residential, and Devon Hills to the north, which is zoned Low Density Residential where lot sizes can be subdivided smaller;
  - there are topographical challenges in the Devon Hills area; and
  - the area is not currently connected to reticulated water and sewer and there are limitations to onsite servicing and the downstream stormwater network.
80. The representation made by Terra Firma Planning (46) was opposed to application of the Rural Living Zone in the area and requested that the land at 65, 83 and Lot 2 Fairtlough Street (folios of the Register 117849/2, 180515/1 and 178951/2) be revised to the General Residential Zone, on the following grounds:
  - the Rural Living Zone would result in the land being under-utilised
  - the land is fully serviceable, subject to feasible upgrading; and
  - Perth has natural and constructed peripheral constraints that make expansion for future housing very difficult to achieve.
81. In the section 35F report, the planning authority was supportive of the Rural Living Zone. The planning authority made the following comments in response to the proposed General Residential Zone at Fairtlough Street:
  - the Rural Living Zone A is suitable for the land at this time, as justified in the draft LPS Supporting Report, February 2021 that outlines the rationale for the Perth SAP and the draft provisions; and
  - wider strategic changes (if necessary) can be considered as part of the usual planning scheme amendment process where there is appropriate strategic planning to support such changes. This would enable consideration of the strategic merit of including surrounding land in the same zone, rather than dealing with isolated spot-zoning.
82. At the hearing, the owner of the land at 65 Fairtlough Street, Perth, Mr. Carlton Dixon and his representative spoke to the serviceability of the southern part of Gibbet Hill, and expressed the view that if the land can be serviced, it should be General Residential.

83. In response, the planning authority provided that the Rural Living Zone A is the most appropriate because it would generally maintain existing development rights in the area and would be consistent with the character of the area. The planning authority also noted that the stormwater drainage system in the area may not be suitable to accept further connections at this time, and noted that expansion of the General Residential Zone and urban residential use and development was prioritised in other areas of the settlement at this time.

**Commission consideration**

84. The Commission is satisfied that the Rural Living Zone is consistent with RLZ1(a) and RLZ2(a) of Guideline No. 1 and notes that RSN-P22 of the regional strategy supports application of the Rural Living Zone to reflect existing established rural-residential areas. The Commission accepts the rationale provided in the planning authority's supporting report that the land in the Gibbet Hill Area is not intended to provide for the residential demand projected in the Northern Midlands Council Development Strategy.
85. The Commission also notes the planning authority's comments that the zoning of the broader area at the northern end of Fairtlough Street can be considered in future, including whether appropriate stormwater infrastructure can be provided to service new lots in the event that the land is zoned for higher density residential development.

**Commission decision**

86. The Commission considers that no modifications are required.

**Rural Living Zone – 443 Relbia Road, Relbia**

**Representation:** Peter Dixon (3)

87. The representor requested that the land at 443 Relbia Road, Relbia be revised from the Agriculture Zone to the Rural Living Zone. The reasons include that the property adjoins existing Rural Living Zone properties to the north.
88. In the section 35F report, the planning authority considered the representation did not warrant revision for the following reasons:
- it would be inconsistent with the regional strategy, which does not encourage the expansion of the Rural Living Zone;
  - the land is identified as unconstrained in the State land potentially suitable for the agriculture zone mapping, which would ordinarily mean it would be expected to be zoned Agriculture; and
  - it would result in a spot-zoning within an area predominantly zoned Agriculture Zone.
89. At the hearing, the representor contended that the land should be zoned Rural Living because it adjoined an existing Rural Living Zone to the north, and because it had poor agricultural capability.

**Commission consideration**

90. The Commission considers the extension of the Rural Living Zone to include unconstrained agriculture land is contrary to the State Policy on the Protection of Agricultural Land. The Commission notes the representor's view the land is of lesser quality than the rest of the holding, however the land may still be used in conjunction with the higher quality land and therefore should remain in the Agriculture Zone.
91. The application of the Rural Living Zone is inconsistent with RLZ4(c) of Guideline No. 1.

**Commission decision**

92. The Commission considers that no modifications are required.

## **Rural Living Zone – 1095 Bishopsbourne Road, Bishopsbourne**

**Representations:** Stewart McGee for the Stewart McGee Family Trust (5) and Ivan Badcock (48)

93. Mr. Ivan Badcock (48) requested that the land at 1095 Bishopsbourne Road, Bishopsbourne be revised from part Village Zone and part Agriculture Zone to the Village Zone. The reasons include:
  - the area is within the original survey recording of the township of Bishopsbourne;
  - rezoning to Village would establish a buffer zone around the Recreation Ground and Community Centre, reducing the effects of intense agriculture activities from dust, noise and potential spray drift; and
  - a similar request to rezone the area to Village was approved by the planning authority, but not proceeded with.
94. The representation made by Mr. Stewart McGee (5) was supportive of the Village Zone and Agriculture Zone as exhibited. The reasons were that the area is a significant agricultural area, with productive soils and access to irrigation water.
95. In the section 35F report, the planning authority recommended that where that part of the land was zoned Agriculture, it should be revised to the Rural Living Zone because application of the Rural Living Zone B would allow for Discretionary subdivision of lots to 1.6ha instead, which is consistent with the area of the property at 1105 Bishopsbourne Road.
96. Prior to the hearing, in response to a direction the planning authority provided further details in relation to the recommended change to rezone the land to Rural Living B, with regard for the regional strategy as follows:
  - RSN-P21 - 1095 Bishopsbourne Road is outside an urban area;
  - RSN-P24 - the location will use existing roads, with access to services in Longford in approximately 12 minutes by car and in Launceston approximately 30 minutes by car;
  - RSN-A20 - the proposal for Rural Living B is based on the larger lot sizes within Bishopsbourne; and
  - RSN-A24 - the proposal to zone 1095 Bishopsbourne Rural Living B would result in the Rural Living Zone adjacent to agricultural land to the north, east and south (over Bishopsbourne Road).
97. The planning authority further noted that the development of a dwelling on any future lot would require assessment against clause 21.4.2 of the SPPs, which requires a 200m setback from land zoned Agriculture under the Acceptable Solution A2. The planning authority acknowledged that the land surrounding was unconstrained under the State land potentially suitable for the agriculture zone mapping, had a land capability of class 3 (land suited to cropping and intensive grazing with moderate limitations to use) and class 4 (land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops). The land proposed for the Rural Living Zone (1095 Bishopsbourne Road) was class 3.
98. At the hearing, Mr. and Mrs. McGee made the following comments in support of representation 5:
  - the inherent value of the soils has been recognised in Land Capability Surveys with most of the district mapped as Class 3;
  - the area has access to two proclaimed irrigation districts (Cressy Longford Irrigation Scheme, and Whitemore Irrigation Scheme);
  - land within irrigation districts must to be protected from conversion to non-agricultural use;

- the land subject to representation (48) should retain its Agriculture zoning because it is prime agricultural land and its conversion to non-agricultural use would be contradictory to the State Policy on the Protection of Agricultural Land 2009;
- smaller blocks like the subject site are still useful for people to enter the Agriculture industry;
- rezoning would add to the complexity of the management of the adjoining agricultural land;
- the surrounding farm involves extended hours of operation during the harvest seasons, including light emissions from tractor headlights and irrigator noise, each of which are incompatible with residential amenity; and
- wandering dogs have degraded farm products and the introduction of further residences would increase this risk.

99. At the hearing, Mr. Badcock made the following comments in support of his representation:

- the area to be rezoned is small; and
- additional residences would provide local options for workers and may ameliorate the loss of services and facilities the town has previously held.

100. In response, the planning authority maintained its support for the Rural Living Zone B, particularly noting the availability of services and the distance to Longford, adding it is the most logical extension of the existing settlement.

#### **Commission consideration**

101. The Commission agrees with the submissions made by Mr. and Mrs. McGee. The extension of the Rural Living Zone over unconstrained agriculture is contrary to the State Policy on the Protection of Agricultural Land and Guideline No. 1. Application of the Rural Living Zone is inconsistent with RLZ4 (c) of Guideline No. 1. Additionally, the Commission disagrees with the planning authority that the Rural Living Zone is consistent with the regional strategy.

#### **Commission decision**

102. The Commission considers that no modifications are required.

### **Rural Living Zone – 22 Sheridan Court, Longford**

**Representation:** Terra Firma Planning for Carlton and Peter Dixon (46)

103. The representor requested that the land at 22 Sheridan Court, Longford be revised from the Rural Living Zone D to the Rural Living Zone C. The reasons include:

- the property is ideally suited to provide for additional rural-residential opportunities through subdivision, without impact on character;
- the Rural Living Zone D presents an under-utilisation of land; and
- in the absence of an apparent local strategy for Rural Living, the regional strategy is relevant and the subject site clearly has the attributes to support modest densification.

104. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS. The reasons include:

- the planning authority has attempted to apply provisions that are similar to the provisions of the interim planning scheme, both spatially and from the ordinance (use class and development provisions) wherever possible; and
- the Rural Living D sub-zone would result in an effective spot-zoning; and
- further strategic planning work is intended to be undertaken when the assessment of the draft LPS process is completed, with amendments considered as part of the usual

planning scheme amendment process where there is appropriate strategic planning to support such changes.

105. At the hearing, the representor spoke to the locality and the immediate vicinity of the site as being distinguishable as a court, that could be densified as provided for by the Regional Strategy.
106. After the hearing, in response to directions issued by the Commission, the representor provided a statement that clarified how the Rural Living C sub-zone would comply with the regional strategy. The response included the following comments:
  - Sheridan Court is located close to the periphery of Launceston's urban area, specifically Prospect Vale;
  - the nature of the lots fronting a court rather than an arterial road provides better opportunity for densification without linear intensification of accesses;
  - a 4ha minimum lot size allows for sufficient area to manage wastewater onsite;
  - there are mechanisms for the management of natural values both through the Scheme and agreements entered into under section 71 of the Act;
  - potential lot sizes and the absence of a need for significant works, cause for a highly probable situation where development may proceed outside of the mapped Landslip Hazard Area overlay; and
  - the land has been identified as an established rural-residential area and the densification of rural-residential areas is provided for in the strategy where a number of matters are to be balanced; specifically, impact on agricultural and environmental values of land in the surrounding area and impact on conversion of agricultural land; and
  - the regional strategy supports the provision of rural-residential opportunities through densification in appropriate locations as a general policy that it is a legitimate part of the housing mix for the city and for other towns and villages. Whilst Launceston does not rely on rural-residential land use as a significant population contributor, a large part of the city's attraction is that it has a range of housing choices within close proximity.

#### **Commission consideration**

107. The Commission is not persuaded that the Rural Living Zone C should be applied to the land in the absence of a local strategy that examines the subdivision density for all of the land zoned Rural Living along Pateena Road and Norwich Drive.
108. The Commission considers that there is insufficient information to determine whether the Rural Living Zone C is consistent with the regional strategy and Guideline No. 1, in particular RLZ 2(a), and RLZ3(a)..
109. The Commission notes that the lot sizes in the area (usually between 8-15ha) are generally commensurate with the larger 10ha minimum lot size provided by the Rural Living Zone D. Although there are three smaller lots around the intersection of Sheridan Court and Pateena Road, these lots are not typical of the broader area.
110. However, the Commission acknowledges some merit in the argument put forward by the representor that the Rural Living Zone C is consistent with the regional strategy and Guideline No. 1. Specifically, the Commission notes the proximity of the land to Launceston's urban area, the potential for densification without undue land use conflict with surrounding use, impact on natural values, impact on access to existing roads and services and the desire for a range of housing options.
111. Nevertheless, the Commission considers that the Rural Living Zone C should not be applied in isolation of the surrounding Rural Living Zone, as adjustments to the subdivision density of the surrounding land may also be warranted. The Commission notes that the planning authority



may undertake strategic planning work following the draft LPS assessment to determine whether an alternative subdivision density should be applied to the subject site and surrounding land.

### **Commission decision**

112. The Commission considers that no modifications are required.

### **Rural Living Zone – 116 and 120 Catherine Street, and 18 Wilmores Lane Longford**

**Representations:** Town Planning Solutions for Andrew and Meredith Meeves (10), Plan Place for Leigh and Aleisha Barrett (13).

113. The representors requested that the land at 116 and 120 Catherine Street and 18 Wilmores Lane Longford be revised from the Agriculture Zone to the Rural Living Zone C. The reasons include:

- the Rural Living Zone request is consistent with RLZ 1 to RLZ 4 of Guideline No. 1;
- the subject site is potentially constrained (Criteria 2B) under the State land potentially suitable for the agriculture zone mapping, as it is approved for residential use and is considered to have no capacity for commercial agricultural use; and
- the subject site is adjacent to the Longford township and has a spatial relationship closely linked to the built-up area. The area immediately west of Longford is strategically identified for residential expansion.

114. In the section 35F report, the planning authority opposed the request on the basis that it was currently undertaking a strategic review of the settlement strategy at Longford, which would determine if any changes to the zoning was warranted. In addition, the planning authority noted that the land was located within an attenuation area for the Austral Brick site at 15 Weston Street, Longford proposed in the Attenuation Area overlay.

115. Prior to the hearing the planning authority provided further details to support its position and made the following comments:

- the site is not in an urban area;
- the land is outside the urban growth area, but partially within the projected urban growth boundary of the Longford Development Plan;
- the land is located at the outskirts of Longford, but is provided with local services; and
- the land is identified in the State land potentially suitable for the agriculture zone mapping.

116. At the hearing, Mr. Purves for Andrew and Meredith Meeves spoke generally to his contention that Rural Living Zone C is more appropriate than the Agriculture Zone because of the type of existing land use in the immediate locality. Further, application of the Attenuation Area overlay was not suitably justified in the draft LPS supporting report.

117. Ms. Goess for Leigh and Aleisha Barrett noted that the land would not achieve the primary purpose of the Agriculture Zone and that the Rural Living Zone offers a transition between urban and agricultural use on the fringe of the settlement.

118. In response to the statements made by the representors, the planning authority was persuaded that the Rural Living Zone C should be applied.

119. After the hearing, the representors each provided submissions of points in closing. These include:

- there is a demonstrable experience of change in land use, as evident by the release and sale of titles from historic grants and the prevailing pattern of single dwellings on larger allotments within southern Longford; and

- the Agriculture Zone should not be applied. There is expert evidence on the agricultural potential of the land broadly, which has been provided with representation 17, which relates to the adjacent land at 86 Burley Street.

120. The planning authority provided evidence that the owner of 130 Brickendon Street was supportive of application of the Rural Living Zone C, however no response to the proposal had been received from the owner of 140 Catherine Street.

#### **Commission consideration**

121. The Commission is satisfied that the land has limited agricultural potential, and also accepts that the surrounding residential uses in southern Longford constrain agricultural use. Consequently, the Commission accepts that the land is not conducive to uses which would give effect to the purpose of the Agriculture Zone, and that an alternative zone should be applied.
122. The Commission agrees that the Rural Living Zone C is consistent with the regional strategy, and therefore is consistent with RLZ 2 (a). The Commission is of the opinion that the Rural Living Zone C should also be applied to 140 Catherine Street and 130 Brickendon Street in order to provide a contiguous zoning pattern in the area.

#### **Commission decision**

123. Modification:

- Revise the zoning of 18 Wilmores Lane (folio of the Register 116434/3), 116 Catherine Street (folio of the Register 168940/1) and 120 Catherine Street (folio of the Register 168940/2), 140 Catherine Street (folio of the register 116434/2) and 130 Brickendon Street, Longford (folio of the register 116434/1) to Rural Living Zone C.

124. Reason: To apply the Rural Living Zone consistent with Guideline 1.

#### **Commission consideration under section 35KB**

125. The Commission finds that the amendment relating to the application of the Rural Living Zone is a substantial modification as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Northern Midlands LPS, after it comes into effect.

#### **Commission decision under section 35KB**

126. Draft amendment directed to the Northern Midlands LPS:

- Revise the zoning of 18 Wilmores Lane (folio of the Register 116434/3), 116 Catherine Street (folio of the Register 168940/1) and 120 Catherine Street (folio of the Register 168940/2), 140 Catherine Street (folio of the register 116434/2) and 130 Brickendon Street, Longford (folio of the register 116434/1) to Rural Living Zone C.

127. Reason:

- To apply the Rural Living Zone consistent with Guideline No. 1.
- The Commission considers that the modification is a substantial modification as there may be a public interest.

#### **Rural Living Zone D – 101 Pateena Road, Travellers Rest**

**Representation:** Rebecca Green and associates for David Cordell and Dimity Calvert (21)

128. The representor requested that part of the land at 101 Pateena Road, Travellers Rest be revised from the Agriculture Zone to the Rural Living Zone D. The reasons include:

- the property should align to the zoning of the remainder of the portion of land which lies within the Meander Valley Council municipality; and
  - there is no agricultural potential for the site owing to the land use pattern (adjacent to land zoned Rural Living), as identified in an agricultural assessment submitted with the representation.
129. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because the land is mapped as unconstrained in the State land potentially suitable for the agriculture zone mapping, and any changes to the proposed zoning should be considered outside of the draft LPS assessment process.
130. At the hearing, the planning authority acknowledged the expertise of the representor's accompanying agricultural assessment, and also noted that a municipal boundary adjustment to include the whole title within the municipality was likely to occur in the near future.

#### **Commission consideration**

131. The Commission acknowledges the limited potential for agriculture, and agrees that the zoning of the land should be revised from Agriculture Zone to the Rural Living Zone D. These changes also ensure that the draft LPS meets the requirements of section 34(2)(g) of the Act. The Commission also notes that the land contains priority vegetation and is of the opinion that the Priority Vegetation Area overlay should be applied to the land.

#### **Commission decision**

132. Modification:
- Revise the zoning of 101 Pateena Road, Travellers Rest (folio of the register 122299/6) to Rural Living D apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model.
133. Reason: To ensure the draft LPS meets the requirements of section 34(2)(g) of the Act and Guideline No 1.

### **Rural living Zone adjoining the Rail Corridor – Evandale, Ross and Campbell Town**

#### **Representation: TasRail (36)**

134. The representor raised concern with the application of the Rural Living Zone to parcels of land at Evandale (folios of the Register 80904/5 and 131225/8), Ross (folios of the Register 115864/2 and 115864/3) and Campbell Town (folios of the Register 243740/1, 243742/4 and 243741/3). The reasons include:
- development adjoining the (rail) corridor should consider the exposure to rail noise and vibration; and
  - there should be no assumption that the rail corridor drainage system is available for discharge of stormwater or other run-off.
135. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS, because it is of the opinion that it is not a matter for the LPS Process to address.

#### **Commission consideration**

136. The Commission considers the representation largely relates to future development which may occur in the Rural Living Zone, rather than direct concern with the application of the zone. The Commission notes that the provisions of the Road and Railway Assets Code will apply to use and development for sensitive uses within 50m of the rail corridor.

## Commission decision

137. The Commission considers that no modifications are required.

## Rural Zone – Private Timber Reserves

**Representation:** Forico Pty Ltd (6)

138. The representor noted an inconsistency with the application of the Agriculture Zone, where land is part of a State forest and private land with a high probability of being maintained in the permanent forest estate. Particular concern was raised, noting while use of the land is the same, different zoning will inevitably raise issues of inequitable application of land use and development regulation. The representor particularly noted an area of land at Blackwood Creek that featured a number of private timber reserves that were zoned Agriculture, that were adjacent to two parcels of Permanent Timber Production Zone land that were zoned Rural.

139. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS. The reasons include:

- the Agriculture Zone most closely aligns with the current provisions of the Rural Resource Zone in the interim planning scheme, which the planning authority sought to maintain;
- private timber reserves do not warrant application of a particular zone, and in the event that leases, agreements, or covenants are terminated, the land could revert back to its primary purpose provided for by the Agriculture Zone; and
- the two parcels of Permanent Timber Production Zone land at Blackwood Creek mentioned by the representor were not classified under the State land potentially suitable for the agriculture zone mapping since forestry land was excluded from the original review as it was considered to be better suited to the Rural Zone.

140. Prior to the hearing, the representor provided the following list of properties that it proposed to be zoned Rural:

1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;
2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;
3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);
4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);
5. Hayes Road, Blessington folio, of the Register 226558/1;
6. English Town Road, Deddington, folio of the Register 120555/1;
7. English Town Road, Deddington, folio of the Register 200870/1;
8. English Town Road, Deddington, folio of the Register 40675/1;
9. English Town Road, Deddington, folio of the Register 120149/1;
10. Storys Creek Road, Rossarden, folio of the Register 246874/1;
11. Storys Creek Road, Rossarden, folio of the Register 224044/1;
12. Storys Creek Road, Rossarden, folio of the Register 224043/1;
13. Storys Creek Road, Rossarden, folio of the Register 224045/1;
14. Storys Creek Road, Rossarden, folio of the Register 224042/1;
15. Storys Creek Road, Rossarden, folio of the Register 224041/1;
16. Storys Creek Road, Rossarden, folio of the Register 224040/1;
17. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;
18. Merrywood Road, Royal George, folio of the Register 239075/1;
19. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.

141. At the hearing, Ms. Jo Oliver for the representor made the following comments:

- given the ownership of the land and the use of the land for permanent forestry activity, the land should be zoned Rural, so as to align to that methodology for a State forest;
- the land is generally part of a continuous forestry network, an interacting network of infrastructure that should be included in the same Rural Zone. The activities spread across that network include felling, processing and forwarding of logs, road construction, quarrying of material for roads and transportation of logs. The representor identified there is a difference in outcome for the use of the land related to quarrying activities, where those activities may not be specifically tied to forestry operations; and
- the land should be zoned according to the likely use of the land, which is forestry.

142. The planning authority was persuaded by the representor's view, but added that an exception would not be made for prime agricultural land.

#### **Commission consideration**

143. The Commission accepts that the long term intended purpose of the land identified by the representor is for forestry operations, and notes that none of the properties contain prime agricultural land. Therefore, the Commission considers that application of the Rural Zone is consistent with Guideline No. 1 and the purpose of the Zone.

#### **Commission decision**

144. Modification:

- Apply the Rural Zone to the following properties:
  1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;
  2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;
  3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);
  4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);
  5. Hayes Road, Blessington folio of the Register 226558/1;
  6. English Town Road, Deddington, folio of the Register 120555/1;
  7. English Town Road, Deddington, folio of the Register 200870/1;
  8. English Town Road, Deddington, folio of the Register 40675/1;
  9. English Town Road, Deddington, folio of the Register 120149/1;
  10. Storys Creek Road, Rossarden, folio of the Register 246874/1;
  11. Storys Creek Road, Rossarden, folio of the Register 224044/1;
  12. Storys Creek Road, Rossarden, folio of the Register 224043/1;
  13. Storys Creek Road, Rossarden, folio of the Register 224045/1;
  14. Storys Creek Road, Rossarden, folio of the Register 224042/1;
  15. Storys Creek Road, Rossarden, folio of the Register 224041/1;
  16. Storys Creek Road, Rossarden, folio of the Register 224040/1;
  17. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;
  18. Merrywood Road, Royal George folio of the Register 239075/1; and
  19. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.
- Apply the Priority Vegetation Area overlay to the following properties:
  1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;
  2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;
  3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);

4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);
5. Hayes Road, Blessington folio of the Register 226558/1;
6. English Town Road, Deddington, folio of the Register 120555/1;
7. English Town Road, Deddington, folio of the Register 40675/1;
8. English Town Road, Deddington, folio of the Register 120149/1;
9. Storys Creek Road, Rossarden, folio of the Register 246874/1;
10. Storys Creek Road, Rossarden, folio of the Register 224044/1;
11. Storys Creek Road, Rossarden, folio of the Register 224043/1;
12. Storys Creek Road, Rossarden, folio of the Register 224045/1;
13. Storys Creek Road, Rossarden, folio of the Register 224042/1;
14. Storys Creek Road, Rossarden, folio of the Register 224041/1;
15. Storys Creek Road, Rossarden, folio of the Register 224040/1;
16. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;
17. Merrywood Road, Royal George folio of the Register 239075/1; and
18. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.

145. Reason: To apply the Rural Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.

#### **Rural Zone – 500 and 502 Hobart Road, Youngtown**

**Representation:** All Urban Planning for Finney Funeral Services (4)

**Submission accepted by the Commission:** All Urban Planning for Finney Funeral Services

146. The representor requested that the land at 502 Hobart Road, Youngtown (folio of the Register 178406/1) be revised from part Utilities Zone and part Rural Living Zone D so that it is wholly included in the Rural Living Zone D.
147. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because the land was already wholly included in the Rural Living Zone D.
148. The Commission notes that the representor also made a submission that related to the same land and the adjacent land at 502 Hobart Road, Youngtown after the exhibition of the draft LPS, which closed on 21 December 2021. The submission was received on 3 June 2022 and tabled at the hearing on 10 June 2022, where it was accepted by the Commission with the agreement of the planning authority. The submission made a request that the Rural Zone be applied to the land for the following reasons:
- 502 Hobart Road is used as an existing funeral chapel and crematorium for Finney Funerals. The owners of Finney Funerals recently purchased the adjacent property at 500 Hobart Road to provide for future improvements, extension, and associated services to complement the funeral chapel and crematorium as well as to provide for a buffer around the existing facility;
  - given consideration of the allowable uses in the Rural Resource Zone of the interim planning scheme, it is requested that both 500 and 502 be Zoned Rural rather than Rural Living D; and
  - the owners are reviewing their options for future zoning of 500 Hobart Road, in particular whether the land should be zoned Light Industrial.
149. The planning authority was supportive of the Rural Zone.

### **Commission consideration**

150. The Commission notes that the Rural Living Zone was applied to the land so that the zone was consistent with the zoning of the land to the east, partially in the Launceston planning area, despite use of the land at 502 Hobart Road for an existing funeral chapel and crematorium. The Commission notes that site-specific qualification NOR-11.4 was applied to provide for the use of Crematoria and Cemeteries as Discretionary given it is normally prohibited in a Rural Living Zone under the SPPs.
151. The Commission notes however, that the landowner's recent acquisition of the adjacent property in March 2022 has changed the circumstances upon which the planning authority applied the Rural Living Zone and site-specific qualification. The Commission agrees that the Rural Zone should be applied to the land because it provides for the existing and intended future use. A consequential amendment to remove site-specific qualification NOR-11.4 is therefore required.

### **Commission decision**

152. Modification:
- Revise zoning of the land at 500 and 502 Hobart Road, Youngtown (folios of the Register 178406/1 and 141258/1) to Rural.
  - Revise the draft LPS written document by deleting Site-specific Qualification NOR-11.4; and
  - Revise the Site-specific Qualifications overlay map by deleting Site-specific Qualification NOR-11.4.
153. Reason: To apply the Rural Zone consistent with the RZ 1 of Guideline No.1

### **Commission consideration under section 35KB**

154. The Commission finds that the amendment is a substantial modification as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Northern Midlands LPS, after it comes into effect.

### **Commission decision under section 35KB**

155. Draft amendment directed to the Northern Midlands LPS:
- Revise zoning of the land at 500 and 502 Hobart Road, Youngtown (folios of the Register 178406/1 and 141258/1) to Rural.
  - Revise the draft LPS written document by deleting Site-specific Qualification NOR-11.4 as shown in Annexure A to Attachment 2; and
  - Revise the Site-specific Qualifications overlay map by deleting Site-specific Qualification NOR-11.4.
156. Reason:
- To apply the Rural Zone consistent with Guideline No. 1.
  - The Commission considers that the modification is a substantial modification as there may be a public interest.

### **Rural Zone – Honeysuckle Road, Tooms Lake folio of the register 213493/1**

**Representation:** John Hatzinicolaou and Darren Plunkett (33)

157. The representors requested that the land at Honeysuckle Road, Tooms Lake (folio of the register 213493/1) be revised from the Environmental Management Zone to the Rural Zone. The reasons include:
- it is the only private title in the planning area zoned Environmental Management;
  - the Environmental Management Zone is inappropriate based on Guideline No.1; and
  - the Rural Zone is considered the most appropriate due to the intended future use of the site.
158. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because the planning authority had attempted to apply provisions that are similar to the provisions of the interim planning scheme, both spatially and from the ordinance (use class and development provisions) wherever possible.
159. At the hearing, the representors tabled a written submission that made the following comments:
- the claim by the planning authority that changing the zone of an individual property during the current process is not supported, is contrary to section 35E(3) of the Act which affords the right to a landowner to make a representation about the zoning of their land during the draft LPS Assessment exhibition period. Ensuring that the most appropriate zone is applied to land is central to the current Draft LPS Assessment process;
  - the Commission advised planning authorities on 25 May 2017 that the 1 to 1 conversion of equivalent zones without justification was not acceptable and that planning authorities were required to determine whether the new zone 'provisions were still applicable to the land in question'; and
  - there was no specific justification provided in the draft LPS supporting report for retaining the Environmental Management Zone for the property, and when given the opportunity to provide that justification in the section 35F Report, the planning authority chose not provide one.
160. Mr. John Thompson spoke briefly on behalf of the representors and noted there is no pathway for private land holders to have a residential use in the Environmental Management Zone, adding that in his view, this is the only private property zoned such in the municipality.
161. The representors, Mr. Plunkett and Mr. Hatzinicolaou submitted that there is an access track to the land, although no evidence of an existing right of access to the land was provided. They further stated that they had purchased the property with the intention of developing within the area excluded from the conservation covenant located on the land, and noted that the conservation covenant had been applied to the land for a financial incentive.

#### **Commission consideration**

162. The Commission observes that EMZ 1(f) of Guideline No. 1 states that the Environmental Management Zone can be applied to private land that has significant environmental values. The land is adjacent to the Snaky Creek Conservation Area and contains a conservation covenant that recognises the natural values of the land. The land also contains part of the summit of 'Little Blue Tier', and contains significant native bushland. The Commission considers that there is insufficient information to determine whether an alternative zone should apply, and what such a zone should be.

#### **Commission decision**

163. The Commission considers that no modifications are required.



## **Landscape Conservation Zone – General Issues**

**Representations:** Tasmanian Land Conservancy (14), Conservation Landholders Tasmania (42),

164. The representors requested that all land with a conservation covenant declared under the *Nature Conservation Act 2002* be zoned Landscape Conservation or Environmental Management. The reasons include:

- land that contains conservation covenants are already recognised for natural values. The zone of the land should reflect the use and development potential of such land;
- application of the Landscape Conservation Zone would satisfy Guideline No. 1;
- conservation covenants are part of the Tasmanian Reserve Estate, which is land reserved to be managed for biodiversity conservation under Tasmania's Regional Forest Agreement. The land is also part of Australia's National Reserve System and therefore contributes to the fulfilment of Australia's obligations under the international Convention on Biological Diversity 1993. All of the reserves are listed in the latest version of the Collaborative Australian Protected Area Database;
- in Tasmania, privately protected land covers a smaller area than publicly protected land, but it contains a higher percentage of threatened communities;
- private reserves, including all private conservation covenants and Tasmanian Land Conservancy reserves, have a reserve management plan prepared by experts to protect, conserve, and manage the ecological, scientific, cultural and aesthetic values of the area in the public interest; and
- that zoning of the broader landscape around conservation covenants should be carefully considered to avoid fragmentation of the land that might impact natural values.

165. In the section 35F report, the planning authority recommended against the blanket inclusion of all land with a conservation covenant in the Landscape Conservation and Environmental Management zones and noted that the primary objective in applying zones should be to achieve the zone purpose to the greatest possible extent considering the primary use of each property.

## **Commission consideration and observation**

166. The Commission observes that conservation covenants are made under the *Nature Conservation Act 2002*, but are not reserves. The reason is that conservation covenants are not specifically identified as reserves in the interpretation in Part 3, or Schedule 1 of the *Nature Conservation Act 2002*. These sections list each type of reserve, including private nature sanctuaries and private nature reserves. The definition of 'reserved' given in the *Nature Conservation Act 2002* (as opposed to the definition for 'reserved land') means land that is 'set aside or acquired for a conservation purpose.' This means that the use of the land must be primarily for conservation purposes i.e. by having the status of a reserve of a type listed in Schedule 1 of the *Nature Conservation Act 2002*.

167. The Commission also notes the different processes prescribed for declaration of reserves (made for private land under section 12 of the *Nature Conservation Act 2002*), versus the process for the Minister to 'enter into' a conservation covenant with a landowner (made as a covenant that 'runs with' the land under section 34 of the *Nature Conservation Act 2002*). Unlike a reserve, a conservation covenant 'runs with' the land like a contract and the land is not 'set aside', meaning that it is not taken to be primarily in effect for conservation purposes.

168. Areas that have extensive conservation covenants (such as a cluster of many, a large area, or both) may demonstrate good strategic planning merit for applying this zone provided that broader landscape values (not only biodiversity values) are demonstrated. Determining the zone to apply to land that contains a conservation covenant needs to be balanced with application of zones based on sound planning principles, such as, minimising spot-zoning and

applying the zoning that satisfies Guideline No. 1 and the regional strategy. The application of zoning as the primary method of the control of use and development, should firstly be undertaken irrespective of whether a covenant applies, with weight given to the existence and content of a covenant when multiple zoning options are available.

169. Apart from the specific parcels of land considered elsewhere in this decision, the Commission generally supports the Rural and Agriculture zoning that has been applied by the planning authority. The Commission's consideration of representations that requested zoning changes to specific sites and provided significant further detail are outlined below.

### **Landscape Conservation Zone – Various Properties**

**Representations:** John Thompson (9), Friends of the Great Western Tiers (20), Quenton and Christine Higgs (32), Garry and Marie Stannus (34), Lothar and Judith Reiner (35), Herbert and Sally Staubmann (37), Rocelyn Ives (41), Conservation Landholders Tasmania (42), Brian and Faye Longley (47)

170. The representors requested that land subject to conservation covenants, or land which is not included in the State land potentially suitable for the agriculture zone mapping, be revised to the Landscape Conservation Zone or the Rural Zone. The representors spoke in general terms, in addition to representations 9, 20, 32, 34, 35, 37, 41, 42 and 47, where specific examples of land subject to the request for revision were provided. The reasons for the request were:
- the blanket application of the Agriculture Zone is not consistent with the approach taken to application of zoning in other draft LPSs;
  - titles not identified in the State land potentially suitable for the agriculture zone mapping were analysed by the Agricultural Land Mapping Project and excluded from the potential constraints analysis; and
  - the rezoning of these titles to either the Rural Zone or Landscape Conservation Zone would allow the Priority Vegetation Area overlay to be applied.
171. The representation made by Mr. John Thompson (9) identified 185 titles of land proposed to be zoned Agriculture, which to varying degrees shared the below features, precluding a consideration of the Agriculture Zone because the land:
- contained conservation covenants;
  - is in close proximity to the Tasmanian Wilderness World Heritage Area;
  - is in close proximity to public reserve land;
  - has poor land capability (broadly between classes 5 and 6); and
  - is subject to the Scenic Protection Area overlay.
172. Representations 20, 32, 34, 35, 37, and 41 requested that the following properties be zoned Landscape Conservation:
- 1827 Liffey Road, Liffey (folio of the Register 45838/1) - representation 32 (Higgs);
  - 202 Jones Road, Liffey (folio of the Register 250902/1) - representation 34 (Stannus);
  - Gulf Road Liffey (folios of the Register 115193/1, 115192/2 and 128705/1) - representation 35 (Reiner);
  - 240 Jones Road, Liffey (folios of the Register 23577/1 and 209745/1) - representation 37 (Staubman); and
  - 111 Gulf Road, Liffey (folio of the Register 204354/1) - representation 41 (Ives).
173. The reasons were that the land:
- contained threatened vegetation communities and/or threatened flora, fauna or habitat;

- adjoined the Tasmanian Wilderness World Heritage Area which, under the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999*, restricts uses and developments that are likely to have a significant impact on the world heritage values;
  - is covered by the Scenic Protection Area overlay;
  - contained private reserves protected by conservation covenants;
  - none of titles were identified in the State land potentially suitable for the agriculture zone mapping;
  - the Rural Zone is inappropriate because the titles contained scenic and natural values that required protection under either the Landscape Conservation Zone or the Environmental Management Zone; and
  - the Landscape Conservation Zone allows the application of the Priority Vegetation Area overlay.
174. The representation made by Brian and Faye Longley requested that the Landscape Conservation Zone be applied to 1726 Auburn Road, Ross folios of the Register 212952/1, 212953/1, 199138/1, 35605/1, 35606/1, 208425/1, 49207/1, 49207/2 and 49207/3 for the following reasons:
- 673ha of the property is protected by conservation covenant and has therefore been identified by both State and Commonwealth governments for protection and conservation of the biodiversity it contains; and
  - the land is unsuitable for agriculture.
175. In the section 35F report, the planning authority generally opposed application of the Landscape Conservation Zone to land identified in representations 9, 20, 42, and 47 for the following reasons:
- private conservation covenants are not permanently reserved for the purposes of determining the underlying zone, and in the event that leases, agreements, or covenants are terminated, then the land reverts back to its primary purpose;
  - the representations have not provided suitable evidence that the land is primarily managed for landscape values, or that the application of the Scenic Protection Area overlay does not provide sufficient protection for land; and
  - no evidence has been provided that individual landowners support the application of the Landscape Conservation Zone to the properties.
176. The planning authority supported application of the Landscape Conservation Zone to the land subject to representations 20, 32, 34, 35, 37, and 41 as the landowners had indicated that the land subject to a private conservation covenant is being managed for landscape values, and there are significant clusters of such adjoining land that would also be zoned Landscape Conservation.
177. At the hearing, Mr. John Thompson spoke to representations 9 and 42 and made the following comments:
- the rezoning of titles not subject to separate representations by the landowners during the exhibition period should, in the interests of natural justice, be treated as a substantial modification under section 35KB of the Act;
  - 185 titles have been incorrectly rezoned from Rural Resource in the interim planning scheme to Agriculture in the draft LPS based on a misinterpretation of the State land potentially suitable for the agriculture zone mapping and Guideline No. 1;
  - the Agriculture Zone application is inconsistent with the methodology expressed in the draft LPS supporting report;

- land included in the Agriculture Zone, but not included in the State land potentially suitable for the agriculture zone mapping, has not been subject to local analysis as required by AZ7 of Guideline No. 1;
  - conservation covenants are permanently reserved and recognised by both the State and Federal governments; and
  - the rezoning of 673.1 ha to Landscape Conservation would demonstrate good strategic planning merit as it is widely visible in the landscape and spans nine adjoining covenanted titles across a very large area.
178. In response, the planning authority explained the decision methodology for application of the Agriculture Zone and noted that application of the zone had relied heavily on the State land potentially suitable for the agriculture zone mapping.
179. Mr. Thompson contended that none of the 185 titles that he had identified in his representation were subject to the State land potentially suitable for the agriculture zone mapping. Mr. Thompson particularly noted the landscape values of the land on the periphery of the Tasmanian Wilderness World Heritage Area.
180. Following the hearing, in response to directions issued by the Commission, the planning authority provided further consideration of whether any of a further 22 titles around the edge of the Tasmanian Wilderness World Heritage Area should be revised from the Agriculture Zone to the Rural Zone or Landscape Conservation Zone. The submission included an assessment rationale and made a recommendation on whether the zone should be revised to the Landscape Conservation Zone, the Rural Zone, or remain in the Agriculture Zone.
181. The planning authority recommended that the following titles be zoned Landscape Conservation:
- 307 Gulf Road, Liffey (folio of the Register 200276/1);
  - Gulf Road Liffey, (folio of the Register 246184/2);
  - 1777 Liffey Road, Liffey (folio of the Register 209589/1);
  - Smiths Road, Blackwood Creek (folio of the Register 222752/1);
  - 73 Lawrences Road, Blackwood Creek (folio of the Register 216245/1);
  - Boons Road, Blackwood Creek (folio of the Register 213781/1);
  - Hop Valley Road, Blackwood Creek (folio of the Register 157965/1);
  - Poatina Road, Poatina (folio of the Register 204293/1);
  - 4792 Poatina Road, Cressy (folio of the Register 214285/1);
  - Poatina Road, Cressy (folio of the Register 54087/1); and
  - Lake River Road, Cressy (folio of the Register 227118/1).
182. The planning authority recommended that the following titles be zoned Rural:
- 128 Jones Road, Liffey (folio of the Register 136279/2);
  - Hop Valley Road, Blackwood Creek (folio of the Register 210695/1);
  - 1278 Lake River Road, Cressy (folio of the Register 252139/1); and
  - Lake River Road, Cressy (folio of the Register 133943/1).
183. The planning authority recommended that the following titles be zoned Agriculture (no change):
- Gulf Road, Liffey (folio of the Register 177651/1);
  - Boons Road Blackwood Creek (folio of the Register 234474/1);
  - Hop Valley Road, Blackwood Creek (folio of the Register 201261/1);
  - 664 Hop Valley Road, Blackwood Creek (folio of the Register 239130/1);
  - Hop Valley Road, Blackwood Creek (folio of the Register 49966/1);

- 122 Glen Road, Cressy (folio of the Register 145325/1); and
- Lake River Road, Cressy (folio of the Register 208908/1).

### **Commission consideration**

184. The Commission accepts the planning authority's approach to application of the Agriculture Zone, however agrees with Mr. Thompson that the areas of land located on the periphery of the Tasmanian Wilderness World Heritage Area, which are excluded from the State land potentially suitable for the agriculture zone mapping, have landscape values that warrant closer inspection. The Commission agrees that those titles which evidently are not included in the State land potentially suitable for the agriculture zone mapping, do not immediately warrant inclusion in the Agriculture Zone. Consideration should be given to which zone may be applied, either Agriculture as allowable under AZ7 of Guideline No. 1, or an alternative zone where respective guidelines allow, so as to give effect to that zone purpose to the greatest extent. Importantly, and in addressing the tenor of the representations, even where application of the Agriculture Zone may not be immediately warranted for reasons above, application of the Landscape Conservation Zone is not automatically the alternative.
185. In considering what is the appropriate zone for the land subject to representation 9, and appreciating many titles in the appendix to representation 9 are similarly subject to independent representations, the Commission considers there are distinct groupings of land within the 185 titles listed, which assist in considering any modifications as follows:
  - (a) five holdings in the Liffey area where conservation covenants apply, and evidently, the land is intended to be managed for landscape values;
  - (b) 22 titles along the Great Western Tiers;
  - (c) covenanted land which is not included in (a) or (b); and
  - (d) various land not included in the State land potentially suitable for the agriculture zone mapping, which is not subject to a covenant.
186. The five holdings at Liffey are considered to have landscape values, by the combination of extensive vegetative cover and topography. The land rises in elevation toward the Tasmanian Wilderness World Heritage Area and this is viewable from Gulf Road. To this end, a modification to the Landscape Conservation Zone is considered warranted and is supported by the planning authority for the following land:
  - 1827 Liffey Road, Liffey (folio of the Register 45838/1);
  - 202 Jones Road, Liffey (folio of the Register 250902/1);
  - Gulf Road Liffey (folios of the Register 115193/1, 115192/2 and 128705/1);
  - 240 Jones Road, Liffey (folios of the Register 23577/1 and 209745/1); and
  - 111 Gulf Road, Liffey (folio of the Register 204354/1).
187. For the 22 titles along the Great Western Tiers, similar to the five holdings at Liffey, many titles are covered with native vegetation, are highly visible from the Blackwood Creek and Liffey area, and so are considered to have landscape values. With the exception of existing plantation forestry, or lots identified as private timber reserves, agricultural use is considered limited by the coverage of native vegetation and the topography.
188. The planning authority has provided detailed consideration for each title, dependant on a set of circumstances as outlined in the preceding paragraphs. Though AZ7 provides that land not included in the State land potentially suitable for the agriculture zone mapping can be included in the Agriculture Zone; for 11 of the 22 titles along the Great Western Tiers reliance on AZ7 is not warranted, on account of their landscape values and lack of demonstrable agricultural potential. Application of an alternative zone is therefore necessary and where the

land is covered extensively by native vegetation and has demonstrable landscape values, the appropriate zone is Landscape Conservation consistent with LCZ 2 (a) of Guideline No. 1.

189. The Commission therefore considers that a revision to the Landscape Conservation Zone is required for the following parcels of land:

- 307 Gulf Road, Liffey (folio of the Register 200276/1);
- Gulf Road Liffey, (folio of the Register 246184/2);
- 1777 Liffey Road, Liffey (folio of the Register 209589/1);
- Smiths Road, Blackwood Creek (folio of the Register 222752/1);
- 73 Lawrences Road, Blackwood Creek (folio of the Register 216245/1);
- Boons Road, Blackwood Creek (folio of the Register 213781/1);
- Hop Valley Road, Blackwood Creek (folio of the Register 157965/1);
- Poatina Road, Poatina (folio of the Register 204293/1);
- 4792 Poatina Road, Cressy (folio of the Register 214285/1);
- Poatina Road, Cressy (folio of the Register 54087/1); and
- Lake River Road, Cressy (folio of the Register 227118/1).

190. Other titles identified which contain conservation covenants, and were either excluded from the State land potentially suitable for the agriculture zone mapping, or located adjacent to unmapped land are:

- 'Preston' - 1726 Auburn Road, Ross folios of the Register 212952/1, 212953/1, 199138/1, 35605/1, 35606/1, 208425/1, 49207/1, 49207/2 and 49207/3 - approximately 816ha (unconstrained agriculture in State mapping);
- 'Lilyburn' - 1504 Deddington Road, Deddington folios of the Register 172586/1 and 172587/1 - approximately 1054ha (unconstrained agriculture in State mapping);
- 'Marathon', Deddington Road, Deddington folios of the Register 103886/2, 103886/3, 103886/4 and 103886/5 - approximately 965ha (not included in agriculture in State mapping);
- 'Elkington' 548 Logan Vale Road, Evandale folios of the Register 175727/1 and 175727/5 - approximately 455ha (not included in agriculture in State mapping); and
- 'Burburys Tier' - Honeysuckle Road, Ross folio of the Register 169994/1 - approximately 390ha (not included in agriculture in State mapping).

191. The Commission accepts the representor's view that the suitability of each property for inclusion in the Agriculture Zone must be considered, however also notes that the each property must have demonstrable landscape values to warrant application of the Landscape Conservation Zone.

192. For land at Preston in Ross, it is accepted the land is identified in the State land potentially suitable for the agriculture zone mapping as unconstrained and therefore regard must be given to AZ 1 of Guideline No. 1. It is evident through representations 9 and 47 that a large extent of the land (exceeding 800ha), forms part of the Comprehensive, Adequate and Representative (CAR) Reserve System, which is considered a relevant dataset per AZ 1 (b) of Guideline No. 1. Therefore, in giving effect to the guidelines, it is considered the limitations of agricultural use imposed by the covenant, as well as extensive cover of native vegetation, warrant consideration of an alternative zone. Having regard to LCZ 2 (a) of Guideline No. 1, the Landscape Conservation Zone is considered appropriate for those parcels subject to a conservation covenant, because the land features elevated native bushland with demonstrable landscape values. With regard to AZ 5, a split-zoning aligning to the covenant is considered appropriate for those titles where agricultural use is unconstrained.

193. Lilyburn at Deddington is comprised of two titles and exhibits many of the qualities of land at Preston, where agricultural use is restricted for the covenanted area, although undertaken on the unrestricted portion. Lilyburn is predominately a single title with a vegetated covenanted portion, and a cleared portion where agricultural uses are undertaken. The covenanted area exceeds 700ha. The land features elevated native bushland and ridgeline with demonstrable landscape values. A split-zoning aligning to the covenant is considered appropriate to allow existing agricultural use to continue.
194. Parts of the remaining properties at Marathon, Elkington, and Burburys Tier are not identified in the State land potentially suitable for agriculture zone mapping. These properties contain conservation covenants that cover most of each title. The properties are all feature native bushland and ridgelines with demonstrable landscape values. The Landscape Conservation Zone for these properties is therefore appropriate.
195. The Commission is of the opinion that there is insufficient evidence that any of the remaining properties identified in the representations have landscape values that warrant application of the Landscape Conservation Zone.
196. The Commission is also not convinced that the Rural Zone should be applied to 128 Jones Road, Liffey, Hop Valley Road, Blackwood Creek (folio of the Register 210695/1), 1278 Lake River Road, Cressy of Lake River Road, Cressy (folio of the Register 133943/1) as it would result in spot-zoning and would interrupt the prevailing zoning pattern. All four properties are surrounded or located adjacent to the Agriculture Zone and share the same characteristics.
197. The Commission notes that a number of reserved roads located within land to which the Landscape Conservation Zone would be applied would also need to be included in the zone as detailed in the modification below.

#### **Commission decision**

198. Modification:
  - Revise the zoning of the following properties to Landscape Conservation and apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model:
    - a. 1827 Liffey Road, Liffey (folio of the Register 45838/1);
    - b. 202 Jones Road, Liffey (folio of the Register 250902/1);
    - c. Gulf Road Liffey (folios of the Register 115193/1, 115192/2 and 128705/1);
    - d. 240 Jones Road, Liffey (folios of the Register 23577/1 and 209745/1); and
    - e. 111 Gulf Road, Liffey (folio of the Register 204354/1).
    - f. 307 Gulf Road, Liffey (folio of the Register 200276/1);
    - g. Gulf Road Liffey, (folio of the Register 246184/2);
    - h. 1777 Liffey Road, Liffey (folio of the Register 209589/1);
    - i. Smiths Road, Blackwood Creek (folio of the Register 222752/1);
    - j. 73 Lawrences Road, Blackwood Creek (folio of the Register 216245/1);
    - k. Boons Road, Blackwood Creek (folio of the Register 213781/1);
    - l. Hop Valley Road, Blackwood Creek (folio of the Register 157965/1);
    - m. Poatina Road, Poatina (folio of the Register 204293/1);
    - n. 4792 Poatina Road, Cressy (folio of the Register 214285/1);
    - o. Poatina Road, Cressy (folio of the Register 54087/1);
    - p. Lake River Road, Cressy (folio of the Register 227118/1);
    - q. that part of 1726 Auburn Road, Ross (folios of the Register 212952/1, 212953/1, 199138/1, 35605/1, 35606/1, 208425/1, 49207/1, 49207/2 and 49207/3) subject to a conservation covenant, as shown in CPR Plan No. 8898, to the Landscape Conservation Zone with the split-zone boundary to be determined by the extent of the covenanted land within the CPR Plan;

- r. that part of 1504 Deddington Road, Deddington (folios of the Register 172586/1 and 172587/1) ) subject to a conservation covenant, as shown in CPR Plan No. 8898, to the Landscape Conservation Zone with the split-zone boundary to be determined by the extent of the covenanted land within the CPR Plan;
- s. Deddington Road, Deddington (folios of the Register 103886/2, 103886/3, 103886/4 and 103886/5);
- t. 548 Logan Vale Road, Evandale (folios of the Register 175727/1 and 175727/5);
- u. Honeysuckle Road, Ross (folio of the Register 169994/1); and
- v. those parts of reserved roads intersecting the above properties.

199. Reason: To apply the Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.

**Commission consideration under section 35KB**

200. The Commission considers the substantial modification required is suitable to be made by way of a draft amendment to the Northern Midlands LPS, after it comes into effect, under Part 3B of the Act.

**Commission decision under section 35KB**

201. Draft amendment directed to the Northern Midlands LPS:

- Revise the zoning of the following properties to Landscape Conservation and apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model:
  - a. that part of 1726 Auburn Road, Ross (folios of the Register 212952/1, 212953/1, 199138/1, 35605/1, 35606/1, 208425/1, 49207/1, 49207/2 and 49207/3) contained within the conservation covenant shown in CPR Plan No. 8898 to Landscape Conservation with the split-zone to be determined by the boundary defined by the CPR Plan;
  - b. that part of 1504 Deddington Road, Deddington (folios of the Register 172586/1 and 172587/1 - approximately 1054ha) contained within the conservation covenant shown in CPR Plan No. 5499 to Landscape Conservation with the split-zone to be determined by the boundary defined by the CPR Plan;
  - c. Deddington Road, Deddington (folios of the Register 103886/2, 103886/3, 103886/4 and 103886/5);
  - d. 548 Logan Vale Road, Evandale (folios of the Register 175727/1 and 175727/5);
  - e. Honeysuckle Road, Ross (folio of the Register 169994/1); and
  - f. those parts of reserved roads intersecting the above properties.

202. Reason:

- To apply the Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.
- The Commission considers that the modification is a substantial modification as there may be a public interest.

**Environmental Management Zone - Liffey Road and Gulf Road, Liffey**

**Representation:** Bush Heritage Australia (12)

203. The representor requested that the following land be revised from the Agriculture Zone to the Environmental Management Zone:

- 'Oura Oura Reserve', 159 Gulf Road, Liffey, (folio of the Register 202805/1 and 246184/2); and
- Drys Bluff Reserve, Gulf Road, Liffey Valley (folio of the Register 150038/1).



204. The reasons include:

- the Agriculture Zone is inconsistent with Guideline No. 1;
- agricultural use is expressly prohibited under the terms of a Nature Conservation Act 2002 conservation covenant without prior written consent to the contrary issued by the relevant Minister.

205. In the section 35F report, the planning authority recommended the land be revised from the Agriculture Zone to the Landscape Conservation Zone because it was satisfied that the conservation covenant indicated the land was being managed for its landscape values.

#### **Commission consideration**

206. The Commission accepts that the land has local landscape values that warrants application of the Landscape Conservation Zone. There is no evidence the Environmental Management Zone, which is intended for land with significant ecological, scientific, cultural and scenic values is appropriate. All three titles are steep, covered in native bushland and visible from the surrounding area, particularly Gulf Road and Liffey Road. The Commission notes the land is not included in the State land potentially suitable for agriculture zone mapping, which therefore provides for an alternative zone to be applied consistent with Guideline No. 1.

#### **Commission decision**

Modification:

- Revise the zoning of the following properties to Landscape Conservation and apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model:
  - a. 159 Gulf Road, Liffey, (folio of the Register 202805/1 and 246184/2);
  - b. Gulf Road, Liffey (folio of the Register 150038/1); and
  - c. those parts of reserved roads dissecting the above properties.

207. Reason: To apply the Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.

#### **Commission consideration under section 35KB**

208. The Commission considers the substantial modification required is suitable to be made by way of a draft amendment to the Northern Midlands LPS, after it comes into effect, under Part 3B of the Act.

#### **Commission decision under section 35KB**

209. Draft amendment directed to the Northern Midlands LPS:

- Revise the zoning of the following properties to Landscape Conservation and apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model:
  - a. 159 Gulf Road, Liffey, (folio of the Register 202805/1 and 246184/2);
  - b. Gulf Road, Liffey (folio of the Register 150038/1); and
  - c. those parts of reserved roads dissecting the above properties.

210. Reason:

- To apply the Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.
- The Commission considers that the modification is a substantial modification as there may be a public interest.

## **Future Urban Zone – 5 Eskleigh Road, Perth**

**Representations:** Department of State Growth (11), TasRail (36)

211. The representors requested that the impacts of future residential use and development on the land between Drummond Street and the Midland Highway, Perth (5 Eskleigh Road (folio of the Register 177503/1) on the State road and rail network should be considered for the following reasons:
- development adjoining the rail corridor should consider the exposure to rail noise and vibration;
  - there should be no assumption the rail corridor drainage system is available for discharge of stormwater or other run-off;
  - noise modelling undertaken for the Midland Highway and Perth Link Roads project in 2017 indicated that a significant part of the land is subject to traffic noise impacts. A noise impact assessment should be undertaken, with particular reference to future zoning, any impacts on sensitive uses and the appropriateness of a mapped Road or Railway Attenuation Area overlay under the Road and Railway Assets Code; and
  - hydrological impacts on the adjacent State Road network should be understood at the time of rezoning.
212. In the section 35F report, the planning authority noted these matters were not matters which the draft LPS assessment process could address.
213. At the hearing, the Department of State Growth provided a visual of the Noise Modelling with respect to Perth. This modelling projected the extent of road noise at 63dBA, which extended upwards of 200m from the Perth bypass - in excess of the 50m distance prescribed under the SPPs. However, the Department of State Growth accepted that the Road or Railway Attenuation Area overlay was not mapped.

### **Commission consideration**

214. The Commission considers that the Future Urban Zone should be applied to the land in order to protect it from use and development that might compromise its future conversion to urban residential use.

### **Commission decision**

215. The Commission considers that no modifications are required.

## **Utilities Zone – Hydro Electricity Infrastructure**

**Representation:** Hydro Tasmania (8)

216. The representor requested that the Poatina penstock and tailrace be revised from the Rural and Agriculture zones respectively to the Utilities Zone.
217. In the section 35F report, the planning authority recommended that the land identified by Hydro Tasmania be revised to the Utilities Zone because the land is used for major infrastructure. Consequently, the planning authority recommended the Scenic Protection Area overlay should not be applied as it is incompatible with the Utilities Zone.
218. Prior to the hearing, the representor submitted a diagram, which identified the extent of the application of the Utilities Zone sought around the Poatina Penstock.

### **Commission consideration**

219. The Commission notes that the land is used for electricity generation, transmission and associated infrastructure as detailed in the representations, and intended to be used for major utilities infrastructure, consistent with UZ 1 of Guideline No. 1. The Commission agrees that a consequential amendment should be made to the Scenic Protection Area overlay to ensure it is not applied to the incompatible Utilities Zone.

### **Commission decision**

220. Modification:
- Revise the zoning of that part of Poatina Road, Poatina (folio of the Register 100739/1), and the land adjacent to the southwest owner by Hydro Tasmania that is identified in the Hydro Tasmania submission dated 1 June 2022 to Utilities and remove the Scenic Protection Area overlay.
  - Revise the zoning of the Poatina tailrace (folios of the Register 53397/9, 150837/1, 137226/1, 137226/2, 137226/3, and General Law deeds 34/6257 and 34/6258) to Utilities and remove the Scenic Protection Area overlay.
221. Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.

### **Utilities Zone – Transmission Electricity Infrastructure**

#### **Representation: TasNetworks (18)**

222. The representor requested that the following sites be zoned Utilities:
- Black Bottom Hill communication site at Lake Leake Road, Campbell Town (folio of the Register 18951/1);
  - Mt. Rex Storys Creek Road, Avoca (folio of the Register 182429/1); and
  - Poatina repeater at Poatina Road, Poatina (folio of the Register 1000739/1).
223. The representor also requested that the Priority Vegetation Area overlay be removed from the Poatina repeater at Poatina Road, Poatina (folio of the Register 1000739/1) because clearance of vegetation is required for safety and maintenance of electricity infrastructure.
224. In the section 35F report, the planning authority recommended that the land be zoned Utilities because the land is used for electricity infrastructure, however recommended that the Priority Vegetation Area overlay be retained at the Poatina repeater site as the advice of a suitably qualified person was not provided to support removal of the overlay.
225. Prior to the hearing the representor submitted a diagram which identified the extent of the application of the Utilities Zone sought around the communication site at Poatina Road, Poatina (folio of the Register 100739/1) which showed the Utilities Zone with a 20m radius around the infrastructure.
226. At the hearing, the representor added that the Mt. Rex facility is on a single title (folio of the Register 182429/1) and it would be appropriate for that title to be zoned Utilities, contrary to the content of the representation which sought a buffer in the absence of title boundaries. The representor also noted that the Poatina repeater site is cleared and extensively covered with hardstand.
227. The planning authority was in general agreement with the proposed modification to the overlay, although noted a preference that the removal of the overlay not be based on arbitrary radii, but the extent of hardstand on a case by case basis.

### Commission consideration

228. The Commission considers that as the land is currently used for major utilities infrastructure including electricity generation, holding transmission and other associated infrastructure, that the Utilities Zone should be applied consistent with UZ 1 of Guideline No. 1. The Commission agrees that a consequential amendment should be made to the Scenic Protection Area overlay to ensure it is not applied to the incompatible Utilities Zone.
229. The Commission is of the view that the Priority Vegetation Area overlay should be removed from that part of the land containing the Poatina repeater that would be zoned Utilities.

### Commission decision

230. Modification:
- Revise the zoning of Lake Leake Road, Campbell Town (folio of the Register 18951/1) and Storys Creek Road, Avoca (folio of the Register 182429/1) to Utilities.
  - Revise the zoning of that part of Poatina Road, Poatina (folio of the Register 1000739/1) identified with a 20m radius circle around the centre of the communications site as identified in the TasNetworks submission dated 9 June 2022 to Utilities and remove the Priority Vegetation Area and Scenic Protection Area overlays.
231. Reason: To apply the Utilities Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.

### Utilities Zone – State Road Casement

**Representation:** Department of State Growth (11)

232. The representor requested that various parcels of acquired road be revised to the Utilities Zone and commented on anomalies between the supporting report and the LPS zone maps. Specifically to be consistent with the State Road Casement layer published on the LIST. The representor also sought removal of the Priority Vegetation Area overlay from the State road casement. The representor also noted a number of discrepancies between the draft LPS maps and the intended zoning noted in the draft LPS supporting report.
233. In the section 35F report, the planning authority recommended the land be revised to the Utilities Zone. The reasons include that the application of the Utilities Zone for these assets is consistent with Guideline No. 1 and would enable such land to be reserved for infrastructure development.
234. Prior to the hearing, the representor submitted a list of land parcels which were requested to be included in the Utilities zone:
- Midland Highway, Perth (folios of the Register 171693/2, 171693/3, 171693/5, 171693/6, 171693/10, 171693/11, 171693/12, 171693/13, 171693/14, 171693/15, 171693/16, 171693/17, 171693/18, 171693/19, 171693/24, 171693/70 and 171693/80);
  - Midland Highway, Perth to Leighlands Road, Evandale (folio of the Register 180865/1 (Road));
  - Midland Highway, Powranna (folio of the Register 173223/6, 173223/7, 173223/8, 173223/9, 173223/10);
  - Midland Highway, Epping Forest (folio of the Register 173222/1, 173222/2, 173222/3, 173222/4, 173222/5, 173222/6);
  - Midland Highway and Ashby Road, Ross (folio of the Register 46763/1);
  - Ashby Road, Ross (folio of the Register 46763/3); and
  - Midland Highway and Ashby Road, Ross (folio of the Register 46763/4).

235. The representor provided split zoning diagrams for part of the land at 16735 Midland Highway, Breadalbane (folio of the Register 30143/1) and part of the land bound by Eskleigh Road, Perth (folio of the Register 114189/1). The representor also provided GIS files that showed the proposed location of the Utilities Zone over land that did not have folio of the Register reference.
236. At the hearing, the representor spoke to the inclusion of land comprised within the parcels provided in the submission, or provided as shown by diagram. Further, the representor spoke to the inclusion of the Priority Vegetation Area overlay, identifying areas where the overlay applies though devoid of vegetation. Finally, the representor noted commentary on zoning anomalies between the exhibited draft LPS and the supporting report.
237. In response, the planning authority provided that the Priority Vegetation Area overlay had been applied consistent with the Regional Ecosystem Model.

#### **Commission consideration**

238. The Commission considers where the State road casement has been expanded, it is in accordance with UZ1 of Guideline No. 1 and should be zoned Utilities.
239. The Priority Vegetation Area overlay has been applied consistent with the Regional Ecosystem Model mapping and any departure from it would need to be supported by the advice of a suitably qualified person. The Commission does not agree to remove the overlay from the State road casement, but notes that the exemptions in clause 4.4.1 of the SPPs would provide for clearance of vegetation associated with general maintenance and minor road works.
240. With respect to the zoning anomalies identified by the department, it is noted that the LPS zone maps take precedence over itemisation within the supporting report, and as such no modification is necessary.

#### **Commission decision**

241. Modification:
- Revise the zoning of the following properties to Utilities:
    - a. Midland Highway, Perth (folios of the Register 171693/2 and 171693/15);
    - b. Midland Highway, Perth to Leighlands Road, Evandale (folios of the Register 180865/1 (Road));
    - c. Midland Highway, Powranna (folios of the Register 173223/8, 173223/9, 173223/10);
    - d. Midland Highway, Epping Forest (folios of the Register 173222/1, 173222/2, 173222/3, 173222/4, 173222/5, 173222/6);
    - e. Midland Highway and Ashby Road, Ross (folio of the Register 46763/1);
    - f. Ashby Road, Ross (folio of the Register 46763/3);
    - g. Midland Highway and Ashby Road, Ross (folio of the Register 46763/4);
    - h. that part of the land at 16735 Midland Highway, Breadalbane (folio of the Register 30143/1) that is identified in the Department of State Growth submission dated 3 June 2022;
    - i. that part of the land bound by Eskleigh Road, Perth (folio of the Register 114189/1) that is identified in the Department of State Growth submission dated 3 June 2022; and
    - j. that part of land not identifiable by reference to folio of the Register and that is identified in the Department of State Growth submission dated 3 June 2022.
242. Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.

## Utilities Zone – State Rail Network

### Representation: TasRail (36)

243. The representor requested that land at Wellington Street, Longford (folios of the Register 137399/1, and 136913/1) be revised from the Light Industrial Zone to the Utilities Zone in accordance with Guideline No. 1.
244. In the section 35F report, the planning authority recommended the land be revised to the Utilities Zone.

### Commission consideration

245. The Commission agrees that the land forms part of the State rail network and should be zoned Utilities.

### Commission decision

246. Modification:
- Revise the zoning of Wellington Street, Longford (folios of the Register 137399/1 and 136913/1) to Utilities.
247. Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1

## Particular Purpose Zone – Poatina

### Representation: Poatina Village Body Corporate and Fusion Australia (7)

248. The representors requested that the land known as Poatina village, be revised to a Particular Purpose Zone. The reasons include:
- Poatina was purchased and established as an intentional community;
  - the community needs to grow to an optimum population of approximately 180 to enable economic and social sustainability;
  - the Poatina village needs reasonable opportunity to strengthen economic drivers such as tourism, enterprise and philanthropic partnerships; and
  - the importance of future economic and social sustainability warrants a more substantive consideration of future prospects under the SPPs than has been undertaken to date.
249. In the section 35F report, the planning authority recommended the land be included in a particular purpose zone.
250. Prior to the hearing, the planning authority submitted a draft Particular Purpose Zone. In addition to the written document, the planning authority provided a statement that contended the Particular Purpose Zone complied with section 32(4)(a) and (b) of the Act for the following reasons:
- the Poatina Village is a unique settlement in its isolation and is privately owned. It offers a housing choice where active contribution to the community is integral to the ethos and in turn offers particular advantages, often to more vulnerable members of society;
  - the provisions in the SPPs are designed for typical circumstances and do not comfortably fit the privately owned, 'strata scheme town';
  - the Poatina Village is one of the State's largest strata schemes, however is unique in the State in that it provides commercial, tourist and amenity services to the public due to its location. The ability to enhance existing commercial activities and increase the resident population is critical to the long-term, financial sustainability of the settlement; and

- the majority of the site is subject to the Scenic Protection Area overlay, which is a transitioning provision and should be removed.

251. At the hearing, Ms. Jo Oliver for the representor made the following comments:

- it is intended that the Particular Purpose Zone would apply precincts;
- the purpose of the Particular Purpose Zone is to have flexibility of boundaries within the Zone;
- the standard blunt zoning approach of the SPPs is unworkable;
- the Particular Purpose Zone has scenic management provisions to apply in the absence of the Scenic Protection Area overlay, which may not apply to a Particular Purpose Zone under Guideline No. 1; and
- a landscape management area is intended to apply over a number of precincts.

252. In response, the planning authority stated that the representation had merit, however noted that the Particular Purpose Zone as drafted, had issues in operation and purpose.

253. Following the hearing, in response to directions issued by the Commission, the planning authority provided a revised written document which incorporated figures, further definitions, amended substitution clauses and revised Local Area Objectives and Zone Purpose Statements. The representor was supportive of the changes subject to minor revisions to the map that identified the precincts.

#### **Commission consideration**

254. The Commission considers that broadly the Particular Purpose Zone has merit with respect to section 32(4) of the Act.

255. However the Particular Purpose Zone is not in a form which in the Commissions view, could be approved without significant modification. In particular, the following issues are noted:

- the intended development potential of the precincts is not commensurate with existing uses;
- the inclusion of a standard relating to Strata Division;
- distinct terms within the Particular Purpose Zone are not defined.

256. The Commission finds that application of the current Village, Landscape Conservation and Recreation Zones is most appropriate in the circumstances and notes that an application for a draft amendment to insert a Particular Purpose Zone can be made once the LPS has been finalised.

#### **Commission decision**

257. The Commission considers that no modifications are required.

### **Specific Area Plan – Evandale Specific Area Plan**

#### **Representation: Terra Firma Planning for Carlton and Peter Dixon (46)**

258. The representor requested that clause NOR-S5.7.1 Residential density for multiple dwellings be removed from the Evandale Specific Area Plan because the density of 1 dwelling per 400m<sup>2</sup> was too restrictive in comparison to the density of 1 dwelling per 325m<sup>2</sup> provided by the General Residential Zone of the SPPs.

259. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS for the reasons given for the clause in the draft LPS Supporting Report, which include that the standard would ensure that the density of 1 dwelling per 400m<sup>2</sup> would maintain the established village character of Evandale.

### **Commission consideration**

260. The Commission accepts the views of the planning authority, and notes that no evidence was provided to justify an alternative dwelling density requirement.

### **Commission decision**

261. The Commission considers that no modifications are required.

### **Longford Specific Area Plan**

**Representation:** Terra Firma Planning for Carlton and Peter Dixon (46)

262. The representor raised concern that the provisions of the Longford Specific Area Plan were too restrictive. The reasons include:

- the land is within an area that is characterised by small lots zoned Low Density Residential;
- much of the area does not interface with surrounding agricultural land and the Austral Brick site at 15 Weston Street, Longford and therefore does not require substantive setbacks for buffering; and
- the land is serviceable, with inappropriately large lot size restrictions amounting to underutilisation of services and growth opportunity.

263. The representor further suggested that the draft LPS should provide for a more sophisticated arrangement in the Specific Area Plan, with the more central areas providing for the normal standards of the SPPs to apply. This would provide a minimum lot size of 1500m<sup>2</sup> (1200m<sup>2</sup> under performance criteria) for lots that can access services, graduating to larger lots at the periphery of the settlement adjoining the Agriculture Zone.

264. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because it had attempted to reflect the provisions of the interim planning scheme to maintain existing use rights of landowners wherever possible, and to avoid spot-zoning and split-zoning wherever possible.

265. At the hearing, the representor tabled a copy of *R Archer and N Tubb v Northern Midlands Council and C Dixon* [2022] TASCAT 32. The decision provided a permit for a 44 lot subdivision at 145, 153, and 173 Marlborough Street in Longford with lot sizes generally about 1200m<sup>2</sup>. The representor made the following comments:

- only the southernmost part of the area identified within the Longford Specific Area Plan should be considered the Rural Fringe, noting the existing approval for a 44 lot subdivision;
- the dominant area is of an urban character; and
- it is manifestly inappropriate to have a minimum lot size of 8000m<sup>2</sup>.

266. The planning authority reiterated the intention of the Specific Area Plan was to provide controls that would retain lot sizes that the interim planning scheme had provided for (the land was zoned Rural Living and there was no minimum lot size), and to align the zoning with the Rural Living Zone of the SPPs. The Rural Living Zone was proposed in the initial version of the draft LPS, however the land is within an urban growth area in the regional strategy which precludes Rural Living zoning. The planning authority added that further strategic work on the provisions that should apply to the area is currently being undertaken.



### **Commission consideration**

267. The Commission notes that strategic work is currently being undertaken by the planning authority to investigate the potential future subdivision density for the area. The requested amendments to the Specific Area Plan are therefore considered premature, however the Commission notes that the issue could be considered as a draft amendment to the LPS once the planning authority has completed its strategic review

### **Commission decision**

268. The Commission considers that no modifications are required.

## **Longford Specific Area Plan - Longford Racecourse Masterplan**

### **Representation:** Tasmanian Heritage Council (40)

269. The representor requested that the Longford Specific Area Plan be amended to include the outcomes of the preliminary masterplan for the Longford Racecourse.
270. In the section 35F report, the planning authority recommended the precinct plan of the Longford Specific Area Plan be revised, but added that any amendments to the written document be made as a draft amendment following the draft LPS assessment and once the final masterplan has been approved by the Council.
271. Prior to the hearing, the planning authority provided a copy of the masterplan and a revised Specific Area Plan, which included a revised Figure NOR-S.6.2.1 to exclude the Low Density Residential Zone from land to which the masterplan would apply.
272. At the hearing, the planning authority clarified that the masterplan should not be included in the Longford Specific Area Plan, and the precinct plan should not be amended, noting this was an alternative view to the one expressed in the section 35F report and the submission dated 31 May 2022.

### **Commission consideration**

273. The Commission accepts that to give effect to the intent of the masterplan, the Longford Specific Area Plan requires specific provisions, and so in that respect its inclusion is premature at this stage.
274. The Commission notes that the planning authority or the representor could make a request for a draft amendment to change the provisions once the masterplan has been endorsed by the Council and further details of the intended provisions are available.

### **Commission decision**

275. The Commission considers that no modifications are required.

## **Ross Specific Area Plan**

### **Representation:** Tasmanian Heritage Council (40)

276. The representor requested that the Ross Specific Area Plan be amended to include the area bounded by Church Street, Wellington Street, and Fitzroy Street.
277. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS, noting any inclusion should be based on a robust strategic assessment of the area.

### **Commission consideration**

278. The Commission considers the extension of the Specific Area Plan at Ross is unwarranted, noting the provisions of the Specific Area Plan substitute the provisions of the General

Residential Zone and the Open Space Zone only, and there is no intention at present to change the existing zoning of the subject sites. Therefore, any extension of the Specific Area Plan would have no effect.

### **Commission decision**

The Commission considers that no modifications are required.

### **Specific Area Plan – ‘Norley’, Longford**

#### **Representation: FJA Solutions for owner (15)**

279. The representor requested that a specific area plan be inserted, which would apply to the property known as Norley at 97A Wellington Street, Longford because the controls would facilitate succession planning, and would:
- protect the agricultural potential of the land;
  - recognize and preserve the heritage values of Norley;
  - recognize and protect the landscape values brought about by the hedgerows within the site boundary; and
  - separate redundant assets from the primary use of Resource Development.
280. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because further strategic land use planning of the merits would be required.
281. At the hearing, the representor provided a submission further summarising the intention of the specific area plan and responding to the planning authority’s 35F report, stating particularly that:
- the current owners are desirous of setting up a long term estate planning process for Norley; and
  - the significance of the proposal is not so great that it should be considered as unable to be approved as part of the LPS process.
282. The representor stated that:
- if the property was sold, the disparate ownerships could cause conflicts between agriculture use and amenity of surrounding residences; and
  - the provisions of the specific area plan would allow for consolidation as part of the subdivision whereas the SPPs do not allow for forced consolidation.
283. In response, the planning authority submitted that:
- in its view, the proposal did not satisfy section 32(4) of the Act; and
  - the planning authority is currently undertaking a strategic study as to whether any existing residential areas of Longford should be expanded and the provisions of the subject land would be considered under that process.

### **Commission consideration**

284. The Commission is not persuaded that a satisfactory argument has been submitted in order to satisfy section 32(4) (a) or (b) of the Act. Further, the specific area plan as drafted in the representation, does not conform to the structure of the draft LPS as specified in the SPPs, nor does it accord to the drafting conventions and writing style of the Commission’s Practice Note 5 – Tasmanian Planning Scheme Drafting Conventions. However, the Commission notes the commitment to further strategic planning review of the area, including the future provisions that may apply to the site.

### **Commission decision**

285. The Commission considers that no modifications are required.

### **Local Historic Heritage Code**

**Representation:** Tasmanian Heritage Council (40)

286. The representor requested that additional areas of archaeological potential be examined through an archaeological survey.

287. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS, noting the proposal would result in wider strategic changes and would need to be based on appropriate strategic planning.

### **Commission consideration**

288. The Commission considers in the absence of evidence, no modification should be made to the draft LPS.

### **Commission decision**

289. The Commission considers that no modifications are required.

### **Natural Assets Code - Priority Vegetation Area Overlay - Woodville Estate Reserve, Devon Hills**

**Representation:** Kay Thompson (44)

290. The representor requested that the Priority Vegetation Area overlay be revised to include land where flora and fauna had been sighted at the Woodville Estate Reserve at 140 Perth Mill Road, Western Junction (folio of the Register 10850/24).

291. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS, the reasons include:

- the overlay has been applied consistent with the standardised Regional Ecosystem Model methodology developed by Natural Resources Management Pty Ltd, for the preparation of the overlay and application under Guideline No. 1;
- the Council would be required to undertake further local strategic land use planning outside the draft LPS assessment process to accurately determine whether a more extensive application of the overlay is warranted, that departs from the standardised Regional Ecosystem Model; and
- the representor has not provided sufficient evidence that a circumstance relevant to clause LP1.7.5(d) (circumstances providing for modification of a Priority Vegetation Area) of the SPPs exists to support the modification of the overlay.

### **Commission consideration**

292. The Commission accepts the rationale of the planning authority and notes that no evidence has been provided to show that a variation of the Regional Ecosystem Model is appropriate. It is considered the Priority Vegetation Area overlay has been applied consistently with Guideline No. 1.

### **Commission decision**

293. The Commission considers that no modifications are required.

### **Natural Assets Code - Priority Vegetation Area Overlay**

**Representation:** Department of Natural Resources and the Environment (1)

294. The representor raised concern that the application of the Agriculture Zone across much of the municipal area precluded the application of the Priority Vegetation Area overlay.
295. The representor requested that the proposed zoning allocations be revised to reduce the extent of the zone types that exclude the Natural Assets Code, in particular the Agriculture Zone, and assign more zonings such as the Landscape Conservation Zone and Rural Living Zone that are compatible with the overlay. The representor also contended that there are noticeable errors with the overlay, for example that most of the township of Ross has been mapped as priority vegetation, although it has already been developed and there are no threatened species records.
296. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS, the reasons include:
  - the Priority Vegetation Area overlay is not able to be applied to the Agriculture Zone;
  - the application of the Agriculture Zone is in accordance with the methodology of the supporting report; and
  - the overlay has been applied consistent with the standardised regional ecosystem model methodology developed by Natural Resources Management Pty Ltd for the draft LPS and Guideline No. 1. The planning authority would need to undertake further local strategic land use planning outside the draft LPS assessment process to accurately determine whether any changes that depart from the standardised Regional Ecosystem Model are warranted.

#### **Commission consideration**

297. Clause C7.2.1 of the Natural Assets Code states the Priority Vegetation Area overlay can only apply to a number of listed zones, and this excludes the Agriculture Zone. NAC 13 of Guideline No. 1 states that this overlay should not be applied to land within a number of zones, including the Agriculture Zone. The Commission observes this is a policy position established in the SPPs.
298. The Commission accepts the rationale of the planning authority and notes that no evidence has been provided to show that a variation of the Regional Ecosystem Model is appropriate. It is considered the Priority Vegetation Area overlay has been applied consistent with Guideline No. 1.

#### **Commission decision**

299. The Commission considers that no modifications are required.

### **Scenic Protection Code – Scenic Road Corridor Overlay**

#### **Representation:** Tasmanian Heritage Council (40)

300. The representor requested that the Scenic Road Corridor overlay applied to Hobart Road, Evandale be extended because the section of road encompasses significant rural pastoral landscape that should be protected from development that would adversely impact on the rural scenery.
301. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS, though noted the following:
  - further strategic work would be required to determine the scenic value of the additional section of Hobart Road (of which only a very small portion is currently within NOR-C8.2.7 in the draft LPS, where Hobart Road intersects with the Midland Highway). It is recommended that this be considered as part of the usual planning scheme amendment process where there is appropriate strategic planning to support those changes.

### Commission consideration

302. The Commission notes that the Scenic Road Corridor overlay is a transitioning provision declared by the Minister for Planning and that any modifications to the overlay must be limited to permitted alterations allowed under the Act. Irrespective of the ability to include new areas no evidence has been provided to show that the overlay should be extended.

### Commission decision

303. The Commission considers that no modifications are required.

### Attenuation Code – Attenuation Area Overlay – Longford

**Representations:** Town Planning Solutions (10) Plan Place (13), and Terra Firma Planning for Carlton and Peter Dixon (46)

304. The representors requested that the application of the Attenuation Area overlay related to the Austral Brick site at 15 Weston Street, Longford be reduced. The reasons include:
- the specified 500m distance for a Level 2 Activity under the *Environmental and Pollution Control Act 1994* now takes in a substantive number of residential properties to the north and northeast of the site, including an approved subdivision site at 145, 153, and 173 Marlborough Street, Longford;
  - the brickworks is subject to an Environmental Protection Notice that prohibits the causing of a nuisance at the nearest residence, and a recent qualified report has confirmed that it is meeting these requirements; and
  - given the preceding qualified assessment and the current Environmental Protection Notice, the Council should include a map overlay of a significantly reduced attenuation area, reflecting the scientific results of that assessment and removing the unreasonable regulatory burden from anticipated residential development in the area.
305. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS because the overlay has been mapped in accordance with the land use of the Austral Brick site and the SPPs attenuation distances.
306. Prior to the hearing, the planning authority submitted a copy of the Environmental Protection Notice for the brickworks.
307. At the hearing, Ms. Jo Oliver (representation 46) contended that the brickworks is operating in accordance with of the Environmental Protection Notice applicable to the land, and as such, an extensive overlay was not warranted.
308. Ms. Heidi Goess (representation 13) contended the attenuation at 500m does not accord with Guideline No. 1.
309. The planning authority responded that it considered a revised attenuation overlay to 200m was warranted in light of the representation, and also that it expects Austral bricks should be able to make comment on such changes.
310. Following the hearing, the planning authority provided a copy of a Noise and Dust Assessment report for the recent application made for a 44 lot subdivision at 145, 153, and 173 Marlborough Street, Longford as mentioned above. The report concluded that residents of the subdivision located diagonally opposite the brickworks on Marlborough Street, but approximately 250m from the actual operations, would not be exposed to unacceptable environmental harm or environmental nuisance as a result of noise or dust emissions from the brickworks.
311. In response to the planning authority's submission, representors 10 and 13 each provided a response that there is a lack of justification from a suitably qualified person under AC2 of

Guideline No. 1, for the application of an attenuation buffer greater than the distance provided in the interim planning scheme. The planning authority also agreed that AC2 was not met and the buffer could be retained at 200m and made the following comments:

- a report has been submitted which addresses environmental harm and nuisance emanating from the brickworks; and
- in recognising a suitably qualified person authored the report, and has indicated a 200m attenuation distance is adequate, the 500m attenuation area is no longer supported.

### **Commission consideration**

312. The Commission notes the following:

- the attenuation distance under the interim scheme is a default distance specified in Table E11.1 and is not mapped. The attenuation distance for a brickworks is set at 200m;
- the exhibited version of the draft LPS provides an overlay which is derived from a 500m attenuation distance from the boundaries of the brickworks at 15 Weston Street; and
- the planning authority indicated in the draft LPS supporting report that it was intended to include 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 SPPs.

313. AC1 of Guideline No. 1 provides that an overlay may be applied as a variation to the generic distances specified in Table C9.1 of the SPPs; though in this instance, the 500m distance is not a variation, it is a reflection of the distance nominated in the table.

314. AC2 of Guideline No. 1 provides that a variation must be justified by a suitably qualified person. The proposed 500m buffer is a variation between requirement of the interim scheme and the proposed overlay. Therefore, the exhibited overlay neither accords with AC1 or AC2.

315. In consideration of an alternative overlay, a 200m mapped overlay may be amenable to the parties present, but there is insufficient evidence available to the Commission to apply a 200m buffer in response to local circumstances as required by AC1. The Commission notes that a report has been submitted that relates to the recent subdivision application, however it is not clear that the author of the report would support reduction of the overlay from the standard 500m specified for a Level 2 activity brickworks. In particular, it is unknown how local environmental characteristics such as prevailing winds and type and location of vegetation could change environmental impacts in certain directions around the brickworks.

316. The Commission therefore finds that the overlay should be removed from around the brickworks at this time, and that the standard 500m distance specified in Table C9.1 of the SPPs be used to apply the standards of the Attenuation Code until an amendment to the Attenuation Area overlay can be supported by a suitably qualified person.

### **Commission decision**

317. Modification:

- Revise the Attenuation Area overlay by removing the buffer area applied around the Austral Bricks site at 15 Weston Street, Longford (folio of the register 230762/1).

318. Reason: To ensure the use of attenuation overlays over the generic distances of the table are informed by local circumstances in accordance with the guidelines.

### **Safeguarding of Airports Code – Launceston Airport**

**Representation:** Launceston Airport (16)

319. The representor requested the following:

- that the Airport Noise Exposure Area overlay include the 'N contours' for the airport, which are mapped in the Launceston Airport Masterplan 2020;
  - that the Obstacle Limitation Area overlay include the PANS-OPS surfaces; and
  - that the Utilities Zone be removed from the airport land.
320. The reasons include:
- that the updates to the overlays would implement the National Airports Safeguarding Framework; and
  - that the SPPs cannot be applied to Commonwealth land as detailed in section 52(i) of the *Constitution and Commonwealth Places (application of Laws) Act 1970 (cth)*.
321. In the section 35F report, the planning authority was supportive of the proposed amendments to the draft LPS.
322. At the hearing, the representor reiterated points made in the representation about its view on a need for a State policy that would provide for the principles of the National Airports Safeguarding Framework to be translated to planning controls.
323. After the hearing, in response to a direction issued by the Commission, the representor provided the following:
- a list of titles which the Airport lease covers to which it proposed the Utilities Zone be removed as follows:
    - 311 Evandale Road, Western Junction (folios of the Register 31731/1, 80983/1, 80983/3, 80983/4 and 128763/1; and
    - Evandale Road, Western Junction (folio of the Register 225834/1);
  - modified mapping of the Airport Noise Exposure Area overlay that included the N contours;
  - modified mapping of the Airport Noise Exposure Area overlay that reflected the mapping given in the Launceston Airport Masterplan 2020. The revised Airport Noise Exposure Area overlay generally applied to the same area as the exhibited version of the overlay, with the noticeable differences being an extension of approximately 500m to the north and 1000m to the south; and
  - modified GIS mapping of the Airport Obstacle Limitation Area overlay that included the OLS and the PANS-OPS surfaces as a combined lowest common surface, for implementation in the planning scheme.

#### **Commission consideration**

324. The Commission agrees that the Utilities Zone should not be applied. The operation of the Airports Act 1996 (cth) excludes the operation of state land use planning laws. Therefore it is considered appropriate to respond to the provisions of that legislation in this instance, which would also ensure that the airport is treated in the same way as the unzoned Hobart International Airport, being the only comparable facility in the State.
325. The Commission also agrees that the Airport Noise Exposure Area overlay should be amended as proposed, which is consistent with the requirements of SAC 1 and SAC 3 of Guideline No. 1.
326. The Commission acknowledges the GIS mapping of the Airport Obstacle Limitation Area overlay provided by the representor includes the OLS and the PANS-OPS, combined into a single overlay as required by Guideline No. 1. The Commission considers that the Airport Obstacle Limitation Area overlay as exhibited, should be modified to reflect the submission as made, and it is reasonable to approve the draft LPS subject to such a modification.

327. The Commission otherwise notes the representor's general concerns about State planning controls for airports, but that any perceived deficiencies of the Safeguarding of Airports Code are matters for the review of the SPPs.

**Commission decision**

328. Modification:
- Revise the zoning, by removing the Utilities Zone from 311 Evandale Road, Western Junction (folios of the Register 31731/1, 80983/1, 80983/3, 80983/4 and 128763/1) and Evandale Road, Western Junction (folio of the Register 225834/1).
329. Reason: To align the draft LPS with the requirements of the *Airports Act 1996* (cth).
- Revise the Airport Noise Exposure Area overlay as shown in the Launceston Airport submission received 27 June 2022.
330. Reason: To apply the Airport Noise Exposure overlay in accordance with SAC 1 and SAC 3 of Guideline No. 1.
- Revise the Airport Obstacle Limitation Area overlay as shown in the Launceston Airport submission received 26 August 2022.
331. Reason: To apply the Airport Obstacle Limitation Area overlay in accordance with SAC 4 and SAC 5 of Guideline No. 1.

**Commission consideration under section 35KB**

332. The Commission finds that the amendments relating to the application of the Airport Noise Exposure Area and the Airport Obstacle Limitation Area overlay is a substantial modification, as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Northern Midlands LPS, after it comes into effect.

**Commission decision under section 35KB**

333. Draft amendment directed to the Northern Midlands LPS:
- Revise the Airport Noise Exposure Area overlay as shown in the Launceston Airport submission received 27 June 2022.
  - Revise the Airport Obstacle Limitation Area overlay as shown in the Launceston Airport submission received 26 August 2022.
334. Reason: To apply the Airport Noise Exposure overlay in accordance with SAC 1 and SAC 3 of Guideline No. 1. and to apply the Airport Obstacle Limitation Area overlay consistent with Guideline No. 1.
335. The Commission considers that the modification is a substantial modification as there may be a public interest.

**Private Forests – Various**

**Representations: Private Forests Tasmania (45)**

336. The representor made no specific request, though provided that a further submission would be made in cooperation with the Department of State Growth.
337. In the section 35F report, the planning authority considered the representation did not warrant modification to the draft LPS.



338. At the hearing, the planning authority noted that no consolidated representation had been received, nor any other further information from the representor who was not present.

**Commission consideration**

339. The Commission finds that in the absence of specific requests, evidence or otherwise, there is nothing to consider.

**Commission decision**

340. The Commission considers that no modifications are required.

**Representations in support of the draft LPS**

**Low Density Residential Zone – Campbell Town**

**Representation:** Terra Firma Planning for Carlton and Peter Dixon (46)

341. The representor supported application of the Low Density Residential Zone to Campbell Town, with specific regard for 89-113 Clare Street, Campbell Town and 42-56 Franklin Street, Campbell Town.
342. In the section 35F report the planning authority recommended no modifications as a result of this representation.
343. At the hearing no other information was submitted.

**Commission consideration**

344. The Commission notes the representor's comments are in support of the draft LPS and is satisfied with the planning authority's response in the section 35F report.

**Commission decision**

345. The Commission considers that no modifications are required.

**General Comment on Draft LPS**

**Representation:** TasWater (43)

346. The representor indicated support for the draft LPS.
347. In the section 35F report the planning authority recommended no modifications as a result of this representation.
348. At the hearing no other information was submitted.

**Commission consideration**

349. The Commission notes the representor's comments are in support of the draft LPS and is satisfied with the planning authority's response in the section 35F report.

**Commission decision**

350. The Commission considers that no modifications are required.

**Matters taken not to be a representation**

**Representations:** Mark Chopping for Forico (6), TasNetworks (18),

351. Representors raised matters including:
- the SPPs should include certain provisions or otherwise be revised;
  - the SPPs failed to consider matters or otherwise provided too much or too little discretion;

- querying how the LPS and/or SPP provisions should be interpreted or how discretion in provisions should be exercised in the future implementation of the Tasmanian Planning Scheme;
- that the format or provisions permitted to be included in the LPS by the SPPs should be changed or otherwise revised; and
- that the regional strategy was not valid or otherwise should be revised.

352. In the section 35F report the planning authority made no recommendations on these matters, nor did the planning authority provide a section 35G report.

#### **Commission consideration**

353. The Commission notes that:

- section 35E of the Act sets out the matters not to be taken to be a representation;
- other matters not subject to Part 3A of the Act cannot be considered as part of its consideration under section 35J; and
- during its consideration, it has sought to establish how all raised matters relate to the draft LPS and if the matter can be included within the draft LPS under section 32 of the Act.

354. The Commission considers that the matters raised by the representors itemised above are outside the considerations under section 35J.

#### **Commission decision**

355. The Commission considers that it does not have jurisdiction to assess these matters.

#### **Matters of a technical nature or relevant to implementation**

356. The Commission notes the draft LPS contains matters that are relevant to section 35J(2) of the Act, including:

- minor numbering and typographical errors in the draft LPS;
- instances where the draft LPS, or proposed modifications, do not apply the writing style and conventions set out in Practice Note 5: Tasmanian Planning Scheme drafting conventions or Practice Note 8: Draft LPS written document - technical advice;
- instances where the draft LPS zone and overlay maps or Geographic Information System (GIS) datasets contain overlaps, gaps and errors, or do not apply the technical advice or conventions set out in Practice Note 7 - Draft LPS mapping; technical advice ;
- instances where the spatial representation of the cadastral parcels dataset have changed after the production of the PDF maps for exhibition that result in minor misalignment between cadastral parcel boundaries and zones or code overlays based on those boundaries;
- instances where the draft LPS zone and overlay maps or Geographic Information System (GIS) datasets apply outside the municipal area; and
- instances where a modification to the draft LPS written document or draft LPS maps and overlays requires a consequent modification to the other.

357. The Commission further notes that Division 1 – Electronic database and documents of Part 6 of the Act, requires the Commission to maintain a database containing an electronic planning map.

#### **Commission consideration**

358. The Commission considers that the draft LPS should:

- minimise numbering and typographical errors and be consistent with the conventions set out in the Commission practice notes;
- contain zone and overlay maps that reflect current cadastral parcel boundaries, and the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark on theLIST, and any areas described by section 35J(2) of the Act; and,
- be free from technical anomalies such as gaps and overlaps and be provided in a form suitable for being made under section 35L of the Act and inclusion in an electronic database.

### **Commission decision**

#### **359. Modification:**

- Revise the draft LPS written document to include the technical modifications identified in Annexure A of Attachment 2 to:
  - (a) meet the LPS requirements of the SPPs;
  - (b) correct references to relevant provisions;
  - (c) provide for the effective operation of the provisions; and
  - (d) reflect the terminology used in the SPPs.
- Revise the draft LPS zone and overlay maps to:
  - (a) fill any unzoned gaps in the zoning layer;
  - (b) remove any overlaps between adjoining zones;
  - (c) apply the schema set out in Appendix B of Practice Note 7 to each relevant GIS dataset;
  - (d) some overlays supplied by theLIST have been modified since the original versions were published on LISTmap (e.g. the Electricity Transmission Infrastructure Protection overlay). Make sure to use the most recent version available;
  - (e) remove any overlaps between features in the same overlay layer that have different categories (excluding for transitioning local area objectives of SAPs and PPZs), such as: coastal inundation investigation areas and low coastal inundation hazard band;
  - (f) aggregate adjoining zone or overlay polygons sharing the same category, such as: zone type, landslip hazard band, and aggregate adjoining overlay polygons that have no required category, such as priority vegetation area;
  - (g) align the boundaries of zones and parcel dependant overlays with parcel boundaries, based on the most recent version of the parcels dataset available from theLIST;
  - (h) remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark map on theLIST, and any areas described by section 35J(2) of the Act; and
  - (i) present all GIS data in the recommended Geodatabase format provided to council by the Commission.

360. Reason: To make modifications of a technical nature or relevant to the implementation of the Local Provisions Schedule if the Local Provisions Schedule were approved under section 35L of the Act and to be consistent with the Minister's declaration under Schedule 6, clauses 8 and 8A(1) of the Act.

## **Attachments**

1. Attachment 1 – List of Representations
2. Attachment 2 – Notice under section 35K(1)(a) to modify draft LPS
3. Attachment 2, Annexure A – Modifications to Northern Midlands draft LPS written document
4. Attachment 3 – Notice under section 35KB to prepare and submit an amendment of the LPS after the LPS comes into effect

## Attachment 1

### List of Representations

No	Name
1.	Department of Natural Resources and Environment Tasmania
2.	ERA Planning and Environment for Northern Midlands Council
3.	Peter Dixon
4.	Frazer Read for Finney Funerals
5.	Stewart McGee
6.	Forico Pty Ltd
7.	Poatina Village Body Corporate and Fusion Australia
8.	Hydro Tasmania
9.	John Thompson
10.	Town Planning Solutions for Andrew and Meredith Meeves
11.	Department of State Growth
12.	Bush Heritage Australia
13.	Plan Place for Leigh and Aleisha Barrett
14.	Tasmanian Land Conservancy
15.	FJA Solutions for Robert Harrison and Mrs. Harrison
16.	Launceston Airport
17.	Woolcott Surveys for Bruce and John Pitt
18.	TasNetworks
19.	Erin Eiffe
20.	Friends of the Great Western Tiers
21.	Rebecca Green and Associates for David Cordell and Dimity Calvert
22.	Kaylene Challis
23.	Occupier of 861 Hobart Road, Breadalbane
24.	Patricia Newlands
25.	Patricia
26.	P Rae 3 Raeburn Road, Breadalbane
27.	Paul and Leonie Westgarth
28.	Occupier of 3 Raeburn Road, Breadalbane
29.	Paul and Leonie Westgarth
30.	James Smith

31. Michael Challis
32. Quenton and Christine Higgs
33. John Hatzinicolaou and Darren Plunkett
34. Garry and Marie Stannus
35. Lothar and Judith Reiner
36. TasRail
37. Herbert and Sally Staubmann
38. Heath Clayton
39. Mary-Jane Wright
40. Tasmanian Heritage Council
41. Roslyn Ives
42. John Thompson for Conservation Landholders Tasmania
43. TasWater
44. Kay Thompson
45. Tree Alliance Penny Wells
46. Terra Firma Town Planning for Carlton and Peter Dixon
47. Brian and Faye Longley
48. Ivan Badcock
49. Hugh Mackinnon

## Attachment 2

***Land Use Planning and Approvals Act 1993*****Notice to modify under sections 35K(1)(a)****Northern Midlands Draft Local Provisions Schedule**

4 October 2022

The Tasmanian Planning Commission (the Commission) directs that the Northern Midlands planning authority modify the Northern Midlands draft Local Provisions Schedule (draft LPS) in accordance with the following:

**1.0 Specific Area Plan**

- 1.1 Revise the draft LPS written document by inserting Resource Processing in the Use Table at clause NOR-S1.5.2 - Area 2 of NOR-S1.0 Translink Specific Area Plan as a Discretionary use after Manufacturing and Processing with the qualification 'if at 13 Richard Street, Western Junction folio of the Register 129904/5' as shown in Annexure A.

Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-01-2021 to the Northern Midlands Interim Planning Scheme 2013.

- 1.2 Revise the draft LPS written document by inserting Storage in the Use Table at clause NOR-S1.5.2 - Area 6 of NOR-S1.0 Translink Specific Area Plan as a Discretionary use after General Retail and Hire with the qualification 'if at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, or 2 Translink Avenue folio of the Register 50770/3 as shown in Annexure A.

Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2021 to the Northern Midlands Interim Planning Scheme 2013.

- 1.3 Revise the draft LPS written document by amending NOR-S1.7.3 A1 to read 'within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures' as shown in Annexure A.

Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2021 to the Northern Midlands Interim Planning Scheme 2013.

**2.0 Zone maps and overlays**

No.	Description	Direction and Reason
2.1	87, 89, 91, 93, 95 and 97 Bulwer Street, Longford	<p>Revise the zoning of 87, 89, 91, 93, 95 and 97 Bulwer Street, Longford (folios of the Register 183271/1, 183271/2, 183271/3, 183271/4, 183271/5, 183271/6, 301183271/6) to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p>

		Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2019 to the Northern Midlands Interim Planning Scheme 2013.
2.2	74A, 74B, 74C, 74D and 24A Marlborough Street, and Marlborough Street, Longford	<p>Revise the zoning of 74A, 74B, 74C, 74D and 24A Marlborough Street, and Marlborough Street, Longford (folios of the Register 181488/2, 181488/3, 181488/4, 181488/5, 181488/6 and 181488/7) to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-06-2019 to the Northern Midlands Interim Planning Scheme 2013.</p>
2.3	41-43 Wellington Street, Longford	<p>Revise the zoning of 41-43 Wellington Street, Longford (folio of the Register 159522/1) to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-01-2020 to the Northern Midlands Interim Planning Scheme 2013.</p>
2.4	21 Napoleon Street, Perth	<p>Revise the zoning of 21 Napoleon Street, Perth (folio of the Register 240512/1), to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment AM-NOR-02-2020 to the Northern Midlands Interim Planning Scheme 2013.</p>
2.5	101 Pateena Road, Travellers Rest	<p>Revise the zoning of 101 Pateena Road, Travellers Rest (folio of the register 122299/6) to Rural Living D apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model.</p> <p>Reason: To ensure the draft LPS meets the requirements of section 34(2)(g) of the Act and the technical requirements of Practice Note 7, and to apply the Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
2.6	86 Burghley Street, Longford	<p>Revise the zoning of 86 Burghley Street, Longford folios of the Register 115134/1, 115134/2, 115134/4, 115134/5, 115134/6, 115134/7, 115134/8 and 115134/9 to Rural.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p>



		Reason: To apply the Rural Zone consistent with Guideline No. 1.
2.7	Private Timber Reserves	<p>Apply the Rural Zone to the following properties:</p> <ol style="list-style-type: none"> <li>1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;</li> <li>2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;</li> <li>3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);</li> <li>4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);</li> <li>5. Hayes Road, Blessington folio of the Register 226558/1;</li> <li>6. English Town Road, Deddington, folio of the Register 120555/1;</li> <li>7. English Town Road, Deddington, folio of the Register 200870/1;</li> <li>8. English Town Road, Deddington, folio of the Register 40675/1;</li> <li>9. English Town Road, Deddington, folio of the Register 120149/1;</li> <li>10. Storys Creek Road, Rossarden, folio of the Register 246874/1;</li> <li>11. Storys Creek Road, Rossarden, folio of the Register 224044/1;</li> <li>12. Storys Creek Road, Rossarden, folio of the Register 224043/1;</li> <li>13. Storys Creek Road, Rossarden, folio of the Register 224045/1;</li> <li>14. Storys Creek Road, Rossarden, folio of the Register 224042/1;</li> <li>15. Storys Creek Road, Rossarden, folio of the Register 224041/1;</li> <li>16. Storys Creek Road, Rossarden, folio of the Register 224040/1;</li> <li>17. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;</li> <li>18. Merrywood Road, Royal George folio of the Register 239075/1; and</li> <li>19. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.</li> </ol> <p>Apply the Priority Vegetation Area overlay to the following properties:</p> <ol style="list-style-type: none"> <li>1. Musk Valley Road, Blackwood Creek, folio of the Register 248112/1;</li> <li>2. Musk Valley Road, Blackwood Creek, folio of the Register 246872/1;</li> </ol>

		<ol style="list-style-type: none"> <li>3. 1066 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2807377);</li> <li>4. Lot 1 Blackwood Creek Road, Blackwood Creek, folio of the Register 149669/1 (PID 2779329);</li> <li>5. Hayes Road, Blessington folio of the Register 226558/1;</li> <li>6. English Town Road, Deddington, folio of the Register 120555/1;</li> <li>7. English Town Road, Deddington, folio of the Register 40675/1;</li> <li>8. English Town Road, Deddington, folio of the Register 120149/1;</li> <li>9. Storys Creek Road, Rossarden, folio of the Register 246874/1;</li> <li>10. Storys Creek Road, Rossarden, folio of the Register 224044/1;</li> <li>11. Storys Creek Road, Rossarden, folio of the Register 224043/1;</li> <li>12. Storys Creek Road, Rossarden, folio of the Register 224045/1;</li> <li>13. Storys Creek Road, Rossarden, folio of the Register 224042/1;</li> <li>14. Storys Creek Road, Rossarden, folio of the Register 224041/1;</li> <li>15. Storys Creek Road, Rossarden, folio of the Register 224040/1;</li> <li>16. Lot 1 Rossarden Road, Rossarden, folio of the Register 118894/1;</li> <li>17. Merrywood Road, Royal George folio of the Register 239075/1; and</li> <li>18. 560 Merrywood, Royal George, folios of the Register 211162/1, 247612/2, 213306/1, 213305/1, 247612/1, and 109032/1.</li> </ol> <p>Reason: To apply the Rural Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
2.8	Liffey, Blackwood Creek, Poatina and Cressy	<p>Revise the zoning of the following properties to Landscape Conservation and apply the Priority Vegetation Area overlay consistent with the Regional Ecosystem Model:</p> <ol style="list-style-type: none"> <li>a. 1827 Liffey Road, Liffey (folio of the Register 45838/1);</li> <li>b. 202 Jones Road, Liffey (folio of the Register 250902/1);</li> <li>c. Gulf Road Liffey (folios of the Register 115193/1, 115192/2 and 128705/1);</li> <li>d. 240 Jones Road, Liffey (folios of the Register 23577/1 and 209745/1); and</li> <li>e. 111 Gulf Road, Liffey (folio of the Register 204354/1).</li> </ol>

		<p>f. 307 Gulf Road, Liffey (folio of the Register 200276/1);</p> <p>g. Gulf Road Liffey, (folio of the Register 246184/2);</p> <p>h. 1777 Liffey Road, Liffey (folio of the Register 209589/1);</p> <p>i. Smiths Road, Blackwood Creek (folio of the Register 222752/1);</p> <p>j. 73 Lawrences Road, Blackwood Creek (folio of the Register 216245/1);</p> <p>k. Boons Road, Blackwood Creek (folio of the Register 213781/1);</p> <p>l. Hop Valley Road, Blackwood Creek (folio of the Register 157965/1);</p> <p>m. Poatina Road, Poatina (folio of the Register 204293/1);</p> <p>n. 4792 Poatina Road, Cressy (folio of the Register 214285/1);</p> <p>o. Poatina Road, Cressy (folio of the Register 54087/1);</p> <p>p. Lake River Road, Cressy (folio of the Register 227118/1); and</p> <p>q. those parts of reserved roads dissecting the above properties.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Ensure that split-zoning annotations are applied in accordance with Practice Note 7.</p> <p>Reason: To apply the Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
2.9	311 Evandale Road, Western Junction and Evandale Road, Western Junction	<p>Revise the zoning, by removing the Utilities Zone from 311 Evandale Road, Western Junction (folios of the Register 31731/1, 80983/1, 80983/3, 80983/4 and 128763/1) and Evandale Road, Western Junction (folio of the Register 225834/1) so that the land is unzoned.</p> <p>Reason: To align the draft LPS with the requirements of the <i>Airports Act 1996</i> (cth).</p>
2.10	Poatina	<p>Revise the zoning of that part of Poatina Road, Poatina (folio of the Register 100739/1), and the land adjacent to the southwest owner by Hydro Tasmania that is identified in the Hydro Tasmania submission dated 1 June 2022 to Utilities and remove the Scenic Protection Area overlay.</p> <p>Revise the zoning of the Poatina tailrace (folios of the Register 53397/9, 150837/1, 137226/1, 137226/2, 137226/3, and General Law deeds 34/6257 and 34/6258) to Utilities and remove the Scenic Protection Area overlay.</p>

		<i>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</i>
2.11	Poatina, Avoca and Campbell Town	<p>Revise the zoning of Lake Leake Road, Campbell Town (folio of the Register 18951/1) and Storys Creek Road, Avoca (folio of the Register 182429/1) to Utilities.</p> <p>Revise the zoning of that part of Poatina Road, Poatina (folio of the Register 100739/1) identified with a 20m radius circle around the centre of the communications site as identified in the TasNetworks submission dated 9 June 2022 to Utilities and remove the Priority Vegetation Area and Scenic Protection Area overlays.</p> <p><i>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</i></p>
2.12	State Road Casement	<p>Revise the zoning of the following properties to Utilities:</p> <ul style="list-style-type: none"> <li>a. Midland Highway, Perth (folios of the Register 171693/2 and 171693/15);</li> <li>b. Midland Highway, Perth to Leighlands Road, Evandale (folios of the Register 180865/1 (Road));</li> <li>c. Midland Highway, Powranna (folios of the Register 173223/8, 173223/9, 173223/10);</li> <li>d. Midland Highway, Epping Forest (folios of the Register 173222/1, 173222/2, 173222/3, 173222/4, 173222/5, 173222/6);</li> <li>e. Midland Highway and Ashby Road, Ross (folio of the Register 46763/1);</li> <li>f. Ashby Road, Ross (folio of the Register 46763/3);</li> <li>g. Midland Highway and Ashby Road, Ross (folio of the Register 46763/4);</li> <li>h. that part of the land at 16735 Midland Highway, Breadalbane (folio of the Register 30143/1) that is identified in the Department of State Growth submission dated 3 June 2022;</li> <li>i. that part of the land bound by Eskleigh Road, Perth (folio of the Register 114189/1) that is identified in the Department of State Growth submission dated 3 June 2022; and</li> <li>j. that part of land not identifiable by reference to folio of the Register and that is identified in the Department of State Growth submission dated 3 June 2022.</li> </ul> <p>Ensure that split-zoning annotations are applied in accordance with Practice Note 7.</p> <p><i>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</i></p>

2.13	Wellington Street, Longford (folios of the Register 137399/1 and 136913/1)	Revise the zoning of Wellington Street, Longford (folios of the Register 137399/1 and 136913/1) to Utilities.  Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1
2.14	Drummond Street, Perth folio of the Register 173776/1	Revise the zoning of that part of Drummond Street, Perth folio of the Register 173776/1 located to the east of the Midland Highway, Perth to Future Urban.  Revise those parts of reserved roads adjacent to the above properties to the Future Urban Zone.  Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.  <i>Reason: To apply the Future Urban Zone consistent with the purpose of the zone and Guideline No. 1.</i>
2.15	15 Weston Street, Longford	Revise the Attenuation Area overlay by removing the buffer area applied around the Austral Bricks site at 15 Weston Street, Longford (folio of the register 230762/1).  Reason: To ensure the use of attenuation overlays over the generic distances of the table are informed by local circumstances in accordance with the guidelines.

### 3.0 Consequential and technical issues

3.1 Revise the draft LPS to include the technical modifications identified in Annexure A, to:

- (a) meet the LPS requirements of the SPPs;
- (b) correct references to relevant provisions;
- (c) provide for the effective operation of the provisions;
- (d) reflect the terminology used in the SPPs; and
- (e) provide for necessary permitted alterations to transition provisions for particular purpose zones, specific area plans and site-specific qualifications.

3.2 Revise the draft LPS zone and overlay maps to:

- (a) fill any unzoned gaps in the zoning layer;
- (b) remove any overlaps between adjoining zones;
- (c) apply the schema set out in Appendix B of Practice Note 7 to each relevant GIS dataset;
- (d) some overlays supplied by theLIST have been modified since the original versions were published on LISTmap (e.g. the Electricity Transmission Infrastructure Protection overlay). Make sure to use the most recent version available;
- (e) remove any overlaps between features in the same overlay layer that have different categories (excluding for transitioning local area objectives of SAPs and PPZs), such as: coastal inundation investigation areas and low coastal inundation hazard band;

- (f) aggregate adjoining zone or overlay polygons sharing the same category, such as: zone type, landslip hazard band, and aggregate adjoining overlay polygons that have no required category, such as priority vegetation area;
- (g) align the boundaries of zones and parcel dependant overlays with parcel boundaries, based on the most recent version of the parcels dataset available from theLIST;
- (h) remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark map on theLIST, and any areas described by section 35J(2) of the Act; and
- (i) present all GIS data in the recommended Geodatabase format provided to council by the Commission.

Reason: To make modifications of a technical nature or relevant to the implementation of the Local Provisions Schedule if the Local Provisions Schedule were approved under section 35L of the Act and to be consistent with Guideline No. 1.

## **Annexure A**

### **Modifications to Northern Midlands draft LPS written document**

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### **NOR-Local Area Objectives**

### **Particular Purpose Zones**

NOR-P1.0 Particular Purpose Zone – Campbell Town Service Station

NOR-P2.0 Particular Purpose Zone – Epping Forest

### **Specific Area Plans**

NOR-S1.0 Translink Specific Area Plan

NOR-S2.0 Campbell Town Specific Area Plan

NOR-S3.0 Cressy Specific Area Plan

NOR-S4.0 Devon Hills Specific Area Plan

NOR-S5.0 Evandale Specific Area Plan

NOR-S6.0 Longford Specific Area Plan

NOR-S7.0 Perth Specific Area Plan

NOR-S8.0 Ross Specific Area Plan

### **NOR-Site-specific Qualifications**

### **NOR-Code Lists**

### **NOR-Applied, Adopted and Incorporated Documents**

### **Appendix A: Local Historic Heritage Code Datasheets**



## **Northern Midlands Local Provisions Schedule**

### **NOR-Local Provisions Schedule Title**

NOR1.1      This Local Provisions Schedule is called the Northern Midlands Local Provisions Schedule and comprises all the land within the municipal area.

### **NOR Effective Date**

NOR-1.2      The effective date for this Local Provisions Schedule is <insert date>.

### **NOR-Local Area Objectives**

This sub-clause is not used in this Local Provision Schedule.

## NOR-P1.0 Particular Purpose Zone – Campbell Town Service Station

### NOR-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Campbell Town Service Station is:

- NOR-P1.1.1 To provide for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles.
- NOR-P1.1.2 To ensure off-site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any sensitive uses.

### NOR-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### NOR-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### NOR-P1.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Vehicle Fuel Sales and Service	
<b>Discretionary</b>	
Food Services	If associated with Vehicle Fuel Sales and Service use on the same site.
Service Industry	If for a car wash.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

## NOR-P1.5 Use Standards

NOR-P1.5.1      Amenity

Objective:	That uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Hours of operation of a use, commercial vehicle movements, and unloading and loading of commercial vehicles for a use must be within the hours of 6.00am to 8.00pm.</p>		<p><b>P1</b></p> <p>Hours of operation of a use, commercial vehicle movements, and unloading and loading of commercial vehicles for a use must not cause an unreasonable loss of potential or actual amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movements;</li> <li>(b) the number and frequency of vehicle movements;</li> <li>(c) the potential for light spill from vehicle headlights;</li> <li>(d) the size of vehicles involved;</li> <li>(e) manoeuvring required by heavy vehicles, including the amount of reversing and associated warning noise;</li> <li>(f) the potential for loss of residential amenity due to noise, and any noise mitigation measures between the vehicle movement areas and the adjoining residential areas; and</li> <li>(g) potential conflicts with other traffic.</li> </ul>
<p><b>A2</b></p> <p>Beyond the zone boundary, noise levels caused by the use must not exceed:</p> <ul style="list-style-type: none"> <li>(a) 50dB(A) between 8.00am and 8.00pm;</li> <li>(b) 40dB(A) at other times; and</li> <li>(c) 5dB (A) above background for intrusive noise.</li> </ul>		<p><b>P2</b></p> <p>Noise must not cause unreasonable loss of potential or actual amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) background noise levels;</li> <li>(b) the duration and tonal characteristics of the noise; and</li> <li>(c) time of day.</li> </ul>
<p><b>A3</b></p> <p>External lighting for a use must:</p>		<p><b>P3</b></p> <p>External lighting for a use must not cause an unreasonable loss of potential or actual amenity to adjoining properties, having regard to:</p>

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<p>(a) not operate within the hours of 8.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property.</p>	<p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p><b>A4</b></p> <p>Overlooking of private open space on adjoining properties must not occur.</p>	<p><b>P4</b></p> <p>The use should not cause an unreasonable loss of privacy to the potential or actual private open space of adjoining properties, having regard to:</p> <p>(a) the existing level of privacy;</p> <p>(b) the eye level of the drivers of vehicles visiting the site; and</p> <p>(c) the distance of vehicle manoeuvring areas from the side and rear boundaries.</p>

### NOR-P1.5.2 Pollutants

Objective:	That pollutants caused by the use are contained within the site.	
Acceptable Solutions		Performance Criteria
<p><b>A1.1</b></p> <p>The following pollutants caused by the use must be contained within the site:</p> <p>(a) fuels;</p> <p>(b) oils;</p> <p>(c) mud or silt; and</p> <p>(d) chemicals; or</p> <p><b>A1.2</b></p> <p>Any pollutants must be treated in accordance with a trade waste agreement and directed to a sewer.</p>		<p><b>P1</b></p> <p>No Performance Criterion.</p>

## NOR-P1.6 Development Standards for Buildings and Works

### NOR-P1.6.1 Building height

Objective:	<p>To provide for a building height that:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the form and scale of residential development; and</li> <li>(b) minimises adverse impacts on adjoining properties.</li> </ul>	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 8.5m.</p>		<p><b>P1</b></p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the bulk and form of the building;</li> <li>(b) separation from existing uses on adjoining properties;</li> <li>(c) any buffers created by natural or other features; and</li> <li>(d) the degree of overshadowing and overlooking of adjoining residential properties.</li> </ul>

### NOR-P1.6.2 Setback

Objective:	<p>That the building setback:</p> <ul style="list-style-type: none"> <li>(a) provides sufficient area for access and landscaping; and</li> <li>(b) minimises adverse impacts on adjoining properties.</li> </ul>	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback from a frontage of not less than 10m.</p>		<p><b>P1</b></p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, and landscaping, and minimises adverse impact on adjoining residential properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setback of buildings on adjacent properties;</li> <li>(c) the safety of road users;</li> <li>(d) the amenity of residents; and</li> <li>(e) landscaping to integrate development with the streetscape.</li> </ul>

<p><b>A2</b></p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</li> <li>(b) overlooking and reduction of privacy;</li> <li>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property;</li> <li>(d) the level and effectiveness of physical screening by fences or vegetation;</li> <li>(e) the location and impacts of traffic circulation and the need to locate parking away from residential boundaries; and</li> <li>(f) the location and impacts of illumination of the site.</li> </ul>
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NOR-P1.6.3 Fencing

<p>Objective:</p>	<p>That fencing:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape; and</li> <li>(b) assists with the maintenance of residential amenity to adjoining residential properties.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Fences must be located and designed to prevent:</p> <ul style="list-style-type: none"> <li>(a) the headlights of vehicles using the site being directed into windows of adjacent dwellings; and</li> <li>(b) overlooking of private open spaces of adjacent residential properties.</li> </ul>	<p><b>P1</b></p> <p>Fences must be located and designed to protect residential amenity on adjacent properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) attenuation of noise;</li> <li>(b) potential for light spill;</li> <li>(c) prevention of overlooking;</li> <li>(d) fence height, design, location and extent;</li> <li>(e) the proposed materials and construction;</li> <li>(f) the potential for loss of sunlight to residential buildings or private open space;</li> <li>(g) the potential for visual impact due to appearance of bulk; and</li> </ul>

	(h) streetscape appearance.
<b>A2</b>  Frontage fences with a height greater than 1.2m must be setback from the boundary and integrated with landscaping for the site.	<b>P2</b>  Fences at the frontage of a site must not detract from the streetscape or the character of the local area, having regard to the height, apparent scale, proportions, materials, design and colour of the fence.

NOR-P1.6.4 Landscaping

Objective:	That landscaping:  (a) enhances the appearance of the site; and  (b) does not detract from the amenity of adjacent residential properties.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Along a frontage, landscaping must be provided for a minimum of 30% of the frontage at a minimum width of 3m.	<b>P1</b>  Landscaping along a frontage must enhance the appearance of the site, having regard to:  (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) the existing vegetation on the site; (e) the type and growth of the proposed vegetation; and (f) the location of parking and access areas.
<b>A2</b>  Along a boundary with a residential zone landscaping must:  (a) be provided for a depth of not less than 2m; and  (b) provide mature species to a height of at least 4m within 50% of the landscaping area.	<b>P2</b>  Landscaping along a boundary with a residential zone must not detract from the amenity of adjacent residential properties, and appearance of the site, having regard to:  (a) the topography of the site; (b) the existing vegetation on the site; (c) the type and growth of the proposed vegetation; and (d) any proposed screening.

NOR-P1.6.5 Stormwater

Objective:	That stormwater from the subject site is directed into a public stormwater system.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  All stormwater runoff must be captured within the boundaries of the site and directed into a public stormwater system.		<b>P1</b>  All stormwater runoff is to be collected and discharged in a manner that does not cause adverse impacts, having regard to: <ul style="list-style-type: none"> <li>(a) the location of the discharge point (if any);</li> <li>(b) the stormwater flow paths both internal and external to the site;</li> <li>(c) the location of building areas within the site;</li> <li>(d) the topography of the site;</li> <li>(e) the characteristics of the site, including rainfall;</li> <li>(f) the development on the site and adjoining land;</li> <li>(g) the potential for contamination; and</li> <li>(h) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.</li> </ul>

## NOR-P1.7 Development Standards for Subdivision

NOR-P1.7.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) is for the provision of public utilities; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot (other than the balance lot) must be for the provision of public utilities.		<b>P1</b>  No Performance Criterion.
<b>A2</b>  Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.		<b>P2</b>  Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:



	<ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and usability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the ability for emergency services to access the site.</li> </ul>
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NOR-P1.7.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must: <ul style="list-style-type: none"> <li>(a) have a connection to a reticulated sewerage system; or</li> <li>(b) be capable of accommodating an on-site waste water management system.</li> </ul>		<b>P1</b> No Performance Criterion.
<b>A2</b> Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must be capable of connecting to a public stormwater system.		<b>P2</b> No Performance Criterion.
<b>A3</b> Each lot, or lot proposed in a plan of subdivision, excluding those for Utilities, must be capable of connecting to a public reticulated water system.		<b>P3</b> No Performance Criterion.

NOR-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

## NOR-P2.0 Particular Purpose Zone – Epping Forest Service Station

### NOR-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Epping Forest Service Station is:

NOR-P2.1.1 To provide for vehicle fuel sales and limited associated uses.

NOR-P2.1.2 To minimise unreasonable impact on the amenity of adjacent sensitive uses.

### NOR-P2.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### NOR-P2.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### NOR-P2.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Vehicle Fuel Sales and Service	
<b>Discretionary</b>	
Food Services	If associated with Vehicle Fuel Sales and Service use on the same site.
Service Industry	If for a car wash.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

## NOR-P2.5 Use Standards

### NOR-P2.5.1 Amenity

Objective:	That uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Hours of operation of a use, excluding minor Utilities and Vehicle Fuel Sales and Service, must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 7.00am to 9.00pm Monday to Saturday; and</li> <li>(b) 8.00am to 6.00pm Sunday and public holidays.</li> </ul>		<p><b>P1</b></p> <p>Hours of operation of use, excluding minor Utilities and Vehicle Fuel Sales and Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movement; and</li> <li>(b) noise, lighting or other emissions.</li> </ul>
<p><b>A2</b></p> <p>External lighting for a use, must:</p> <ul style="list-style-type: none"> <li>(a) not operate within the hours of 9.00pm to 7.00am, excluding any security lighting; and</li> <li>(b) if for security lighting, be baffled so that it does not cause emission of light onto an adjacent property.</li> </ul>		<p><b>P2</b></p> <p>External lighting for a use, used on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of proposed light sources and their intensity;</li> <li>(b) the location of the proposed light sources;</li> <li>(c) the topography of the site;</li> <li>(d) the degree of screening between the light source and the sensitive use; and</li> <li>(e) existing light sources.</li> </ul>

## NOR-P2.6 Development Standards for Buildings and Works

### NOR-P2.6.1 Building height

Objective:	<p>To provide for a building height that:</p> <ul style="list-style-type: none"> <li>(a) is necessary for the operation of the use; and</li> <li>(b) minimises adverse impacts on adjacent properties.</li> </ul>	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 8.5m.</p>		<p><b>P1</b></p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjacent properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the bulk and form of the building;</li> <li>(b) separation from existing uses on adjacent properties;</li> <li>(c) any buffers created by natural or other features; and</li> <li>(d) the degree of overshadowing and overlooking of adjacent sensitive uses.</li> </ul>

### NOR-P2.6.2 Setbacks

Objective:	<p>That building setbacks:</p> <ul style="list-style-type: none"> <li>(a) are appropriate for the site; and</li> <li>(b) do not cause an unreasonable loss of amenity to adjacent sensitive uses.</li> </ul>	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback from a frontage of not less than 10m.</p>		<p><b>P1</b></p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access and landscaping, and does not cause an unreasonable loss of amenity to adjacent sensitive uses , having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setback of buildings on adjacent properties;</li> <li>(c) the safety of road users; and</li> <li>(d) the provision of landscaping along the frontage of the site.</li> </ul>

<p><b>A2</b></p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p><b>P2</b></p> <p>Buildings must be sited so there is no unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the degree of overshadowing and overlooking of adjacent sensitive uses;</li> <li>(b) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from adjacent sensitive uses;</li> <li>(c) the level and effectiveness of physical screening by fences or vegetation; and</li> <li>(d) the location of traffic circulation and parking in relation to adjacent sensitive uses.</li> </ul>
<p><b>A3</b></p> <p>Air conditioning, air extraction vents, self-bunded fuel tanks, pumping, heating or refrigeration systems, compressors or generators must have a setback from a sensitive use of not less than 40m.<sup>1</sup></p>	<p><b>P3</b></p> <p>Air conditioning, air extraction vents, self-bunded fuel tanks, pumping, heating or refrigeration systems, compressors or generators within 40m of a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of any emissions generated;</li> <li>(b) the nature of the proposed use;</li> <li>(c) the topography of the site and location of adjacent sensitive uses; and</li> <li>(d) any mitigation measures proposed.</li> </ul>

NOR-P2.6.3 Fencing

Objective:	That fencing does not result in unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Fences must be solid and no less than 1.8m and not more than a height of 2.1m above existing natural ground level.</p>		<p><b>P1</b></p> <p>Fences must be located and designed so as not to cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) attenuation of noise;</li> </ul>

<sup>1</sup> An exemption for air conditioners and heat pumps applies in this zone – see Table 4.6.

	<ul style="list-style-type: none"> <li>(b) potential for light spill, including lights from vehicles using the site;</li> <li>(c) prevention of overlooking;</li> <li>(d) the height, design, location and extent of the fence; and</li> <li>(e) overlooking of private open spaces of adjacent residential properties</li> <li>(f) the proposed materials and construction and bulk;</li> <li>(g) the potential for loss of sunlight; and</li> <li>(h) the streetscape.</li> </ul>
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NOR-P2.6.4 Landscaping

Objective:	<p>That landscaping:</p> <ul style="list-style-type: none"> <li>(a) enhances the appearance of the site; and</li> <li>(b) does not result in unreasonable loss of amenity to adjacent sensitive uses.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Landscaping treatment to a depth of 3m must be provided along a boundary within 40m of an adjacent dwelling, excluding areas required for vehicle access and other services.</p> <p><b>A1.2</b></p> <p>Landscaping treatment must have a minimum of 50% of the landscaped area made up of species that are known to grow to a mature height of at least 4m.</p>	<p><b>P1</b></p> <p>Landscaping treatment does not result in an unreasonable loss amenity to adjacent sensitive uses and enhances the appearance of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) any existing vegetation on the site;</li> <li>(c) the type, growth, and mature height of the proposed vegetation; and</li> <li>(d) any hard screening proposed.</li> </ul>

NOR-P2.6.5 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.		<b>P1</b>  Outdoor storage areas, excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to: <ul style="list-style-type: none"> <li>(a) visual impact on adjacent sensitive uses,</li> <li>(b) the nature of the use;</li> <li>(c) the type of goods, materials or waste to be stored;</li> <li>(d) the topography of the site; and</li> <li>(e) any screening proposed.</li> </ul>

## NOR-P2.7 Development Standards for Subdivision

NOR-P2.7.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) is for public use by the Crown, a council or a State authority or for the provision of public utilities; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</li> </ul>		<b>P1</b>  No Performance Criterion.

## NOR-P2.8 Tables

This sub-clause is not used in this particular purpose zone.

## **NOR-S1.0 Translink Specific Area Plan**

### **NOR-S1.1 Plan Purpose**

The purpose of the Translink Specific Area Plan is:

- NOR-S1.1.1 Provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State, and which would derive a particular benefit from a location having proximity to Launceston Airport, access to the State's road and rail network or links to the port of Bell Bay.
- NOR-S1.1.2 Cater primarily for storage, transport and industrial uses.
- NOR-S1.1.3 Provide for a limited range of retail or other activity, which supports storage, transport and industrial uses.
- NOR-S1.1.4 Provide for a limited range of retail or other activity, which can demonstrate that the location offers a particular strategic advantage.
- NOR-S1.1.5 Provide an area within which business-support facilities for the Translink Industrial Zone and Airport operations can locate.
- NOR-S1.1.6 Provide opportunities for the development of accommodation adjacent to and serving the Airport.
- NOR-S1.1.7 Provide detailed guidance on use and development within the General Industrial Zone at Translink, particular to the unique characteristics of the area.

### **NOR-S1.2 Application of this Plan**

- NOR-S1.2.1 The specific area plan applies to the area of land designated as NOR-S1.0 Translink Specific Area Plan on the overlay maps and in Figure NOR-S1.2.1.
- NOR-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
  - (a) General Industrial Zone;
  - (b) Agriculture Zone;
  - (c) Parking and Sustainable Transport Code; and
  - (d) Safeguarding Airports Code,as specified in the relevant provisions.

### **NOR-S1.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.



**NOR-S1.4 Definition of Terms**

<b>Term</b>	<b>Definition</b>
curtilage	means the area of land occupied by development including its yard, outbuildings, car parking, driveways, storage areas, landscaping, wastewater disposal areas and land maintained for natural hazard protection.

**NOR-S1.5 Use Table**

NOR-S1.5.1 - Area 1 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone - clause 19.2 Use Table.

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Research and Development	
Service Industry	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
<b>Discretionary</b>	
Bulky Goods Sales	If for a showroom with a gross floor area of not more than 200m <sup>2</sup> .
Emergency Services	
Manufacturing and Processing	
Resource Processing	
Storage	If for a liquid fuel depot or solid fuel depot.

Use Class	Qualification
<b>Prohibited</b>	
All other uses	

NOR-S1.5.2 - Area 2 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport Depot and Distribution	If not for a passenger transport terminal.
Vehicle Parking	
<b>Discretionary</b>	
Bulky Goods Sales	If for: <ul style="list-style-type: none"> <li>(a) a showroom; or</li> <li>(b) motor vehicle, boat or caravan sales.</li> </ul>
Business and Professional Services	If for an office.
Emergency Services	
Food Services	If for existing.
Manufacturing and Processing	
Resource Processing	If at 13 Richard Street, Western Junction folio of the Register 129904/5.
Transport Depot and Distribution	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.3 - Area 3 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Utilities	If for minor utilities.
<b>Permitted</b>	
Storage	If not for a liquid fuel depot or solid fuel depot.
Transport Depot and Distribution	
<b>Discretionary</b>	
Manufacturing and Processing	
Research and Development	
Resource Processing	
Storage	If not listed as Permitted.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.4 - Area 4 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Bulky Goods Sales	If for existing motor vehicle, boat, or caravan sales.
Business and Professional Services	If for an office.
Community Meeting and Entertainment	
Food Services	If for a restaurant.

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Use Class	Qualification
Residential	If for a home-based business.
Visitor Accommodation	If not for a motel.
<b>Discretionary</b>	
Food Services	If for a takeaway shop and not listed as Permitted.
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .
Transport Depot and Distribution	If for a passenger transport depot.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	If for a service station.
Visitor Accommodation	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.5 - Area 5 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home-based business.
<b>Discretionary</b>	
Business and Professional Services	If for an office.
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	If for a restaurant.
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .

Use Class	Qualification
Hotel Industry	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor accommodation	If for: (a) a holiday unit; or (b) a motel.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.6 - Area 6 (refer to Figure NOR-S1.2.1)

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Food Services	If for: (a) a restaurant; or (b) a takeaway shop.
Hotel Industry	
Utilities	If not listed as No Permit Required.
Vehicle fuel sales and service	If for a service station.
<b>Discretionary</b>	
Bulky Goods Sales	If for a showroom.
Business and Professional Services	If for an office.
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .

Storage	If at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, or 2 Translink Avenue folio of the Register 50770/3.
Visitor Accommodation	If for a motel.
<b>Prohibited</b>	
All other uses	

NOR-S1.5.7 - Area 7 (refer to Figure NOR-S1.2.1)

This clause is in substitution for Agriculture Zone – clause 19.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	<p>If:</p> <ul style="list-style-type: none"> <li>(a) not for plantation forestry on prime agricultural land;</li> <li>(b) not for controlled environment agriculture on prime agricultural land;</li> <li>(c) not for intensive animal husbandry on prime agricultural land;</li> <li>(d) not for a dwelling; or</li> <li>(e) not for forestry or plantation forestry on non-prime agricultural land.</li> </ul>
Utilities	If for existing uses and the curtilage does not increase by more than 30% as at the effective date and not located on prime agricultural land.
<b>Permitted</b>	
Business and Professional Services	If for a veterinary centre or similar specialist animal breeding or care services.
Domestic Animal Breeding, Boarding or Training	If not on prime agricultural land.
Community Meeting and Entertainment	If for existing premises used for public purposes.
Crematoria and Cemeteries	If for crematoria and not on prime agricultural land.
Extractive Industries	<p>If:</p> <ul style="list-style-type: none"> <li>(a) not located on prime agricultural land; or</li> </ul>

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	(b) not for a level 2 activity.
Food Services	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
<b>Use Class</b>	<b>Qualification</b>
Hotel Industry	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
Residential	If for existing uses or home-based business in an existing dwelling.
Resource Development	If: <ul style="list-style-type: none"> <li>(a) not for plantation forestry on prime agricultural land;</li> <li>(b) not for controlled environment agriculture on prime agricultural land; or</li> <li>(c) not for animal husbandry on prime agricultural land; and</li> <li>(d) not listed as No Permit Required.</li> </ul>
Resource Processing	If directly associated with produce from the subject site.
Sports and Recreation	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
Visitor Accommodation	If for existing uses and the curtilage does not increase by more than 30% as at 1 June 2013.
<b>Discretionary</b>	
Bulky Goods Sales	If for rural supplies, landscape supplies and timber yard.
Business and Professional Services	If not listed as No Permit Required.
Educational and Occasional Care	If providing education services for the Resource Development use class.
Emergency Services	
Equipment and Machinery Sales and Hire	
Extractive Industries	If not listed as Permitted.
Food Services	If not listed as Permitted.
General Retail and Hire	
Hotel Industry	If: <ul style="list-style-type: none"> <li>(a) for cellar door sales, micro-breweries or micro distilleries; and</li> <li>(b) not listed as Permitted.</li> </ul>
Motor Racing Facility	If not a new facility on prime agricultural land.
Recycling and Waste	

Disposal	
Research and Development	If directly associated with Resource Development.
Residential	If for single dwelling.
<b>Use Class</b>	<b>Qualification</b>
Resource Development	If not listed as No Permit Required or Permitted.
Resource Processing	If not listed as Permitted.
Service Industry	
Sports and Recreation	If not listed as Permitted.
Tourist Operation	
Transport Depot	
Utilities	If:  (a) for existing uses on prime agricultural land; (b) not for existing uses; or (c) the curtilage increases by more than 30% from that existing at 1 June 2013.
Vehicle Fuels Sales and Service	
Visitor Accommodation	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

## NOR-S1.6 Use Standards

### NOR-S1.6.1 External lighting

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That external lighting does not impact on the operational safety of the Launceston Airport.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>  External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.		<b>P1</b>  No Performance Criterion.



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### NOR-S1.6.2 Environmental quality

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That development does not:  (a) result in environmental harm to the local area; or  (b) impact on the operational safety of the Launceston Airport.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Emissions must not cause a hazard to the safe operation of Launceston Airport.	<b>P1</b>  No Performance Criterion.
<b>A2</b>  Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	<b>P2</b>  No Performance Criterion.

### NOR-S1.6.3 Residential use

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses, Agriculture Zone – clause 21.3.1 Discretionary uses, and C16.5.1 Sensitive Use within an airport noise exposure area.

Objective:	That airport operations are not adversely affected by residential use.
Acceptable Solutions	Performance Criteria
<b>A1.1</b>  Residential use must be incidental to another use on-site; and  <b>A1.2</b>  Residential use must be incorporated into the main building; and  <b>A1.3</b>  Development for residential use must meet <i>Australian Standard 2021 - 2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> .	<b>P1</b>  No Performance Criterion.

NOR-S1.6.4 Liquid and solid fuel depot

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That airport operations are not adversely affected by liquid and solid fuel depots.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	The applicant must provide advice that the relevant airport safety authority has determined that the use will not pose a threat to the safety and amenity of the airport.	<b>P1</b> No Performance Criterion.

NOR-S1.6.5 General retail and hire

This clause is in addition to General Industrial Zone – clause 19.3.1 Discretionary uses and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:	That general retail and hire is of a scale suitable to the area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	The gross floor area must not exceed 250m <sup>2</sup> .	<b>P1</b> No Performance Criterion.

NOR-S1.6.6 Car parking numbers

This clause is in substitution for clause C2.5.1 Car Parking Numbers.

Objective:	That adequate on-site parking is provided.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	<p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> <li>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) it relates to an intensification of an existing use or development or a change of use where:</li> </ul>	<p><b>P1.1</b></p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> <li>(i) variations in car parking demand over time; or</li> </ul> </li> </ul>

<p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>(iii) <math>N = A + (C - B)</math> N = Number of on-site car parking spaces required</p> <p>(iv) A = Number of existing on site car parking spaces</p> <p>(v) B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>(vi) C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or</p> <p><b>P1.2</b></p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p> <p><b>P1.3</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), the car parking requirement may be reduced where the discretion involves the protection of the heritage item or the recycling of heritage buildings for new uses and where Council deems that the car parking generated by the use and development can be effectively accommodated in some other way.</p>
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## NOR-S1.7 Development Standards for Buildings and Works

### NOR-S1.7.1 Building height

This clause is in substitution for General Industrial Zone – clause 19.4.1 Building height and Agriculture Zone – clause 21.4.1 Building height and in addition to clause C16.6.1 Buildings and works within an airport obstacle limitation area.

Objective:	That: (a) the design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting; and (b) the safety of Launceston Airport is protected.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Within Area 1 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P1</b>  The maximum building height must be appropriate to the site, having regard to:  (a) the safety of Launceston Airport; and  (b) the rural vistas viewed by users of Evandale Main Road.
<b>A2</b>  Within Area 2 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P2</b>  The maximum building height must be appropriate to the site, having regard to:  (a) the safety of Launceston Airport; and  (b) the rural vistas viewed by users of Evandale Main Road.
<b>A3</b>  Within Area 3 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P3</b>  The maximum building height must be appropriate to the site, having regard to:  (a) the safety of Launceston Airport; and  (b) the rural vistas viewed by users of Evandale Main Road.
<b>A4</b>  Within Area 4 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P4</b>  The maximum building height must be appropriate to the site, having regard to:  (a) the safety of Launceston Airport;  (b) the heritage values of the Clairville historic site; and

	(c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.
<b>A5</b>  Within Area 5 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P5</b>  The maximum building height must be appropriate to the site, having regard to: <ul style="list-style-type: none"> <li>(a) the safety of Launceston Airport;</li> <li>(b) the heritage values of the Clairville historic site; and</li> <li>(c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.</li> </ul>
<b>A6</b>  Within Area 6 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P6</b>  The maximum building height must be appropriate to the site, having regard to: <ul style="list-style-type: none"> <li>(a) the safety of Launceston Airport;</li> <li>(b) the heritage values of the Clairville historic site; and</li> <li>(c) the amenity of the area as a tourist gateway to Launceston and Evandale historic township.</li> </ul>

NOR-S1.7.2 Setback

This clause is in substitution for General Industrial Zone – clause 19.4.2 Setback and Agriculture Zone – clause 21.4.2 Setbacks.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Within Area 1 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: <ul style="list-style-type: none"> <li>(a) 50m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Distributor Road frontage;</li> <li>(c) 10m to an access road frontage;</li> <li>(d) 5m to the side boundary; and</li> <li>(e) 10m to the rear boundary.</li> </ul>	<b>P1</b>  Within Area 1 (refer to Figure NOR-S1.2.1), buildings must be setback from side and rear boundaries to contribute to a park-like setting, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape and orientation of the site;</li> <li>(c) the setback of existing buildings on the site and adjoining properties;</li> <li>(d) the bulk and form of the building;</li> <li>(e) any existing screening or the ability to implement screening;</li> </ul>

	<p>(f) the operational requirements for the building; and</p> <p>(g) access and manoeuvring for vehicles associated with the use.</p>
<p><b>A2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 30m to the Evandale Main Road frontage;</p> <p>(b) 20m to the Translink Avenue frontage;</p> <p>(c) 10m to an access road frontage;</p> <p>(d) 5m to the side boundary; and</p> <p>(e) 10m to the rear boundary.</p>	<p><b>P2</b></p> <p>The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.</p>
<p><b>A3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 50m to the Evandale Main Road frontage;</p> <p>(b) 10m to an access road frontage;</p> <p>(c) 5m to the side boundary; and</p> <p>(d) 10m to the rear boundary.</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>A4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage;</p> <p>(b) 20m to the Distributor Road frontage;</p> <p>(c) 5m to the side boundary; and</p> <p>(d) 10m to the rear boundary.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
<p><b>A5</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <p>(a) 20m to the Evandale Main Road frontage;</p> <p>(b) 5m to the side boundary; and</p>	<p><b>P5</b></p> <p>No Performance Criterion.</p>

(c) 10m to the rear boundary.	
<b>A6</b> Within Area 6 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: <ul style="list-style-type: none"> <li>(a) 20m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Distributor Road frontage;</li> <li>(c) 5m to the side boundary; and</li> <li>(d) 10m to the rear boundary.</li> </ul>	<b>P6</b> For corner sites, one setback may be varied having regard to any existing setbacks on surrounding properties.

NOR-S1.7.3 Materials and presentation

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	To: <ul style="list-style-type: none"> <li>(a) achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston; and</li> <li>(b) require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Within Areas 1, 2, 3 and 6 (refer to Figure NOR-S1.2.1), a variety of building forms must be used rather than single monolithic structures.	<b>P1</b> The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.
<b>A2</b> Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.	<b>P2</b> No Performance Criterion.
<b>A3</b> Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), construction must be of masonry and/or brick.	<b>P3</b> The amenity and visual quality of the area must not be adversely affected.

<p><b>A4</b></p> <p>Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), developments must be designed and located to minimise visual impact from Evandale Main Road.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
<p><b>A5</b></p> <p>Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), colours must be muted and in tones compatible with the rural and landscaped setting of the area.</p>	<p><b>P5</b></p> <p>No Performance Criterion.</p>

NOR-S1.7.4 Site coverage

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Site coverage for a site with an area less than 1,500m<sup>2</sup> must be:</p> <p>(a) buildings and covered storage – maximum 50%; and</p> <p>(b) landscaped area – minimum 10%.</p>		<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>Site coverage for a site with an area between 1500m<sup>2</sup> – 2000m<sup>2</sup> must be:</p> <p>(a) buildings and covered storage – maximum 55%; and</p> <p>(b) landscaped area – minimum 10%.</p>		<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Site coverage for a site with an area greater than 2000m<sup>2</sup> and less than 5000m<sup>2</sup> must be:</p> <p>(a) buildings and covered storage – maximum 60%; and</p> <p>(b) landscaped area – minimum 10%.</p>		<p><b>P3</b></p> <p>No Performance Criterion.</p>



<p><b>A4</b></p> <p>Site coverage for a site with an area 5000m<sup>2</sup> or greater must be:</p> <p>(a) buildings and covered storage – maximum 65%; and</p> <p>(b) landscaped area – minimum 10%.</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
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NOR-S1.7.5 Open space and landscaping

This clause is in substitution for General Industrial Zone – clause 19.4.3 Landscaping and in addition to Agriculture Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	<p>That open space and landscaping form an integral part of developments to:</p> <p>(a) facilitate the enhanced appearance of buildings and works;</p> <p>(b) provide screening;</p> <p>(c) separate activities;</p> <p>(d) assist in the control of water run-off and erosion;</p> <p>(e) contribute to a reduction in noise levels; and</p> <p>(f) define roads and provide opportunities for passive recreation.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Within Area 1 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 20m from Evandale Main Road;</p> <p>(b) 7m from the Distributor Road; and</p> <p>(c) 3m from an access road.</p>	<p><b>P1</b></p> <p>The specified depth of a landscaping area between the setback line and a road frontage may be reduced by up to 30%, having regard to:</p> <p>(a) the creation and maintenance of vegetative screening of buildings and works that would otherwise be visible from the adjoining road;</p> <p>(b) the mature height, density, form, hardiness and suitability to the locality of plant species used for landscaping;</p> <p>(c) the height of mounding;</p> <p>(d) the height of buildings and the extent of works;</p> <p>(e) the effect on stormwater management; and</p> <p>(f) the contribution to achieving objectives (a)-(f) above.</p>

<p><b>A2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road;</li> <li>(b) 7m from the Distributor Road; and</li> <li>(c) 3m from an access road.</li> </ul>	<p><b>P2</b></p> <p>The setback from the Distributor Road may be varied if the setback on adjoining properties is at a setback less than 7m.</p>
<p><b>A3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 20m from Evandale Main Road; and</li> <li>(b) 3m from an access road.</li> </ul>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>A4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road.</li> </ul>	<p><b>P4</b></p> <p>No Performance Criterion.</p>
<p><b>A5</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road.</li> </ul>	<p><b>P5</b></p> <p>No Performance Criterion.</p>
<p><b>A6</b></p> <p>Within Area 6 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road.</li> </ul>	<p><b>P6</b></p> <p>No Performance Criterion.</p>
<p><b>A7</b></p> <p>Within Areas 1, 2, 3, 4, 5, 6 and 7 (refer to Figure NOR-S1.2.1), landscaping must:</p>	<p><b>P7</b></p> <p>No Performance Criterion.</p>

<p>(a) be provided for development of vacant land or where landscaping has not previously been undertaken; and</p> <p>(b) be provided with an automated watering system.</p>	
<p><b>A8</b></p> <p>Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), landscaping of sites adjacent to Evandale Main Road must incorporate mounding into the landscaping and must conform to a comprehensive landscape plan approved by Council.</p>	<p><b>P8</b></p> <p>Landscaping provides effective screening of buildings and works from Evandale Main Road.</p>

NOR-S1.7.6 Outdoor storage areas

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Storage areas must be at the rear of buildings and/or where they are not visible from any public road. If site constraints or other circumstances exist, Council may require additional landscaping and/or mounding to screen outside storage areas.</p>		<p><b>P1</b></p> <p>If outside storage areas require screening from adjacent roads, suggested methods of screening include a wall, landscaped earth mound or dense screen planting.</p>
<p><b>A2.1</b></p> <p>Outside storage areas must be sealed and drained; or</p> <p><b>A2.2</b></p> <p>Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that will not cause siltation or pollution of any stormwater detention or retention basins.</p>		<p><b>P2</b></p> <p>No Performance Criterion.</p>

NOR-S1.7.7 Fencing

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Security fencing must be located behind the front boundary landscaped area; or</p> <p><b>A1.2</b></p> <p>Security fencing, including posts and gates, must be of dark colours.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

NOR-S1.7.8 Stormwater

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works and Rural Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That full utility services are available to new development.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The flow rate of stormwater outside the boundaries of the title must be not greater than if the land was used for rural purposes. On-site detention devices must be incorporated in the development.</p>	<p><b>P1</b></p> <p>Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</li> <li>(b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</li> <li>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the</li> </ul>

	<p>subdivision and the appropriateness of their location; and</p> <p>(d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</p>
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NOR-S1.7.9 Parking and internal circulation

This clause is in substitution for clause C2.6.1 Construction of parking areas (a) and (b) and clause C2.6.2 Design and layout of parking areas A1.1 (a) (ii) and (a) (iii).

Objective:	That on-site parking, loading/unloading areas and traffic circulation space are constructed to an appropriate standard, and that parking areas are designed and laid out to provide convenient, safe and efficient parking.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Vehicles must be able to enter and exit the site in a forward direction.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.</p>	<p><b>P3</b></p> <p>Access drives, parking, manoeuvring, loading and unloading areas may be of compacted gravel providing that stormwater is discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any stormwater detention or retention basins, waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <p>(a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels);</p> <p>(b) how the additional runoff and intensity of runoff that will be created by the development for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the predevelopment levels;</p>

	<p>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required for the development and the appropriateness of their location; and</p> <p>(d) overland flow paths for overflows during extreme events both internally and externally for the development, so as to not cause a nuisance.</p>
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NOR-S1.7.10 Buffer areas

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

Objective:	That industrial development does not adversely impact on the amenity of the Devon Hills residential area.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary.	<b>P1</b> No Performance Criterion.
<b>A2</b>	Development of those sites closest to the Devon Hills residential area must incorporate effective screening measures for all outside storage areas.	<b>P2</b> No Performance Criterion.
<b>A3</b>	Development of those sites closest to the Devon Hills must demonstrate how noise emissions will be managed so that at the boundaries of the nearest house they do not exceed 40 dB(A) between the hours of 7:00am and 7:00pm and 35 dB(A) between the hours of 7:00pm and 7:00am.	<b>P3</b> No Performance Criterion.

NOR-S1.7.11 Heritage

This clause is in addition to General Industrial Zone – clause 19.4 Development Standards for Buildings and Works.

Objective:	To recognise and protect the cultural heritage significance of the Clairville historic site and to provide for future development that is compatible with the identified values.
Acceptable Solutions	Performance Criteria
<b>A1</b> Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	<b>P1</b> No Performance Criterion.

## NOR-S1.8 Development Standards for Subdivision

NOR-S1.8.1 Subdivision

This clause is in substitution for General Industrial Zone – clause 19.5 Development Standards for Subdivision and Agriculture Zone – clause 21.5 Development Standards for Subdivision.

Objective:	That: (a) the area and dimension of lots are appropriate for the zone; and (b) each lot has road access, sewerage, water, stormwater, energy and communication services appropriate for the zone.
Acceptable Solutions	Performance Criteria
<b>A1.1</b> Within Area 1 (refer to Figure NOR-S1.2.1), there must be: (a) a lot density of 1 lot per 10,000m <sup>2</sup> over the area being subdivided; and (b) a minimum lot size of 5000m <sup>2</sup> ; and (c) frontage to a road of 50m; or <b>A1.2</b> The lot must be transferred to Council or other Government bodies for the provision of services.	<b>P1</b> Within Area 1 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have: (a) a minimum area of 3000m <sup>2</sup> ; and (b) frontage to a road of at least 9m.

<p><b>A2.1</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> <li>(a) a lot density of 1 lot per 5000m<sup>2</sup> over the area being subdivided; and</li> <li>(b) a minimum lot size of 2000m<sup>2</sup>; and</li> <li>(c) frontage to a road of 25m; or</li> </ul> <p><b>A2.2</b></p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p><b>P2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 1000m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 6m.</li> </ul>
<p><b>A3.1</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> <li>(a) a lot density of 1 lot per 10,000m<sup>2</sup> over the area being subdivided; and</li> <li>(b) a minimum lot size of 5000m<sup>2</sup>; and</li> <li>(c) frontage to a road of 50m; or</li> </ul> <p><b>A3.2</b></p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p><b>P3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 3000m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 9m.</li> </ul>
<p><b>A4.1</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> <li>(a) a lot density of 1 lot per 2000m<sup>2</sup> over the total area being subdivided; and</li> <li>(b) a minimum lots size of 1000m<sup>2</sup>; and</li> <li>(c) frontage to a road of 8m; or</li> </ul> <p><b>A4.2</b></p> <p>The lots must be transferred to Council or other Government bodies for the provision of services.</p>	<p><b>P4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 550m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 6m.</li> </ul>
<p><b>A5</b></p> <p>Area 5 (refer to Figure NOR-S1.2.1) - No Acceptable Solution.</p>	<p><b>P5</b></p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 550m<sup>2</sup>; and</li> <li>(b) frontage to a road of at least 6m.</li> </ul>



<p><b>A6</b></p> <p>Area 6 (refer to Figure NOR-S1.2.1) - No Acceptable Solution.</p>	<p><b>P6</b></p> <p>Area 6 (refer to Figure NOR-S1.2.1) – No Performance Criterion.</p>
<p><b>A7</b></p> <p>Within Area 7 (refer to Figure NOR-S1.2.1) lots must be:</p> <ul style="list-style-type: none"> <li>(a) for the provision of utilities and required for public use by the Crown, public authority or a Council;</li> <li>(b) for the consolidation of a lot with another lot with no additional titles created; or</li> <li>(c) to align existing titles with zone boundaries and with no additional lots created.</li> </ul>	<p><b>P7</b></p> <p>Within Area 7 (refer to Figure NOR-S1.2.1) the subdivision:</p> <ul style="list-style-type: none"> <li>(a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</li> <li>(b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</li> </ul>
<p><b>A8</b></p> <p>Roads must accord with the layout in Figure NOR-S1.8.1 and meet the following specifications:</p> <ul style="list-style-type: none"> <li>(a) Evandale Main Road - 42m wide road reservation;</li> <li>(b) the Distributor Road - 30m wide road reservation;</li> <li>(c) the design of the Distributor Road must be in accordance with the cross-section provided in Figure NOR-S1.8.2;</li> <li>(d) access roads connecting to distributor roads must have a 20m wide road reservation and carriageway width must be not less than 11m;</li> <li>(e) a permanent cul-de-sac must have a turning circle of not less than 25m diameter at the kerb; and</li> <li>(f) the distributor road reserve must contain an open swale drain to collect all stormwater on the west side of the road.</li> </ul>	<p><b>P8</b></p> <p>The location of the open swale drain may be changed if the stormwater drainage can be accommodated by other means to the satisfaction of Council.</p>
<p><b>A9</b></p> <p>The Plan of Subdivision must provide for the drainage of both roads and other land to be satisfactorily carried off and disposed of in accordance with Figures NOR-S1.8.2 and NOR-S1.8.3.</p>	<p><b>P9</b></p> <p>No Performance Criterion.</p>

<p><b>A10</b></p> <p>On-site detention devices must be incorporated in the development so that the flow rate of stormwater outside the boundaries of the title is not greater than if the land was used for rural purposes.</p>	<p><b>P10</b></p> <p>Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and</li> <li>(b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</li> <li>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and</li> <li>(d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</li> </ul>
<p><b>A11</b></p> <p>The Plan of Subdivision must not include:</p> <ul style="list-style-type: none"> <li>(a) blind roads;</li> <li>(b) alleys or rights-of-way to give access to the rear of lots;</li> <li>(c) littoral or riparian reserves;</li> <li>(d) private roads, ways or open spaces;</li> <li>(e) public open space; and</li> <li>(f) any lot which requires the construction of an embankment to a highway which requires a licence under the <i>Highways Act 1951</i>.</li> </ul>	<p><b>P11</b></p> <p>No Performance Criterion.</p>
<p><b>A12</b></p> <p>The following services must be provided to each lot:</p> <ul style="list-style-type: none"> <li>(a) a reticulated water supply;</li> </ul>	<p><b>P12</b></p> <p>No Performance Criterion.</p>

<p>(b) a reticulated sewerage system;</p> <p>(c) a reticulated stormwater system;</p> <p>(d) underground electricity supply;</p> <p>(e) street lighting;</p> <p>(f) sealed roads; and</p> <p>(g) sealed crossovers.</p>	
<p><b>A13</b></p> <p>Archaeological investigations relating to Aboriginal relics must be carried out when preparing the initial 'Plan of Subdivision' for an area.</p>	<p><b>P13</b></p> <p>No Performance Criterion.</p>

## NOR-S1.9 Tables

This sub-clause is not used in this specific area plan.

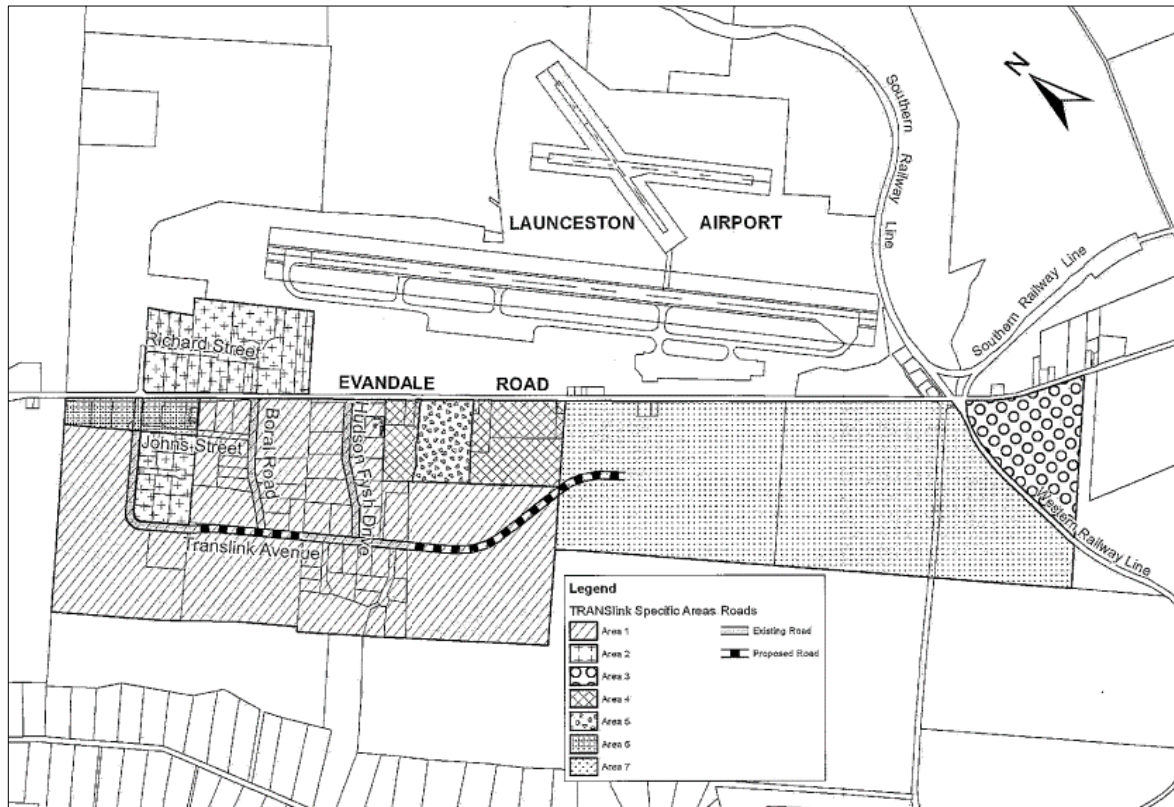


Figure NOR-S1.2.1 Translink Specific Area Plan showing location of Areas 1 to 7 as required by clauses NOR-S1.2, NOR-S1.5.1, NOR-S1.5.2, NOR-S1.5.3, NOR-S1.5.4, NOR-S1.5.5, NOR-S1.5.6, NOR-S1.5.7, NOR-S1.6.6, NOR-S1.7.1, NOR-S1.7.2, NOR-S1.7.3, NOR-S1.7.5, and NOR-S1.8.1

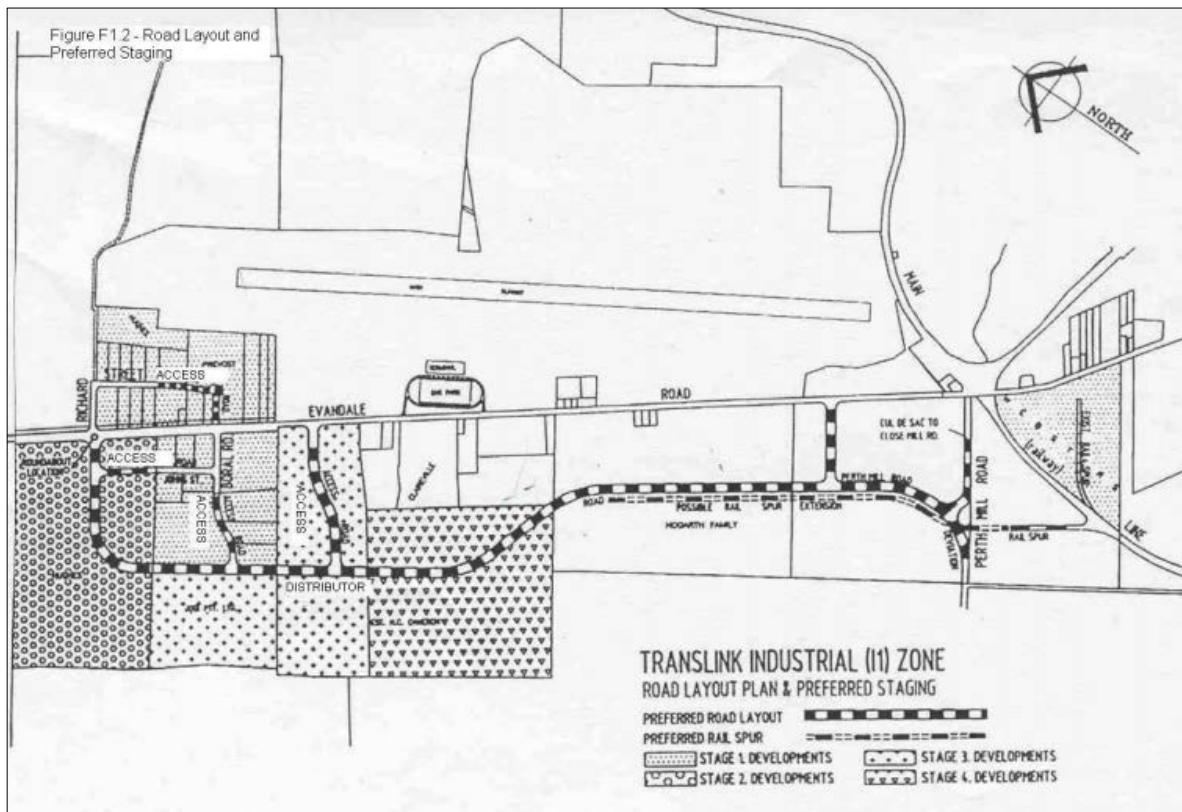


Figure NOR-S1.8.1 Road layout plan as required by clause NOR-S1.8.1

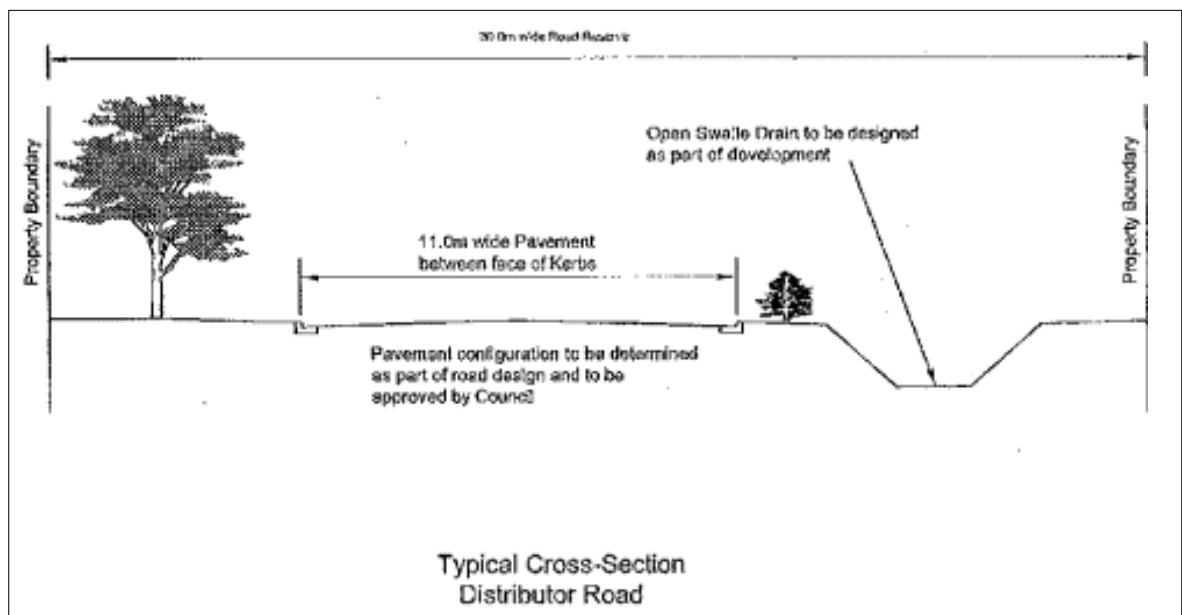


Figure NOR-S1.8.2 Typical cross-section distributor road as required by clause NOR-S1.8.1

NOR-S1.8.3 Drainage layout plan as required by clause NOR-S1.8.1

## **NOR-S2.0 Campbell Town Specific Area Plan**

### **NOR-S2.1 Plan Purpose**

The purpose of the Campbell Town Specific Area Plan is:

- NOR-S2.1.1 To provide for residential use and development that is compatible with the existing rural township character.
- NOR-S2.1.2 To encourage use and development that promotes a vibrant main street and high quality public open space conducive for visitor stop overs.
- NOR-S2.1.3 To encourage the provision of visitor accommodation and community facilities that support annual events and promotes Campbell Town as a meeting centre.
- NOR-S2.1.4 To provide for road transport and recreational vehicle parking.
- NOR-S2.1.5 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S2.1.6 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S2.1.7 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

### **NOR-S2.2 Application of this Plan**

- NOR-S2.2.1 The specific area plan applies to the area of land designated as NOR-S2.0 Campbell Town Specific Area Plan on the overlay maps and Figure NOR-S2.2.1.
- NOR-S2.2.2 Precinct Plan NOR-S2.2.2 applies to the area of land designated as William Street Development Precinct Masterplan in Figure NOR-S2.2.2.
- NOR-S2.2.3 Precinct Plan NOR-S2.2.3 applies to the area of land designated as Franklin and Bedford Streets Development Precinct Masterplan in Figure NOR-S2.2.3
- NOR-S2.2.4 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.

### **NOR-S2.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **NOR-S2.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

**NOR-S2.5 Use Table**

This clause is in substitution for Low Density Residential Zone – clause 10.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home based business.
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**NOR-S2.6 Use Standards**

This sub-clause is not used in this specific area plan.



## NOR-S2.7 Development Standards for Buildings and Works

### NOR-S2.7.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	<p>That the density of multiple dwellings:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) is compatible with the rural township character of Campbell Town; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 400m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 400m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone; or</li> <li>(iii) wholly or partly within 400m walking distance of public open space.</li> </ul> </li> </ul>

## NOR-S2.8 Development Standards for Subdivision

### NOR-S2.8.1 Lot design in development precincts

This clause is in addition to 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.

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.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the applicable lot layout shown in the precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S2.8.2 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(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</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S2.8.3 Internal lots

This clause is an addition to General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S2.2.2 and NOR-S2.2.3:</p> <ul style="list-style-type: none"> <li>(a) minimises internal lots;</li> <li>(b) is consistent with existing patterns of residential development in the surrounding area; and</li> <li>(c) retains the rural township character.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) consistency with existing patterns of residential development of the surrounding area;</li> <li>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</li> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> </ul>

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	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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### NOR-S2.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> </ul>

	<ul style="list-style-type: none"> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

## NOR-S2.9 Tables

This sub-clause is not used in this specific area plan.

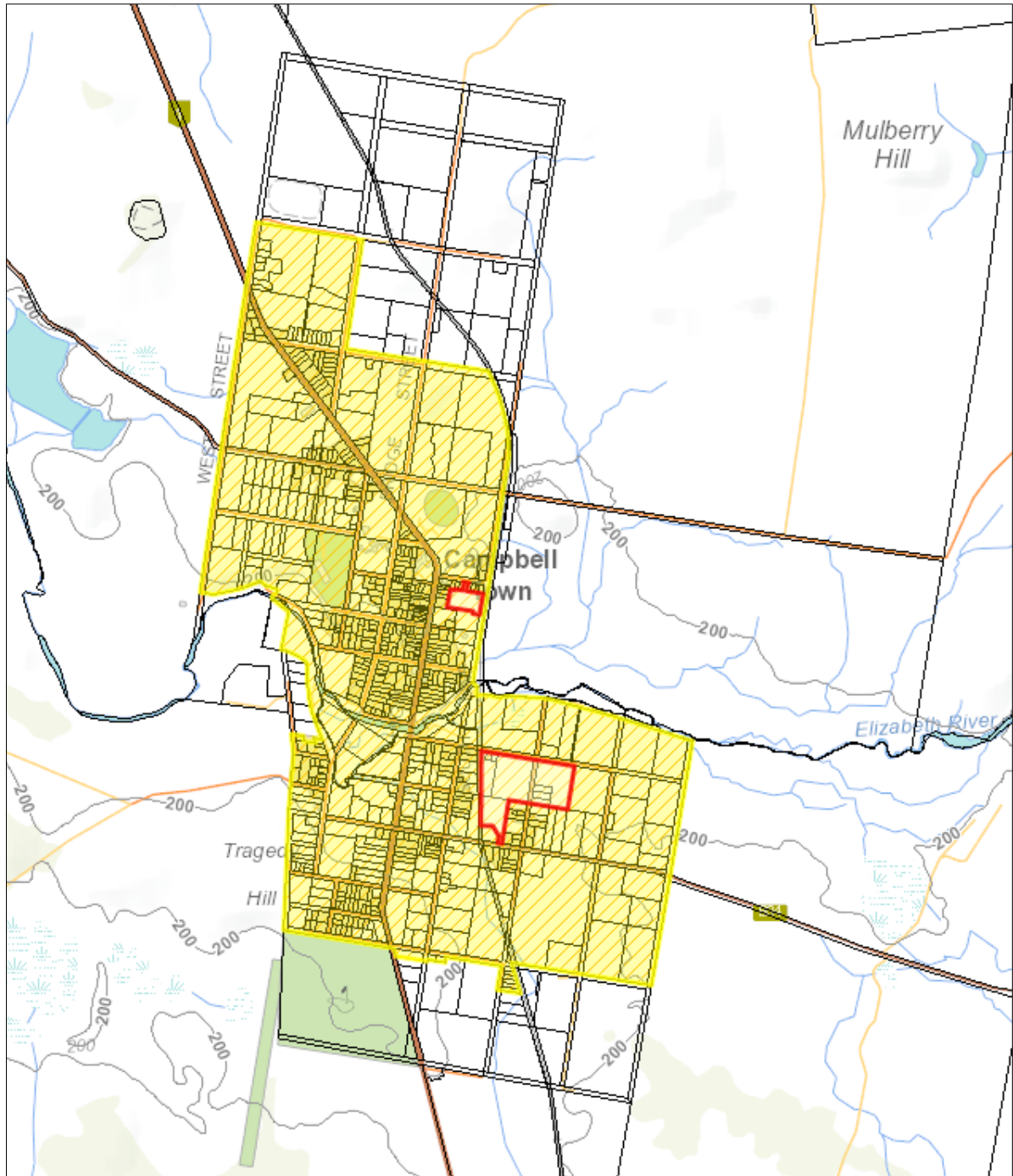


Figure NOR-S2.2.1 Campbell Town Specific Area Plan shown in light yellow as required by clause NOR-S2.2.1, with precinct development masterplan locations outlined in red

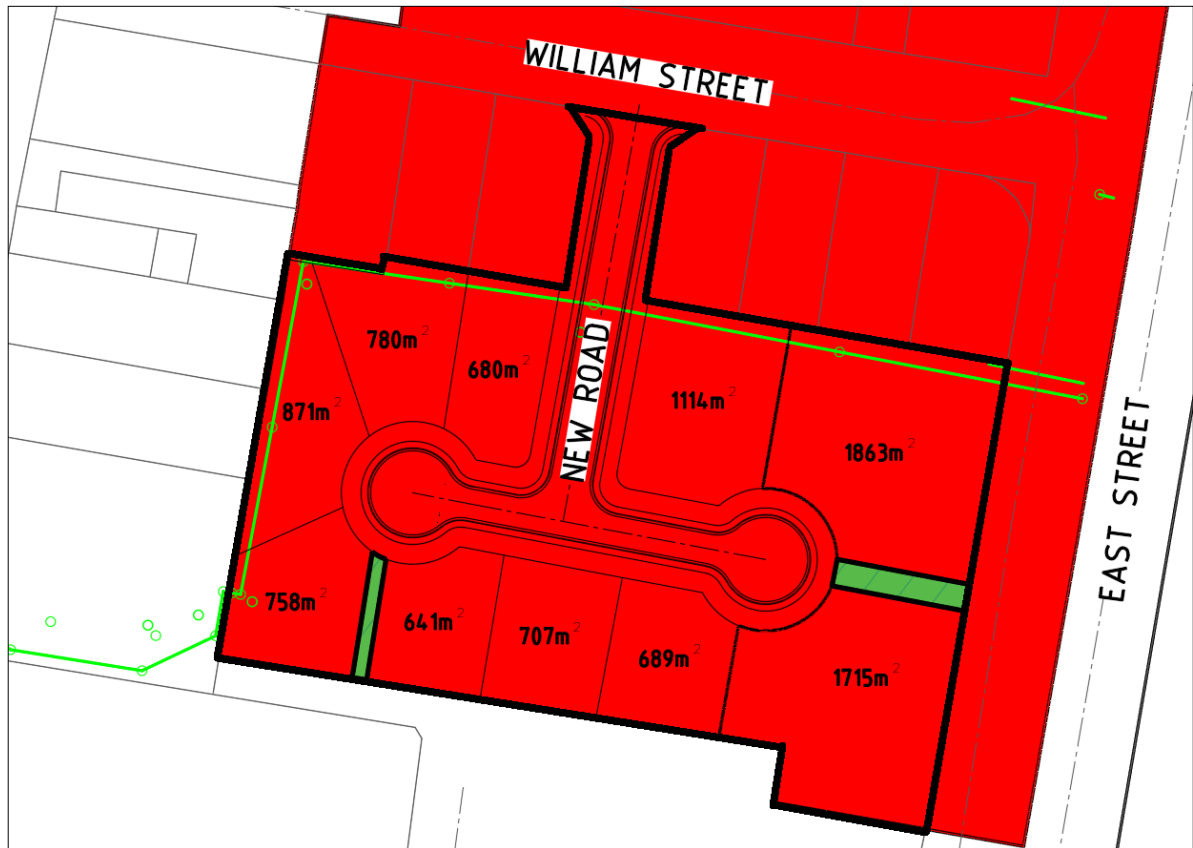


Figure NOR-S2.2.2 William Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S2.2.2, clause NOR-S2.8.1 A1 and P1, and clause NOR-S2.8.3



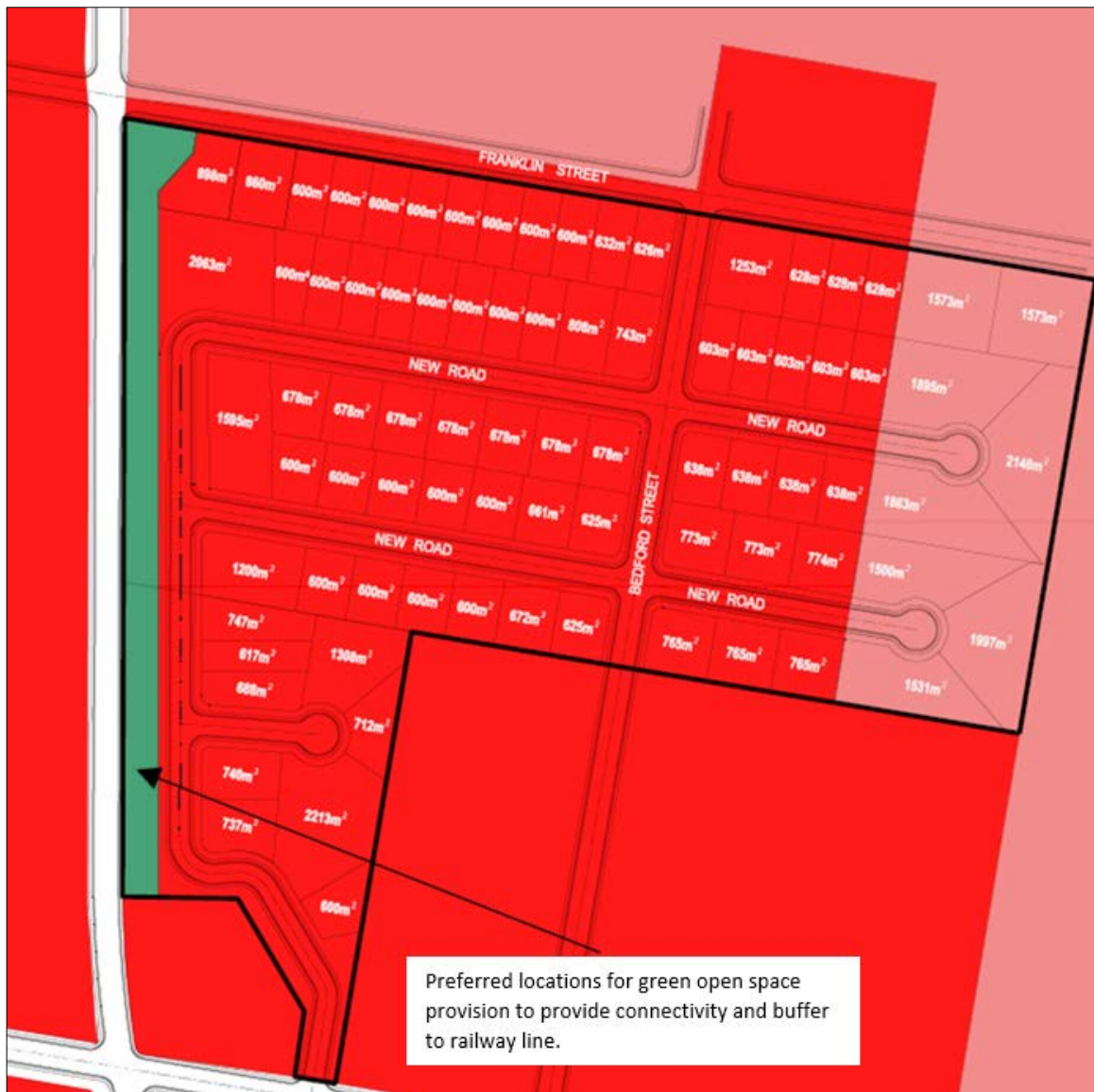


Figure NOR-S2.2.3 Franklin and Bedford Streets Development Precinct Masterplan (outlined in black) as required by clause NOR-S2.2.3, clause NOR-S2.8.1 A1 and P1, and clause NOR-S2.8.3

## **NOR-S3.0 Cressy Specific Area Plan**

### **NOR-S3.1 Plan Purpose**

The purpose of the Cressy Specific Area Plan is:

- NOR-S3.1.1 To provide for residential use and development that is compatible with the existing rural township character, and the natural setting of Cressy and its views to the Western Tiers.
- NOR-S3.1.2 To encourage use and development that is in character with the existing streetscape.
- NOR-S3.1.3 To provide for seasonal visitors and workers.
- NOR-S3.1.4 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S3.1.5 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S3.1.6 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

### **NOR-S3.2 Application of this Plan**

- NOR-S3.2.1 The specific area plan applies to the area of land designated as NOR-S3.0 Cressy Specific Area Plan on the overlay maps and in Figure NOR-S3.2.1.
- NOR-S3.2.2 Precinct Plan NOR-S3.2.2 applies to the area of land designated as William Street Development Precinct Masterplan in Figure NOR-S3.2.2.
- NOR-S3.2.3 Precinct Plan NOR-S3.2.3 applies to the area of land designated as Main Street 1 Development Precinct Masterplan in Figure NOR-S3.2.3.
- NOR-S3.2.4 Precinct Plan NOR-S3.2.4 applies to the area of land designated as Main Street 2 Development Precinct Masterplan in Figure NOR-S3.2.4.
- NOR-S3.2.5 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are 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.

### **NOR-S3.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **NOR-S3.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

**NOR-S3.5 Use Table**

This clause is in substitution for Low Density Residential Zone - clause 10.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home based business.
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**NOR-S3.6 Use Standards**

This sub-clause is not used in this specific area plan.

## NOR-S3.7 Development Standards for Buildings and Works

### NOR-S3.7.1 Residential density for multiple dwellings.

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) is compatible with the rural township character of Cressy; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  Multiple dwellings must have a site area per dwelling of not less than 400m <sup>2</sup> .	<b>P1</b>  Multiple dwellings must only have a site area per dwelling that is less than 400m <sup>2</sup> , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>

## NOR-S3.8 Development Standards for Subdivision

### NOR-S3.8.1 Lot design in development precincts

This clause is in addition to 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.

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.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in	<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character

the precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4.	<p>and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>
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NOR-S3.8.2 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(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</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p>

<p>(a) have an area of not less than 600m<sup>2</sup> and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority; or</p> <p>(c) be required for the provisions of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties within the area.</p>
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NOR-S3.8.3 Internal lots

This clause is an addition to General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4:</p> <p>(a) minimises internal lots;</p> <p>(b) is consistent with existing patterns of residential development in the surrounding area; and</p> <p>(c) retains the rural township character.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) consistency with existing patterns of residential development of the surrounding area;</p> <p>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</p>

	<ul style="list-style-type: none"> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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NOR-S3.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>



<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
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### NOR-S3.9 Tables

This sub-clause is not used in this specific area plan.

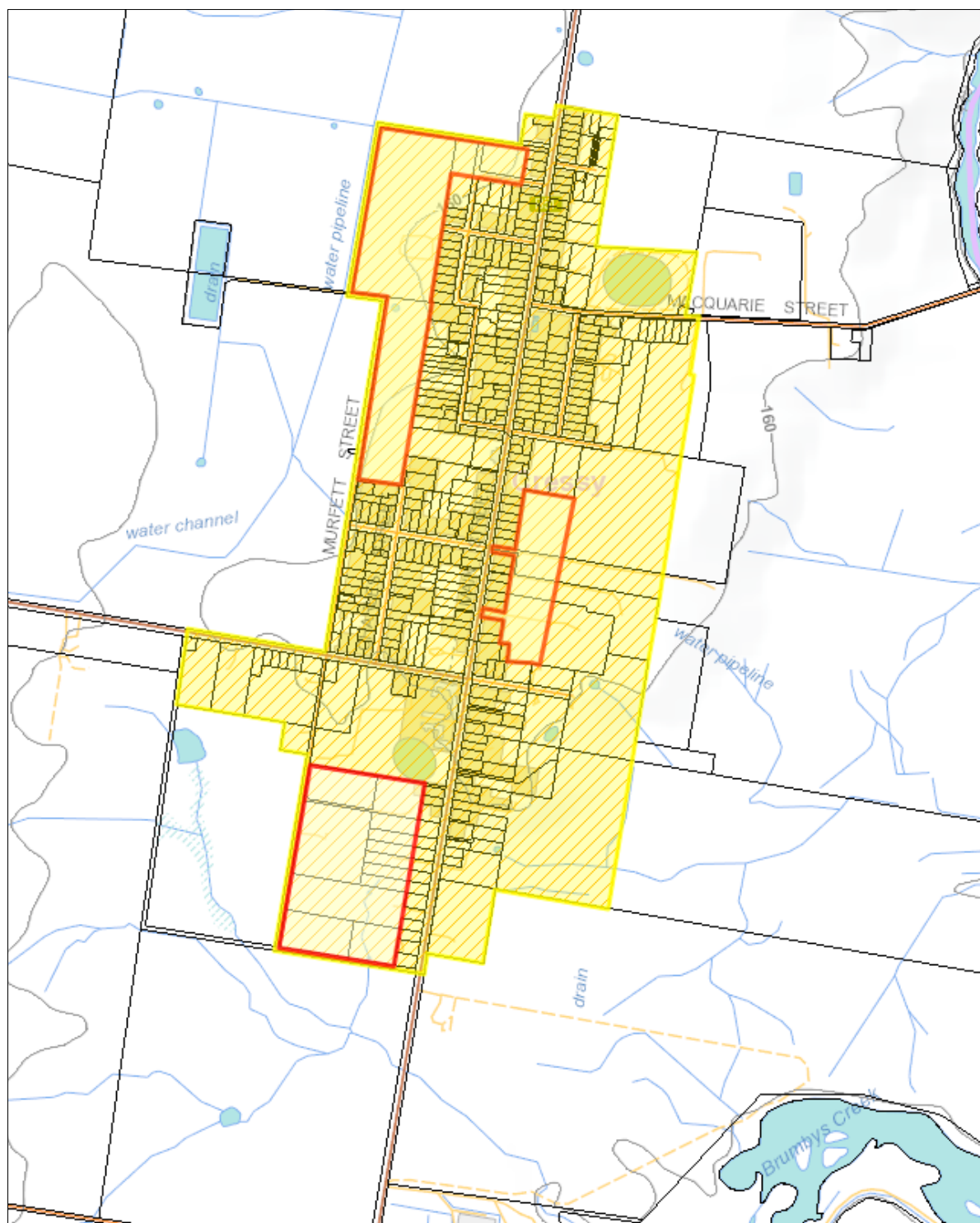


Figure NOR-S3.2.1 Cressy Specific Area Plan as shown in light yellow as required by clause NOR-S3.2.1, with precinct development masterplan locations outlined in red

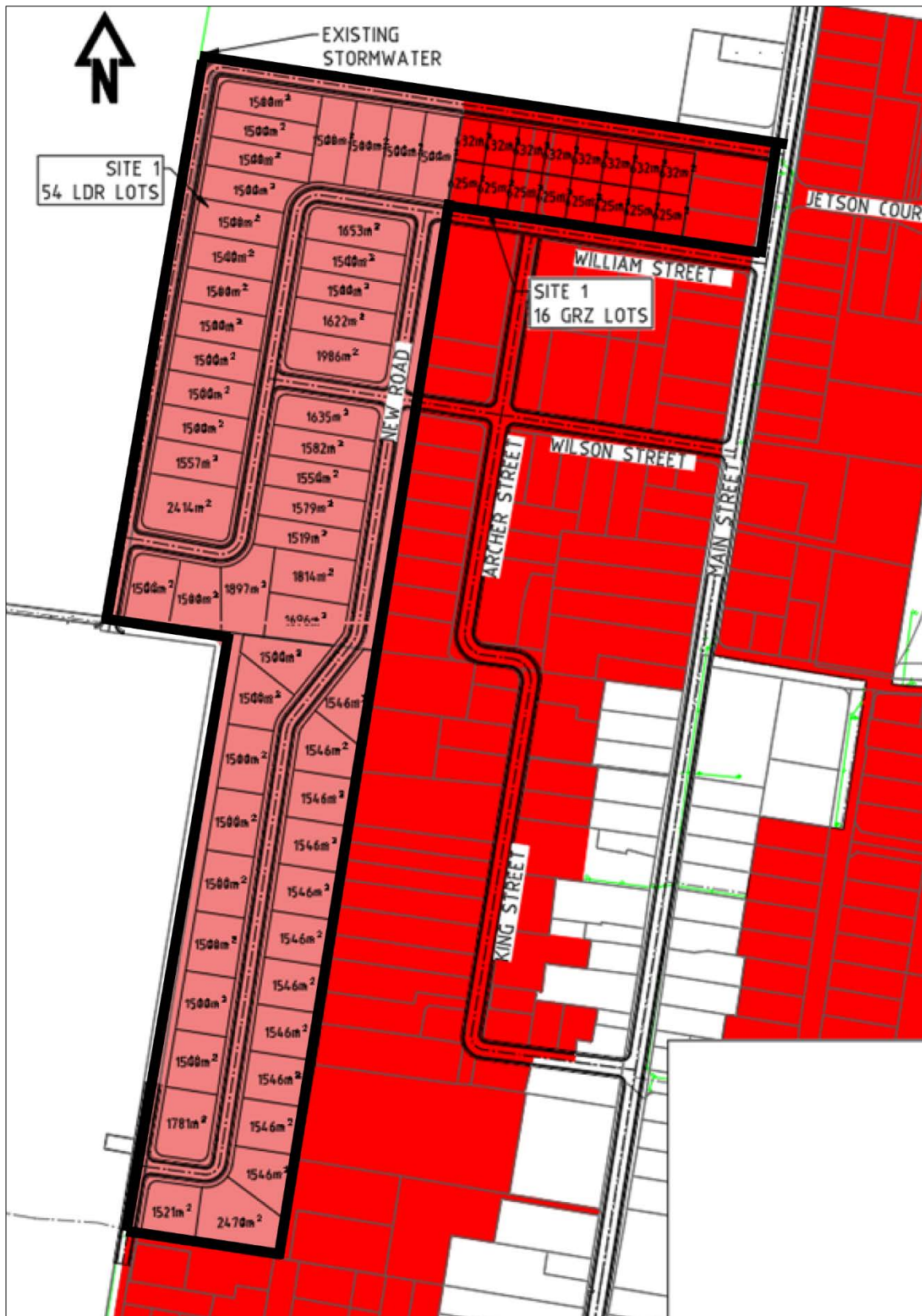


Figure NOR-S3.2.2 William Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S3.2.2, clause NOR-S3.8.1 A1 and P1, and clause NOR-S3.8.3

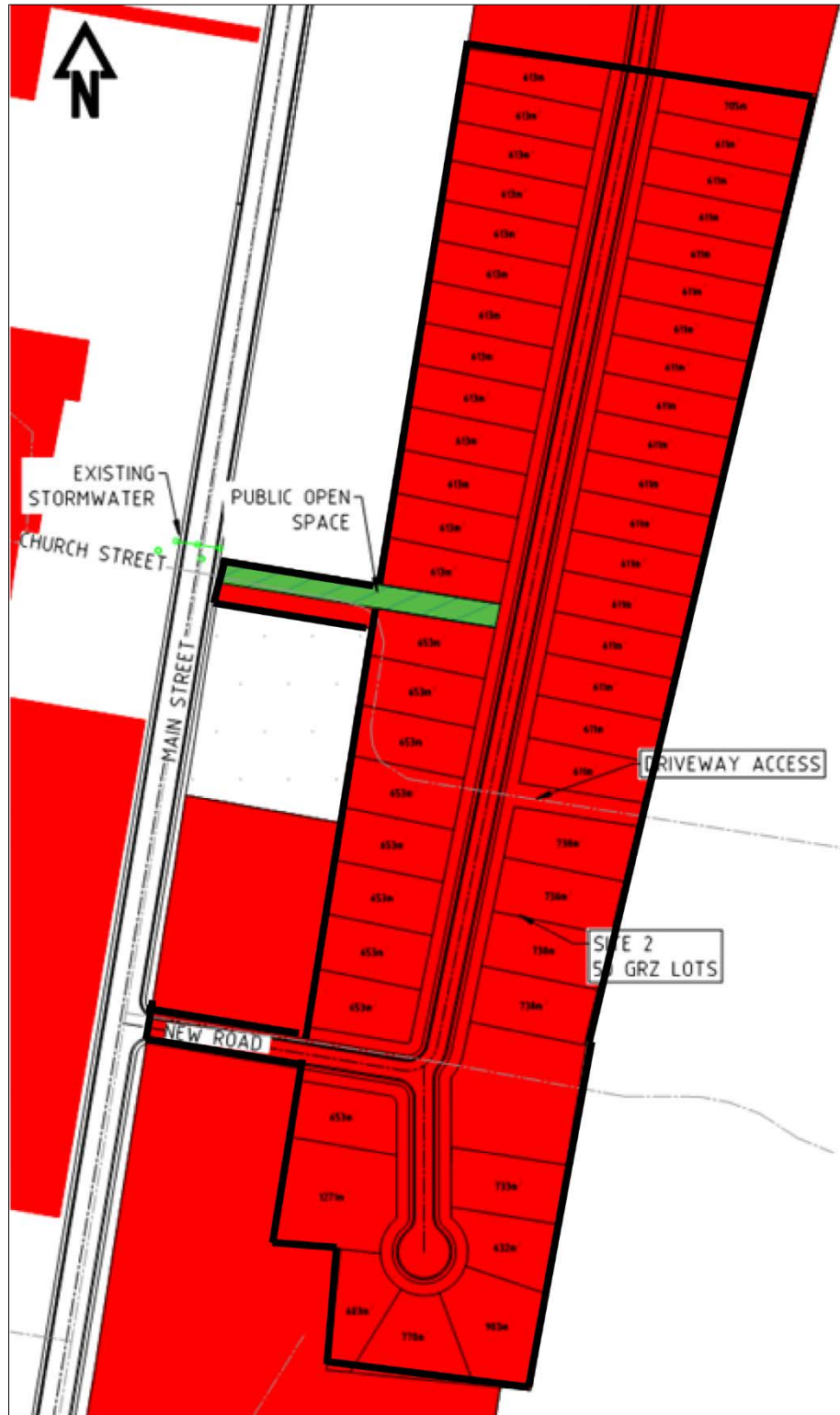


Figure NOR-S3.2.3 Main Street 1 Development Precinct Masterplan (outlined in black) as required by clause NOR-S3.2.3, clause NOR-S3.8.1 A1 and P1, and clause NOR-S3.8.3



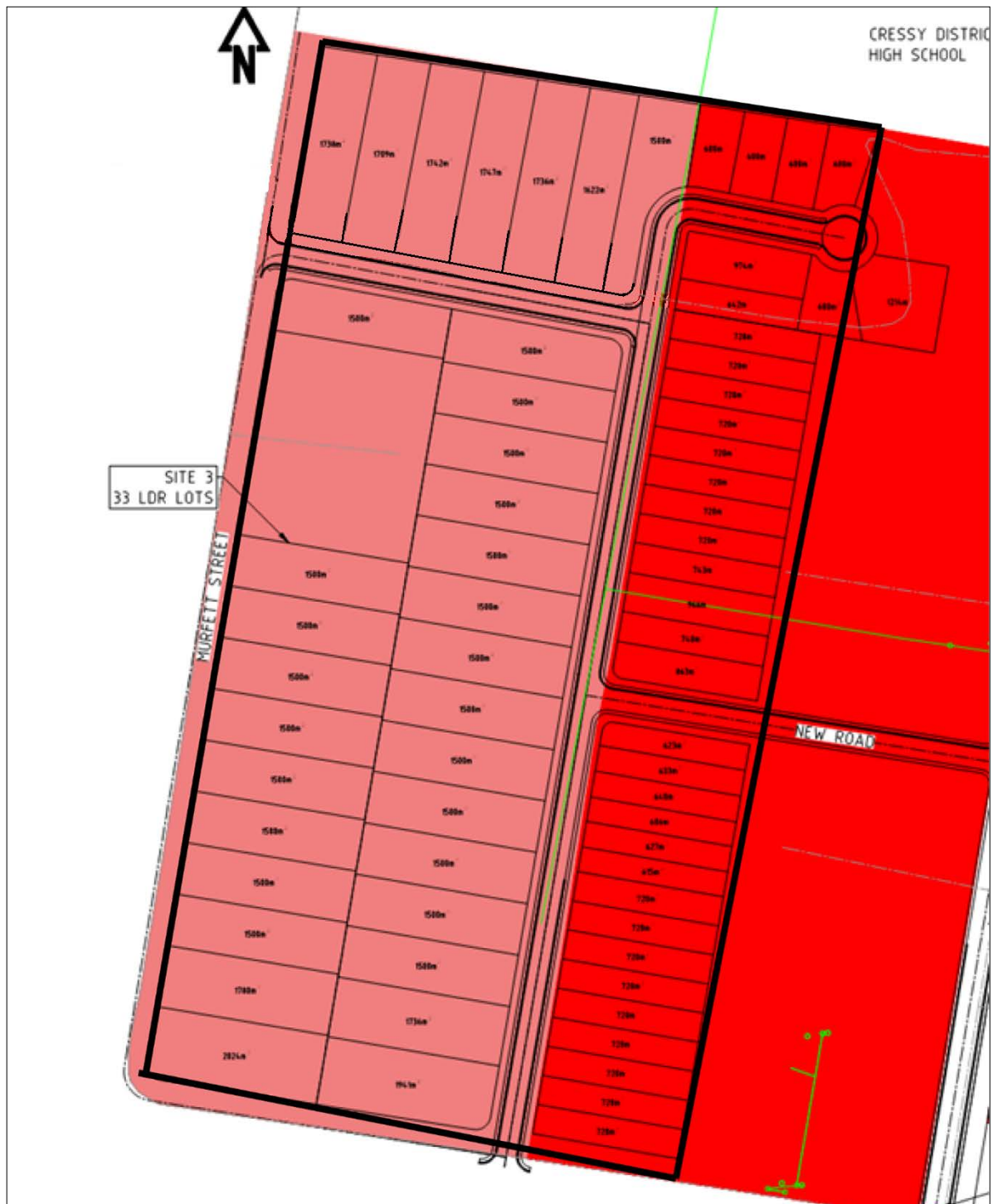


Figure NOR-S3.2.4 Main Street 2 Development Precinct Masterplan (outlined in black) as required by clause NOR-S3.2.4, clause NOR-S3.8.1 A1 and P1, and clause NOR-S3.8.3

## NOR-S4.0 Devon Hills Specific Area Plan

### NOR-S4.1 Plan Purpose

The purpose of the Devon Hills Specific Area plan is:

- NOR-S4.1.1 To prohibit the densification of dwellings within Devon Hills.
- NOR-S4.1.2 To maintain the existing uses within Devon Hills.
- NOR-S4.1.3 To maintain the established residential visual character and amenity within Devon Hills.
- NOR-S4.1.4 To maintain a development density that mitigates visual impacts when viewed from public land.

### NOR-S4.2 Application of this Plan

- NOR-S4.2.1 The specific area plan applies to the area of land designated as NOR-S4.0 Devon Hills Specific Area Plan on the overlay maps and in Figure NOR-S4.2.1.
- NOR-S4.2.2 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 the Low Density Residential Zone as specified in the relevant provision.

### NOR-S4.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

### NOR-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

### NOR-S4.5 Use Table

This clause is in substitution for Low Density Residential Zone - clause 10.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Residential	If for an ancillary dwelling, caretakers dwelling, home-based business, single dwelling.
Utilities	If for minor utilities.
Visitor Accommodation	

Use Class	Qualification
<b>Discretionary</b>	
Business and Professional Services	If for a medical centre.
Community Meeting and Entertainment	If not for a cinema or function centre.
Emergency Services	
General Retail and Hire	If for a local shop.
Sports and Recreation	
Utilities	If not for minor utilities.
<b>Prohibited</b>	
All other uses	

## NOR-S4.6 Use Standards

### NOR-S4.6.1 Discretionary uses

This clause is in addition to Low Density Residential Zone - clause 10.3.1 Discretionary Use Standards.

Objective:	That discretionary uses support the visual character of the area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.		<b>P1</b> No Performance Criterion.
<b>A2</b> Waste material storage for discretionary uses must: <ul style="list-style-type: none"> <li>(a) not be visible from the road to which the site has frontage; and</li> <li>(b) use self-contained receptacles designed to prevent waste escaping into the environment.</li> </ul>		<b>P2</b> No Performance Criterion.

## NOR-S4.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

## NOR-S4.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

## NOR-S4.9 Tables

This sub-clause is not used in this specific area plan.

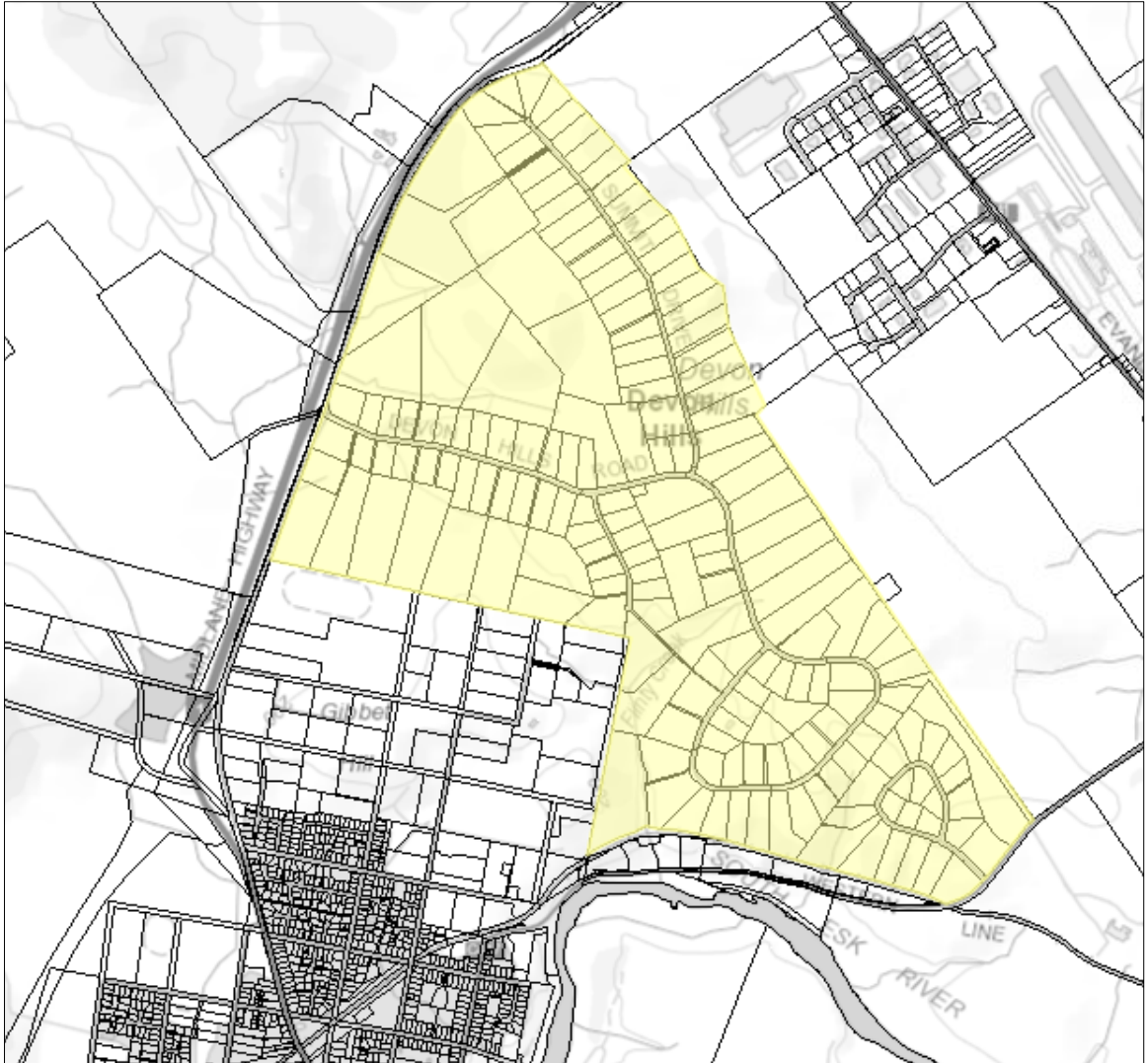


Figure NOR-S4.2.1 Devon Hills Specific Area Plan as shown in light yellow area as required by clause NOR-S4.2.1



## **NOR-S5.0 Evandale Specific Area Plan**

### **NOR-S5.1 Plan Purpose**

The purpose of the Evandale Specific Area Plan is:

- NOR-S5.1.1 To protect and enhance the unique history and character of the village.
- NOR-S5.1.2 To maintain the current open space, picturesque and historic streetscapes.
- NOR-S5.1.3 To provide for community events.
- NOR-S5.1.4 To encourage the provision of appropriate tourism infrastructure whilst maintaining the scenic character of Evandale.
- NOR-S5.1.5 To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.
- NOR-S5.1.6 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S5.1.7 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S5.1.8 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.

### **NOR-S5.2 Application of this Plan**

- NOR-S5.2.1 The specific area plan applies to the area of land designated as NOR-S5.0 Evandale Specific Area Plan on the overlay maps and in Figure S5.2.1.
- NOR-S5.2.2 Precinct Plan NOR-S5.2.2 applies to the area of land designated as Cambock Lane West Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.2.
- NOR-S5.2.3 Precinct Plan NOR-S5.2.3 applies to the area of land designated as Logan Road Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.3.
- NOR-S5.2.4 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and are in addition to the provisions of:
  - (a) General Residential Zone; and
  - (b) Open Space Zone; andas specified in the relevant provisions.

### **NOR-S5.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **NOR-S5.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

### **NOR-S5.5 Use Table**

This sub-clause is not used in this specific area plan.

## NOR-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

## NOR-S5.7 Development Standards for Buildings and Works

### NOR-S5.7.1 Residential density for multiple dwellings

This clause is a substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	<p>That the density of multiple dwellings:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) maintains the village character of Evandale; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 400m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 400m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>

# NOR-S5.7.2 Roof form and materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That roof forms are designed to be compatible with, and not detract from, the existing streetscape or rural village character.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S5.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.</p>	<p><b>P1</b></p> <p>Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the design and period of construction of the existing buildings in the street;</li> <li>(b) the design and period of construction of the existing buildings or rural village character; and</li> <li>(c) visibility from any road or public open space.</li> </ul>

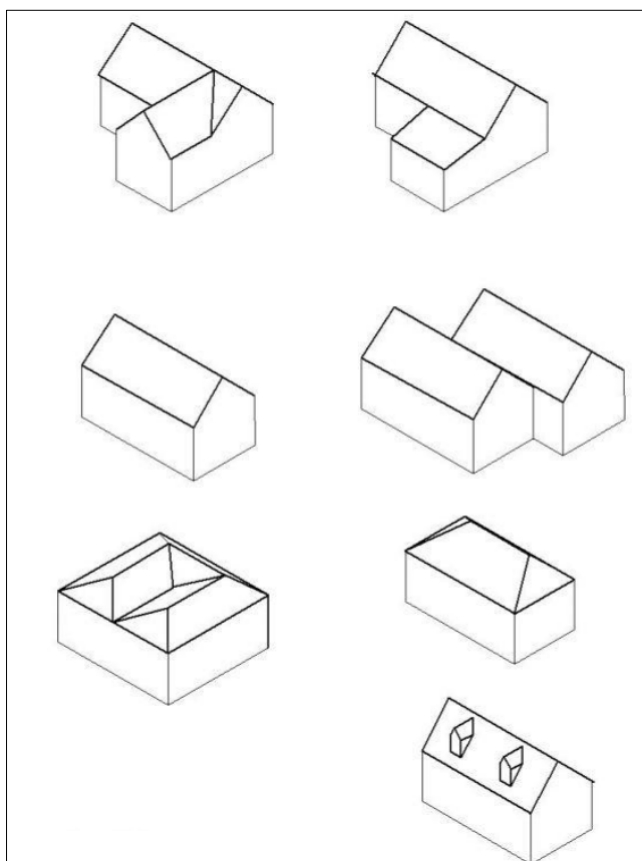


Figure NOR-S5.7.2 Roof forms as required by clause NOR-S5.7.2 A1

NOR-S5.7.3 Wall materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

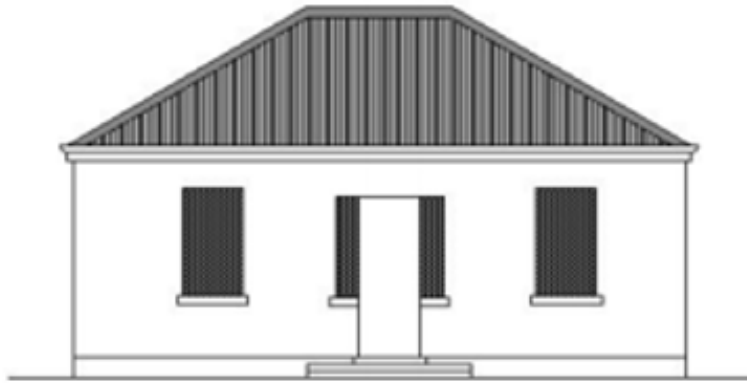
Objective:	That wall materials used are compatible with the existing streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.		<b>P1</b>  Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to: <ul style="list-style-type: none"> <li>(a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or</li> <li>(b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or</li> <li>(c) use of concrete blocks specifically chosen to:                             <ul style="list-style-type: none"> <li>(i) blend with dressed sandstone; or</li> <li>(ii) rendered with coloured finishes in neutral earth tones.</li> </ul> </li> </ul>

NOR-S5.7.4 Windows

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That window form and details are compatible with the streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Window heads in all buildings, excluding places listed in Table C6.1, sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the		<b>P1</b>  No Performance Criterion.

<p>eaves line, or match the level of the window heads in the existing building.</p>	
<p><b>A2</b></p> <p>Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.</p>	<p><b>P2</b></p> <p>Windows in the front façade of a building, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street.</p>
<p><b>A3</b></p> <p>Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.</p>	<p><b>P3</b></p> <p>Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the period and style of the building;</li> <li>(b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b);</li> <li>(c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building;</li> <li>(d) the use clear glass; and</li> <li>(e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.</li> </ul>



Appropriate Façade Solid to Void Ratio – Solid / Void < 30%

Figure NOR-S5.7.4 (a) Window/Void ratio as required by clause NOR-S5.7.4 A2

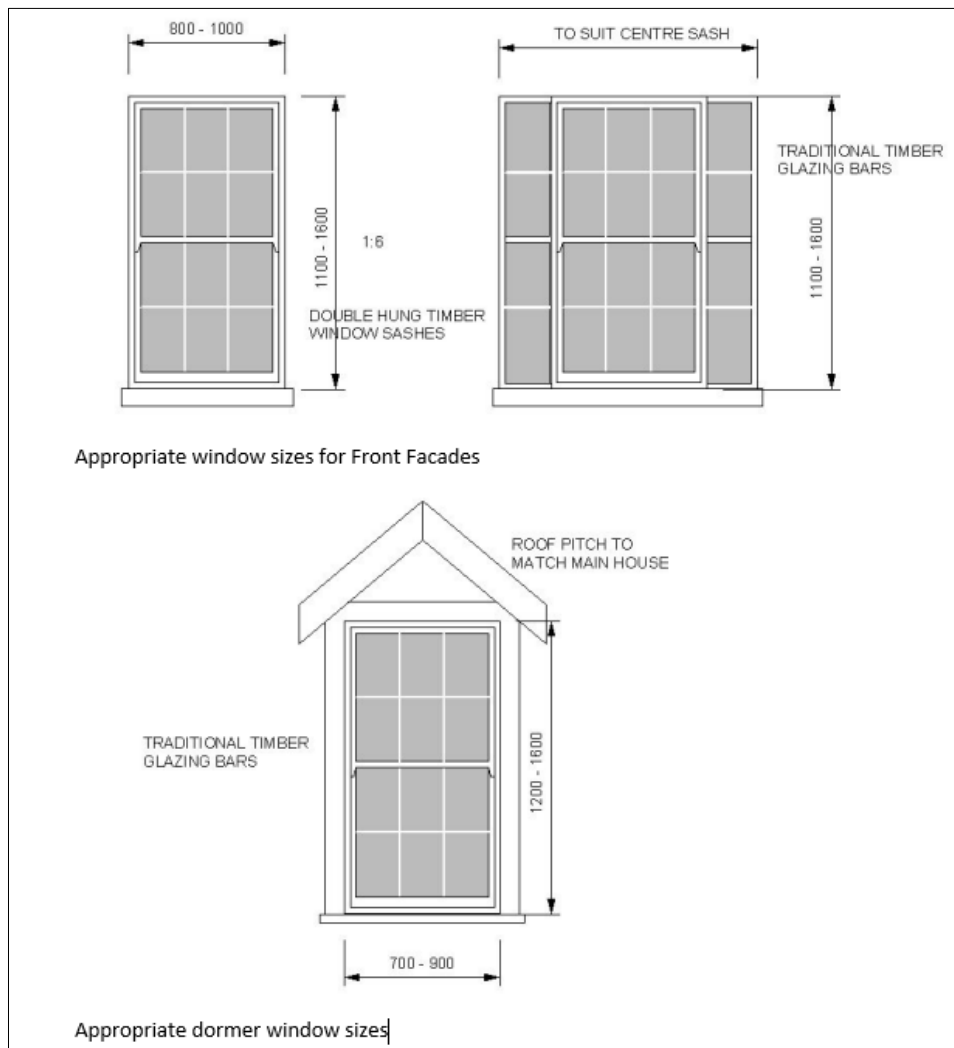


Figure NOR-S5.7.4 (b) Window shapes and styles as required by clause NOR-S5.7.4 A2

## NOR-S5.8 Development Standards for Subdivision

### NOR-S5.8.1 Lot design in development precincts

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

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.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S5.8.2 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(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</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space;</li> <li>(f) the pattern of development existing on established properties within the area; and</li> <li>(g) must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S5.8.2 A1 (a).</li> </ul>



NOR-S5.8.3 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

Objective:	<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S5.2.2 and NOR-S5.2.3:</p> <ul style="list-style-type: none"> <li>(a) minimises internal lots;</li> <li>(b) is consistent with existing patterns of residential development in the surrounding area; and</li> <li>(c) retains the rural township character.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) consistency with existing patterns of residential development of the surrounding area;</li> <li>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</li> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> </ul>

	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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NOR-S5.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> </ul>

	<ul style="list-style-type: none"> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(iii) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(iv) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

## NOR-S5.9 Tables

This sub-clause is not used in this specific area plan.

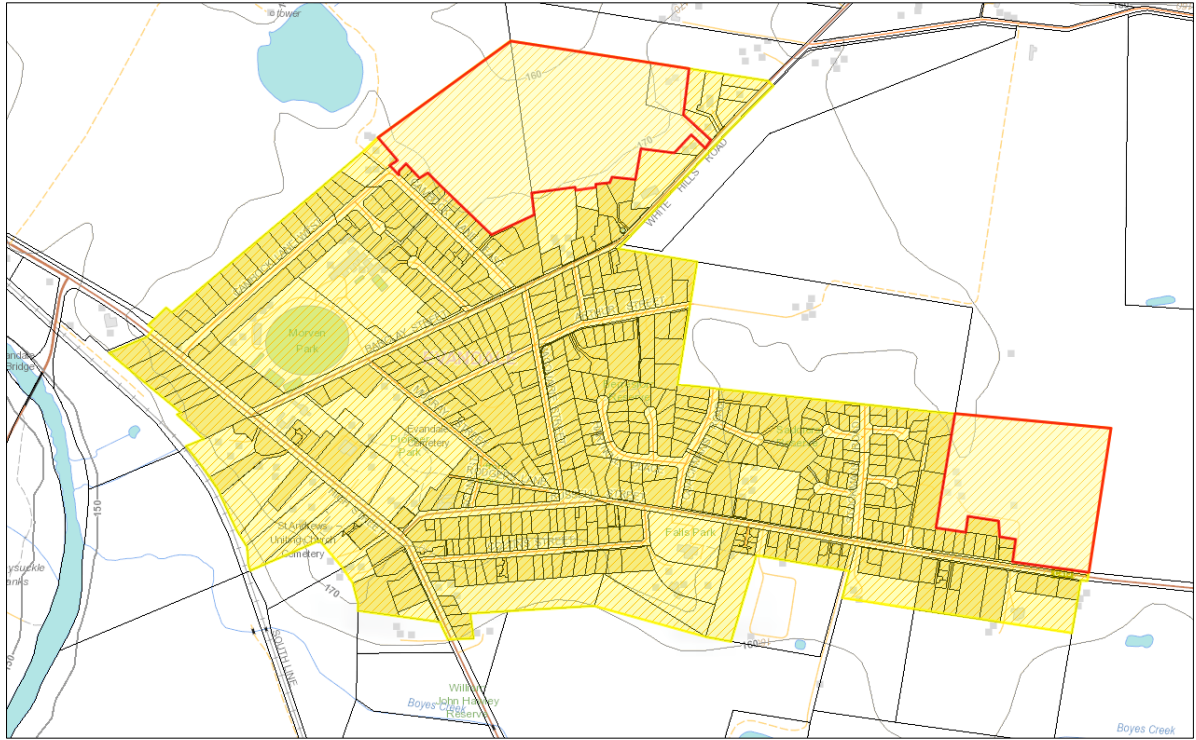


Figure NOR-S5.2.1 Evandale Specific Area Plan shown in light yellow as required by clause NOR-S5.2.1, with precinct development masterplan locations outlined in red

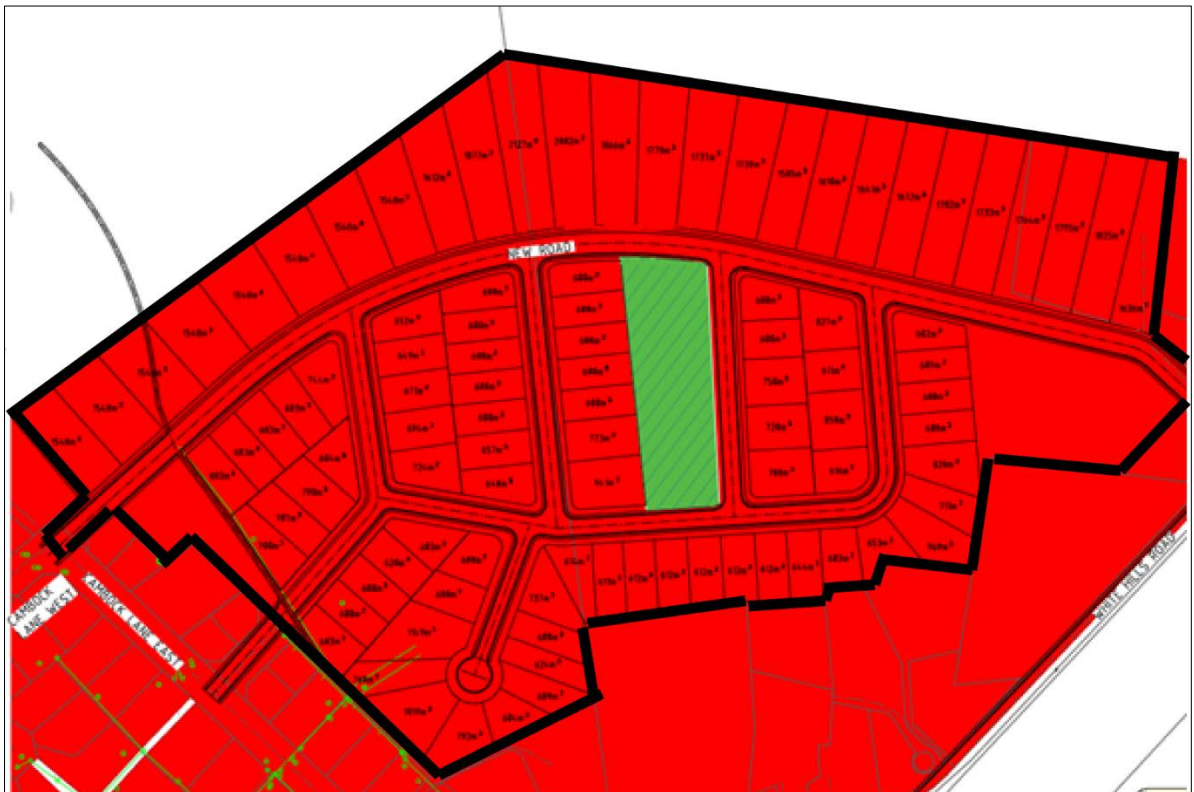


Figure NOR-S5.2.2 Cambock Lane West Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.2, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3



## **NOR-S6.0 Longford Specific Area Plan**

### **NOR-S6.1 Plan Purpose**

The purpose of the Longford Specific Area Plan is:

- NOR-S6.1.1 To protect and enhance the unique and intact history and character of the village.
- NOR-S6.1.2 To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.
- NOR-S6.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S6.1.4 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S6.1.5 To maintain existing character and land use conflict.
- NOR-S6.1.6 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.

### **NOR-S6.2 Application of this Plan**

- NOR-S6.2.1 The specific area plan applies to the area of land designated as NOR-S6.0 Longford Specific Area Plan on the overlay maps and in Figure NOR-S6.2.1.
- NOR-S6.2.2 Precinct Plan NOR-S6.2.2 applies to the area of land designated as Pultney Street Development Precinct Masterplan on the overlay maps and in Figure NOR-S6.2.2.
- NOR-S6.2.3 Precinct Plan NOR-S6.2.3 applies to the area of land designated as Low Density Residential Rural Fringe Development Precinct Masterplan on the overlay maps and in Figure NOR-S6.2.3.
- NOR-S6.2.4 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 provisions.

### **NOR-S6.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **NOR-S6.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

**NOR-S6.5 Use Table**

This clause is a substitution for Low Density Residential Zone – 10.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Visitor Accommodation	
Residential	If for a home based business.
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool, sports ground, or horse training and associated veterinary establishments.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**NOR-S6.6 Use Standards**

This sub-clause is not used in this specific area plan.



## NOR-S6.7 Development Standards for Buildings and Works

### NOR-S6.7.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) maintains the historic and rural character of Longford; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b>  Multiple dwellings must have a site area per dwelling of not less than 400m <sup>2</sup> .	<b>P1</b>  Multiple dwellings must only have a site area per dwelling that is less than 400m <sup>2</sup> , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>

### NOR-S6.7.2 Roof form and materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That roof forms are designed to be compatible with, and not detract from, the existing streetscape or rural village character.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in	<b>P1</b>  Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from,

Figure NOR-S6.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.

the existing streetscape or rural village character, having regard to:

- (a) the design and period of construction of the existing buildings in the street;
- (b) the design and period of construction of the existing buildings or rural village character; and
- (c) visibility from any road or public open space.

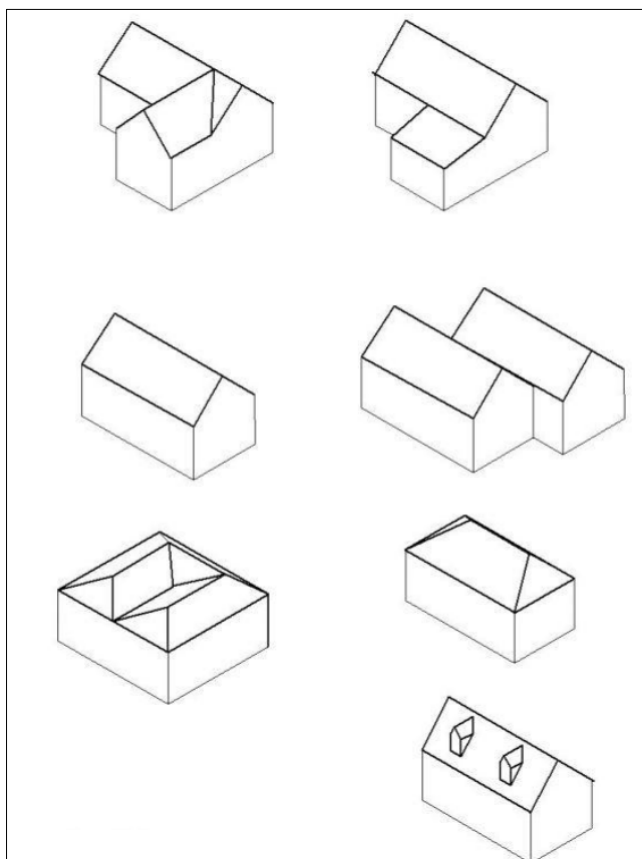


Figure NOR-S6.7.2 Roof forms as required by clause NOR-S6.7.2 A1

### NOR-S6.7.3 Wall materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That wall materials used are compatible with the existing streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must		<b>P1</b> Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table

be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.	<p>C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or</li> <li>(b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or</li> <li>(c) use of concrete blocks specifically chosen to: <ul style="list-style-type: none"> <li>(i) blend with dressed sandstone; or</li> <li>(ii) rendered with coloured finishes in neutral earth tones.</li> </ul> </li> </ul>
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NOR-S6.7.4 Windows

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That window form and details are compatible with the streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Window heads in all buildings, excluding places listed in Table C6.1, sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the eaves line, or match the level of the window heads in the existing building.	<b>P1</b>  No Performance Criterion.
<b>A2</b>	Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.	<b>P2</b>  Windows in the front façade of a building, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street.
<b>A3</b>	Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage	<b>P3</b>  Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct

<p>Precinct listed in Table C6.2, must not be visible from public spaces.</p>	<p>listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the period and style of the building;</li> <li>(b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S6.7.4 (b);</li> <li>(c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building;</li> <li>(d) the use clear glass; and</li> <li>(e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.</li> </ul>
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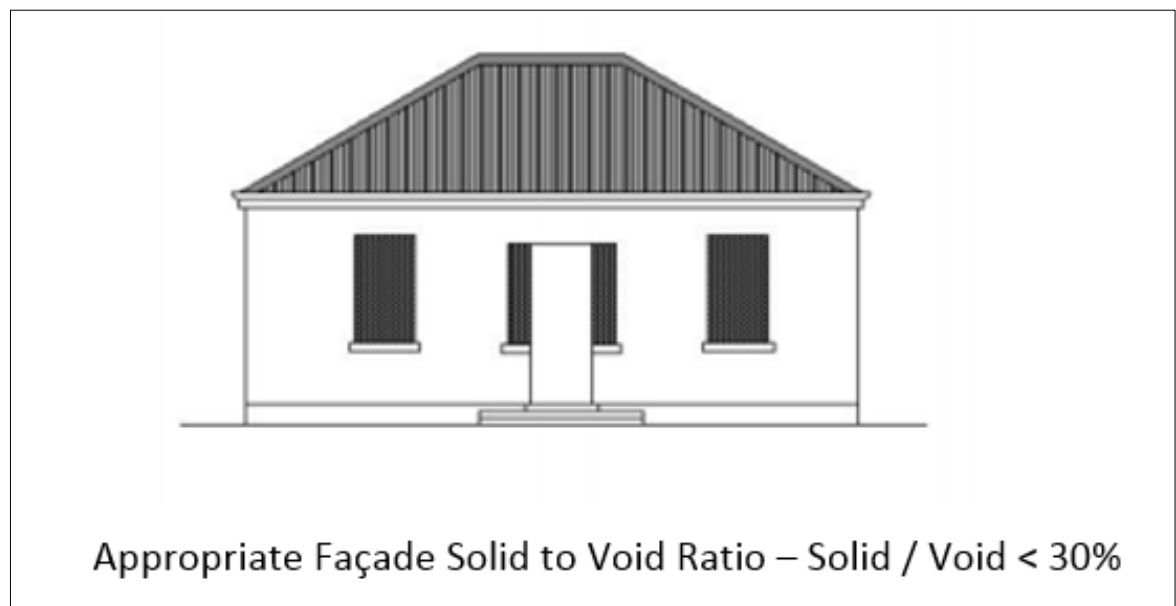


Figure NOR-S6.7.4 (a) Window/Void ratio as required by clause NOR-S6.7.4 A2

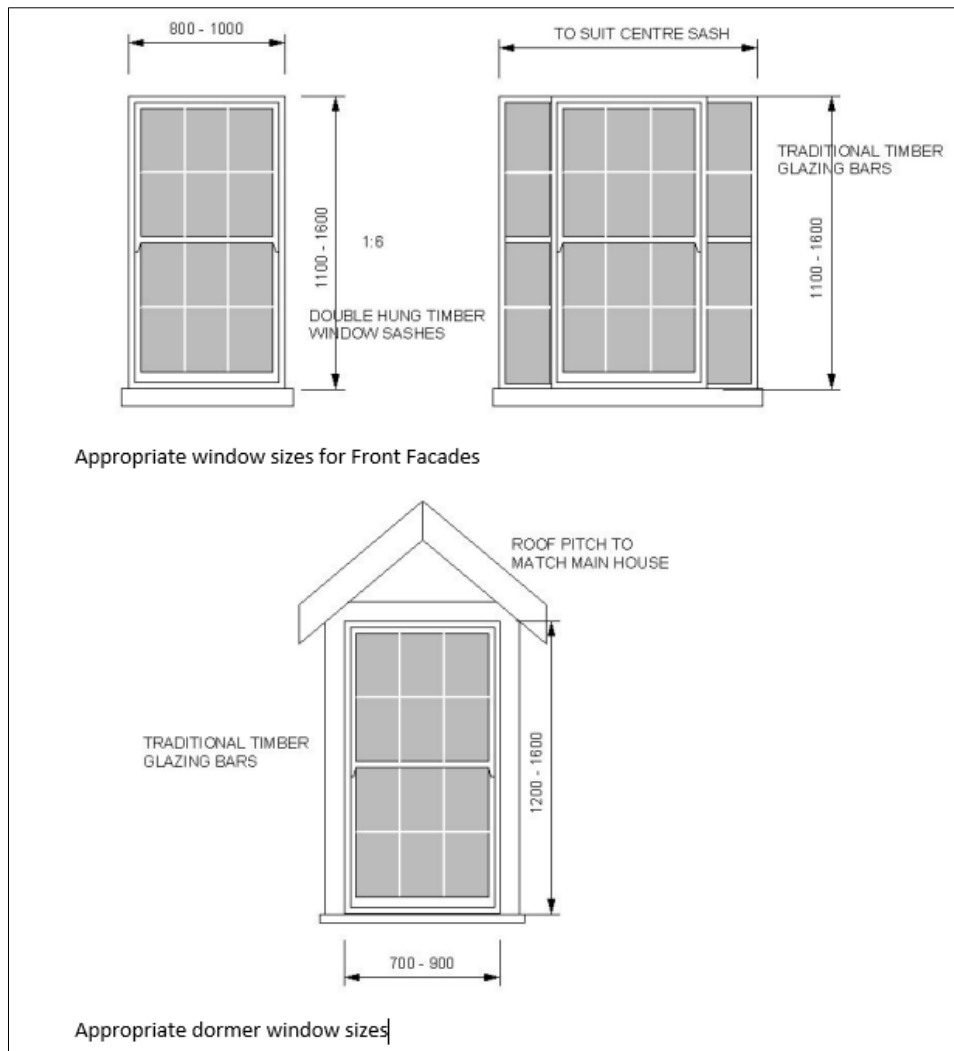


Figure NOR-S6.7.4 (b) Window shapes and styles as required by clause NOR-S6.7.4 A2

## NOR-S6.8 Development Standards for Subdivision

### NOR-S6.8.1 Lot design in development precinct

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

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.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplan in Figure NOR-S6.2.2.		<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to: <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S6.2.2; and</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S6.8.2 Lot design - urban

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(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</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space;</li> <li>(f) the pattern of development existing on established properties within the area; and</li> <li>(g) must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S6.8.2 A1 (a).</li> </ul>

NOR-S6.8.3 Lot design – rural fringe

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design.

Objectives:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has sufficient area and dimensions appropriate for use and development in the zone and to manage conflict between residential use and agricultural industries;</li> <li>(b) is provided with appropriate access to a road; and</li> <li>(c) contains areas which are suitable for residential development.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision within the precinct shown in Figure NOR-S6.2.3, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 10,000m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 10.4.3 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) adequate provision of private open space;</li> <li>(e) the pattern of development existing on established properties in the area; and</li> <li>(f) any constraints to development,</li> <li>(g) and must have an area not less than 8000m<sup>2</sup>.</li> </ul>



NOR-S6.8.4 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

Objective:	<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S6.2.2 and NOR-S6.2.3:</p> <ul style="list-style-type: none"> <li>(a) minimises internal lots;</li> <li>(b) is consistent with existing patterns of residential development in the surrounding area; and</li> <li>(c) retains the rural township character.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) consistency with existing patterns of residential development of the surrounding area;</li> <li>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</li> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> </ul>

	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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NOR-S6.8.5 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads.

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> </ul>

	<ul style="list-style-type: none"> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

## NOR-S6.9 Tables

This sub-clause is not used in this specific area plan.

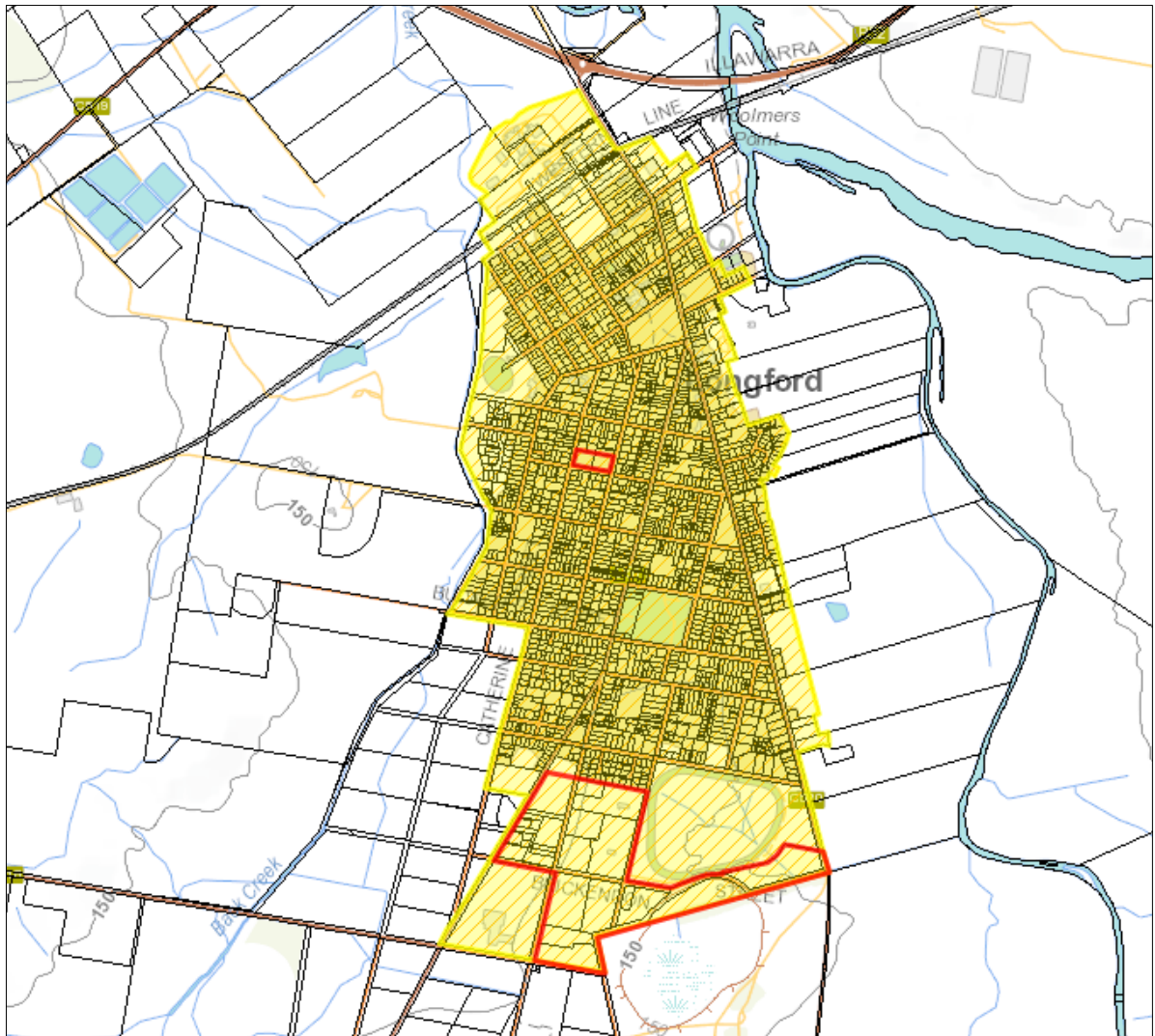


Figure NOR-S.6.2.1 Longford Specific Area Plan shown in light yellow as required by clause NOR-S6.2.1, with precinct development masterplan locations outlined in red



Figure NOR-S.6.2.2 Pultney Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S6.2.2, clause NOR-S6.8.1 A1 and P1, and clause NOR-S6.8.4

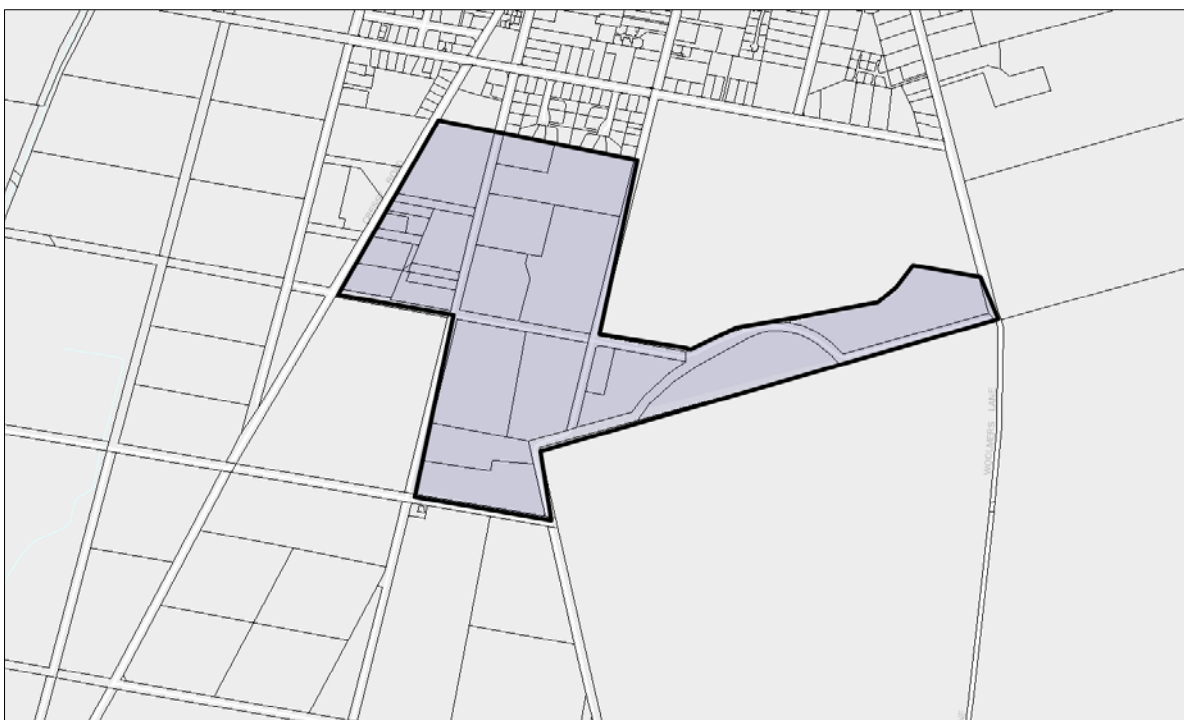


Figure NOR-S.6.2.3 Low Density Residential Rural Fringe Development Precinct Masterplan (outlined in black) as required by clause NOR-S6.2.3, and clause NOR-S6.8.3

## **NOR-S7.0 Perth Specific Area Plan**

### **NOR-S7.1 Plan Purpose**

The purpose of the Perth Specific Area Plan is:

- NOR-S7.1.1 To provide for residential use and development that is compatible with the 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 the Western Tiers.
- NOR-S7.1.2 To provide for public and private transport links to Launceston.
- NOR-S7.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space for good pedestrian connectivity within Perth and to the river precinct.
- NOR-S7.1.4 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S7.1.5 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

### **NOR-S7.2 Application of this Plan**

- NOR-S7.2.1 The specific area plan applies to the area of land designated as NOR-S7.0 Perth Specific Area Plan on the overlay maps and in Figure NOR-S7.2.1.
- NOR-S7.2.2 Precinct Plan NOR-S7.2.2 applies to the area of land designated as Seccombe Street Development Precinct Masterplan on the overlay maps and in Figure NOR-S7.2.2.
- NOR-S7.2.3 Precinct Plan NOR-S7.2.3 applies to the area of land designated as George and Fairtlough Streets Development Precinct Masterplan on the overlay maps and in Figure NOR-S7.2.3.
- NOR-S7.2.4 Precinct Plan NOR-S7.2.4 applies to the area of land designated as Napoleon and Drummond Streets Development Precinct Masterplan on the overlay maps and in Figure NOR-S7.2.4.
- NOR-S7.2.5 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 provisions.

### **NOR-S7.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **NOR-S7.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

**NOR-S7.5 Use Table**

This clause is a substitution for Low Density Residential Zone – 10.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home based business.
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**NOR-S7.6 Use Standards**

This sub-clause is not used in this specific area plan.

## NOR-S7.7 Development Standards for Buildings and Works

### NOR-S7.7.1 Residential density for multiple dwellings

This clause is a substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	<p>That the density of multiple dwellings:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing,</li> <li>(b) maintains the rural character of Perth; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 400m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 400m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>



## NOR-S7.8 Development Standards for Subdivision

### NOR-S7.8.1 Lot design in development precincts

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design.

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.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4.</p>		<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S7.8.2 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the use and development;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(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</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S7.8.3 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

Objective:	<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4:</p> <ul style="list-style-type: none"> <li>(a) minimises internal lots;</li> <li>(b) is consistent with existing patterns of residential development in the surrounding area; and</li> <li>(c) retains the rural township character.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) consistency with existing patterns of residential development of the surrounding area;</li> <li>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</li> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> </ul>

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	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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### NOR-S7.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.

Objectives:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> </ul>

	<ul style="list-style-type: none"> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

## NOR-S7.9 Tables

This sub-clause is not used in this specific area plan.

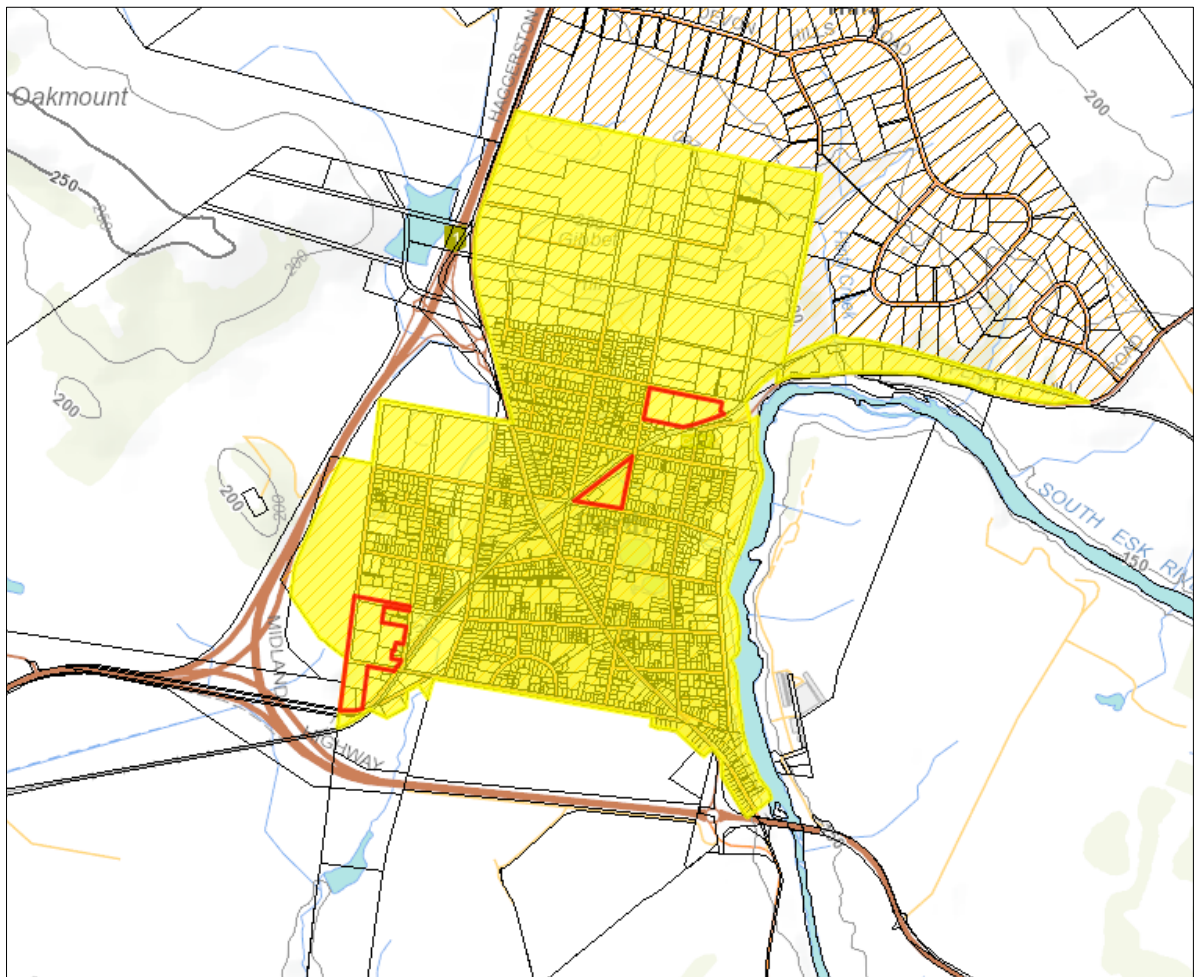


Figure NOR-S7.2.1 Perth Specific Area Plan outlined in blue as required by clause NOR-S7.2.1, with precinct development masterplan locations outlined in red



Figure NOR-S7.2.2 Seccombe Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S7.2.2, clause NOR-S7.8.1 A1 and P1, and clause NOR-S7.8.3



Figure NOR-S7.2.3 - George and Fairtlough Streets Development Precinct Masterplan (outlined in black) as required by clause NOR-S7.2.2, clause NOR-S7.8.1 A1 and P1, and clause NOR-S7.8.3



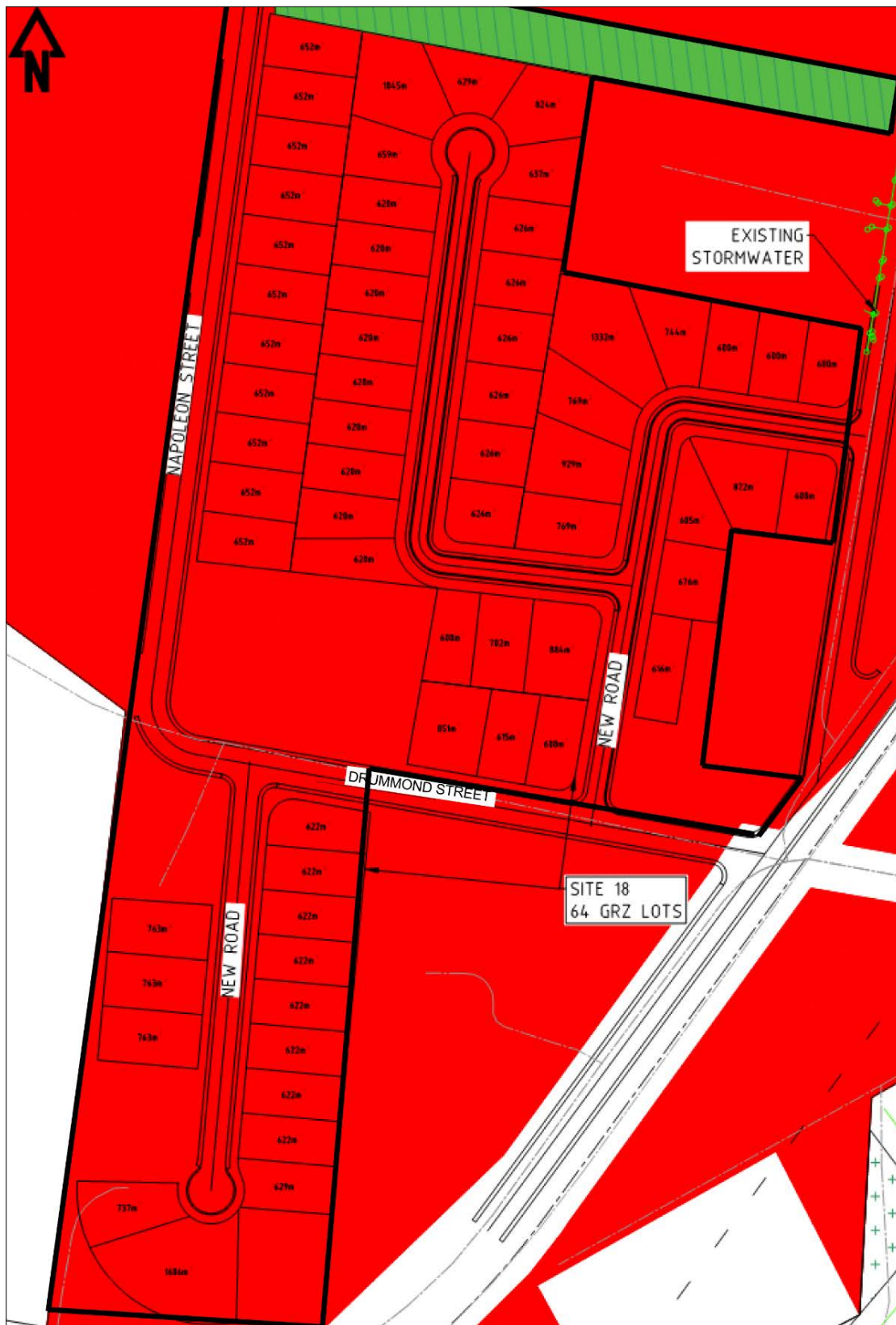


Figure NOR-S7.2.4 Napoleon and Drummond Streets Development Precinct Masterplan (outlined in black) as required by clause NOR-S7.2.2, clause NOR-S7.8.1 A1 and P1, and clause NOR-S7.8.3

## **NOR-S8.0 Ross Specific Area Plan**

### **NOR-S8.1 Plan Purpose**

The purpose of the Ross Specific Area Plan is:

- NOR-S8.1.1 To protect and enhance the unique and intact history and character of the town.
- NOR-S8.1.2 To provide for residential use and development that is compatible with the existing streetscape settings, building forms and the rural village character.
- NOR-S8.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space.
- NOR-S8.1.4 To provide for community events.
- NOR-S8.1.5 To encourage the provision of appropriate tourism infrastructure.
- NOR-S8.1.6 To encourage subdivision that provides for large lots and minimises internal lots.
- NOR-S8.1.7 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover that is consistent with the historic tree lined streetscapes.

### **NOR-S8.2 Application of this Plan**

- NOR-S8.2.1 The specific area plan applies to the area of land designated as NOR-S8.0 Ross Specific Area Plan on the overlay map and in Figure S8.2.1.
- NOR-S8.2.2 Precinct Plan NOR-S8.2.2 applies to the area of land designated as Bond Street 1 Development Precinct Masterplan.
- NOR-S8.2.3 Precinct Plan NOR-S8.2.3 applies to the area of land designates as Badajos Street Development Precinct Masterplan.
- NOR-S8.2.4 Precinct Plan NOR-S8.2.4 applies to the area of land designated as Bond Street 2 Development Precinct Masterplan.
- NOR-S8.2.5 Precinct Plan NOR-S8.2.5 applies to the area of land designated as Bond Street 3 Development Precinct Masterplan.
- NOR-S8.2.6 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 Zoneas specified in the relevant provision.

### **NOR-S8.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **NOR-S8.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

## NOR-S8.5 Use Table

This sub-clause is not used in this specific area plan.

## NOR-S8.6 Use Standards

This sub-clause is not used in this specific area plan.

## NOR-S8.7 Development Standards for Buildings and Works

### NOR-S8.7.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing;</li> <li>(b) maintains the historic and rural village character of Ross; and</li> <li>(c) optimises the use of infrastructure and community services.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 400m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 400m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties within the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</li> </ul> </li> </ul>

NOR-S8.7.2 Roof Form and Materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That roof form and materials are designed to be compatible with, and not detract from, the existing character of the streetscape or townscape.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S8.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.</p>	<p><b>P1</b></p> <p>Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the design and period of construction of the existing buildings in the street;</li> <li>(b) the design and period of construction of the existing buildings or rural village character; and</li> <li>(c) visibility from any road or public open space.</li> </ul>

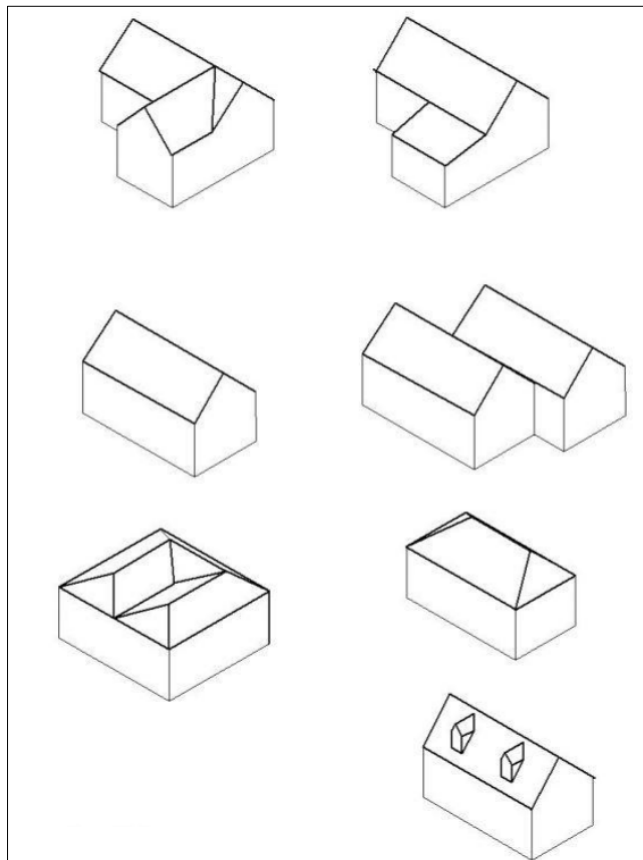


Figure NOR-S8.7.2 Roof forms as required by clause NOR-S8.7.2 A1

NOR-S8.7.3 Wall Materials

This clause is in addition to General Residential Zone – clause 8. 4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:	That wall materials used are compatible with the existing streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.	<p><b>P2</b></p> <p>Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or</li> <li>(b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or</li> <li>(c) use of concrete blocks specifically chosen to: <ul style="list-style-type: none"> <li>(i) blend with dressed sandstone; or</li> <li>(ii) rendered with coloured finishes in neutral earth tones.</li> </ul> </li> </ul>

NOR-S8.7.4 Windows

This clause is in addition to General Residential Zone – clause 8. 4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objectives:	That window form and details are consistent with the streetscape or rural village character.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Window heads in all buildings, excluding places listed in Table C6.1 and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the eaves line, or match existing the level of the window heads in the existing building.	<p><b>P1</b></p> <p>No Performance Criterion.</p>

<p><b>A2</b></p> <p>Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows</p>	<p><b>P2</b></p> <p>Windows in the front façade of a building, excluding places listed in Table C6.1 and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street.</p>
<p><b>A3</b></p> <p>Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.</p>	<p><b>P3</b></p> <p>Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Ross Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the period and style of the building;</li> <li>(b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b);</li> <li>(c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building;</li> <li>(d) the use clear glass; and</li> <li>(e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.</li> </ul>

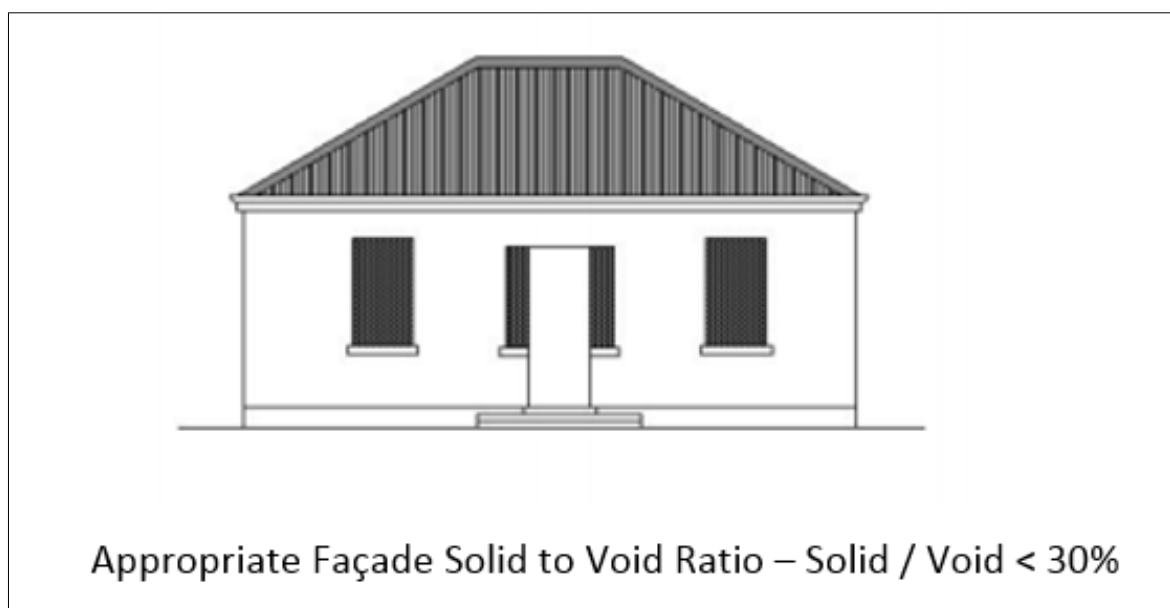


Figure NOR-S8.7.4 (a) Window/Void ratio as required by clause NOR-S5.7.4 A2

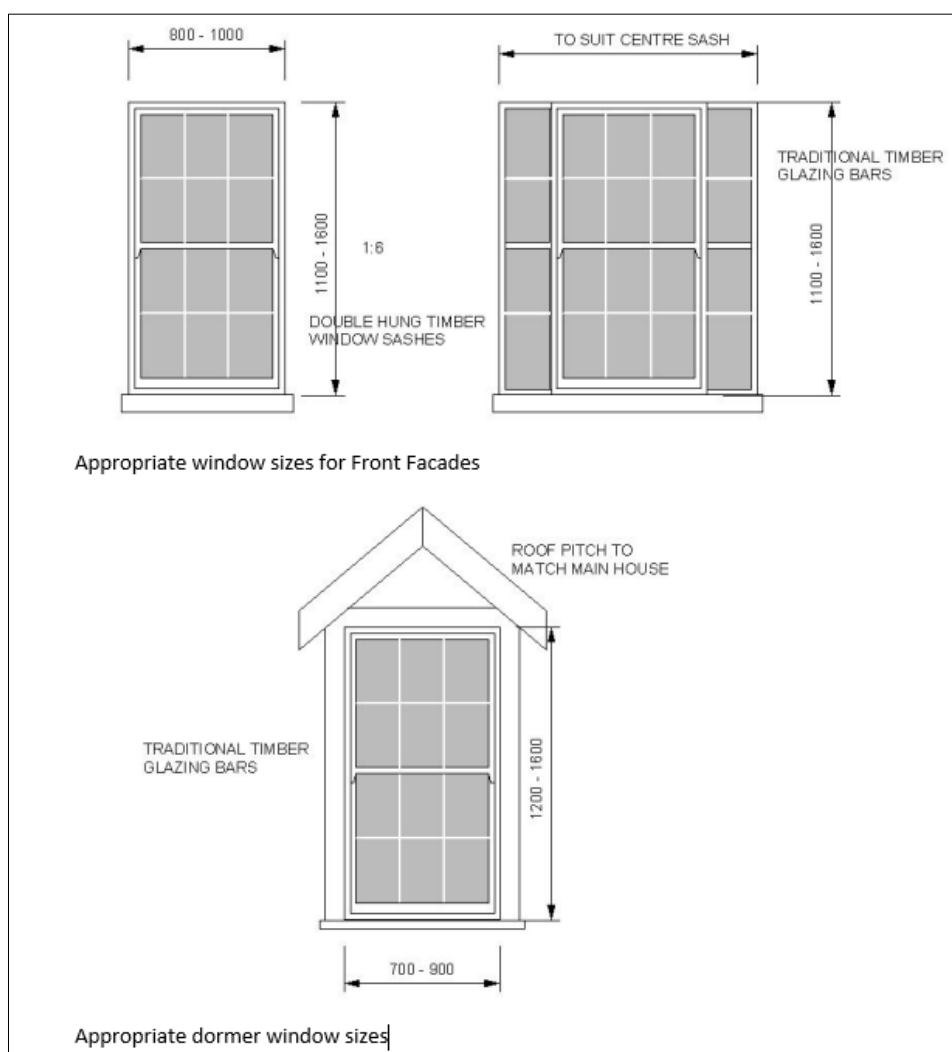


Figure NOR-S8.7.4 (b) Window shapes and styles as required by clause NOR-S5.7.4 A2

## NOR-S8.8 Development Standards for Subdivision

### NOR-S8.8.1 Lot design in development precincts

This clause is in addition to General Residential Zone – clause 8.6.1 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.

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.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in		<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character

<p>the Precinct Masterplan in Figures NOR-S8.2.2, NOR-S8.2.3, NOR-S8.2.4 and NOR-S8.2.5.</p>	<p>and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) lot layout shown in the applicable precinct masterplans in Figures NOR-S8.2.2, NOR-S8.2.3, NOR-S8.2.4 and NOR-S8.2.5;</li> <li>(b) the road network as north south grid;</li> <li>(c) fronting new lots onto existing roads where possible;</li> <li>(d) minimising cul-de-sacs;</li> <li>(e) the provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) creating connections between new and existing public open spaces;</li> <li>(g) creating road frontages around public open spaces;</li> <li>(h) using public open spaces for stormwater detention;</li> <li>(i) the relevant requirements for development of buildings on the lots;</li> <li>(j) the intended location of buildings on the lots; and</li> <li>(k) the pattern of development existing on established properties within the area.</li> </ul>
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NOR-S8.8.2 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Objectives:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) to have an area and dimension appropriate for the use and development;</li> <li>(b) to be provided with appropriate access to a road;</li> <li>(c) to contain areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and</li> <li>(d) is oriented to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 600m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority; or</li> <li>(c) be required for the provisions of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the potential for overshadowing of adjoining lots caused by buildings constructed in the likely building site;</li> <li>(d) the topography of the site;</li> <li>(e) the presence of any natural hazards;</li> <li>(f) adequate provision of private open space and solar access; and</li> <li>(g) the pattern of development existing on established properties within the area.</li> </ul>

NOR-S8.8.3 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

Objective:	<p>That 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:</p> <ul style="list-style-type: none"> <li>(a) minimises internal lots;</li> <li>(b) is consistent with existing patterns of residential development in the surrounding area; and</li> <li>(c) retains the rural township character.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) consistency with existing patterns of residential development of the surrounding area;</li> <li>(b) the lot gaining access from a road existing prior to the planning scheme coming into effect;</li> <li>(c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) the lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road;</li> <li>(i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> </ul>

	<ul style="list-style-type: none"> <li>(j) the relevant requirements for development of buildings on the lots;</li> <li>(k) the intended location of buildings on the lots;</li> <li>(l) the topography of the site;</li> <li>(m) the presence of any natural hazards;</li> <li>(n) adequate provision of private open space; and</li> <li>(o) the pattern of development existing on established properties in the area.</li> </ul>
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NOR-S8.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2.

Objectives:	<p>That the arrangement of new road within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;</li> <li>(c) adequate areas for the planting of street trees in the road reserve; and</li> <li>(d) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key</li> <li>(f) destinations such as shops and services and public transport routes;</li> <li>(g) access to public transport;</li> </ul>

	<ul style="list-style-type: none"> <li>(h) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(i) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</li> <li>(j) the topography of the site; and</li> <li>(k) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>A2</b></p> <p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) at intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) at intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) in locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

## NOR-S8.9 Tables

This sub-clause is not used in this specific area plan.

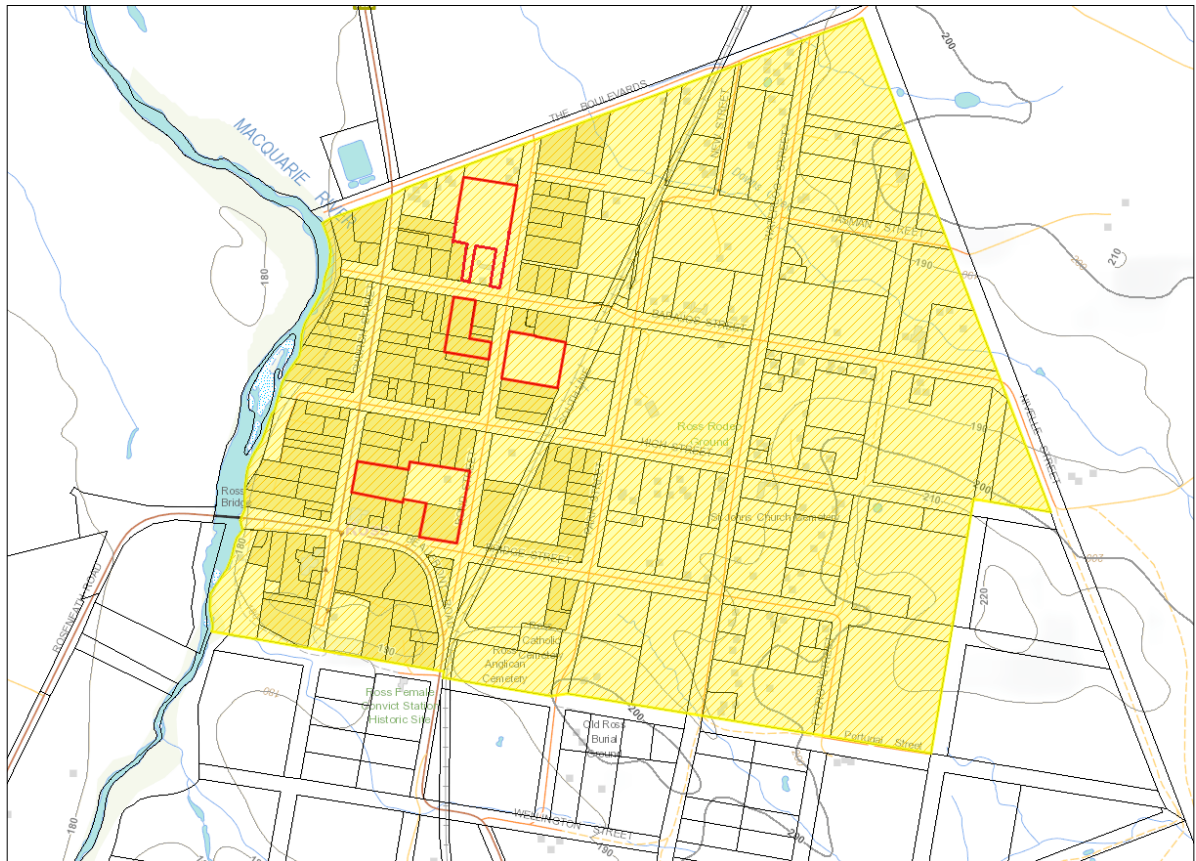


Figure NOR-S8.2.1 Ross Specific Area Plan area highlighted in light yellow as required by clause NOR-S8.2.1, with precinct development masterplan locations outlined in red

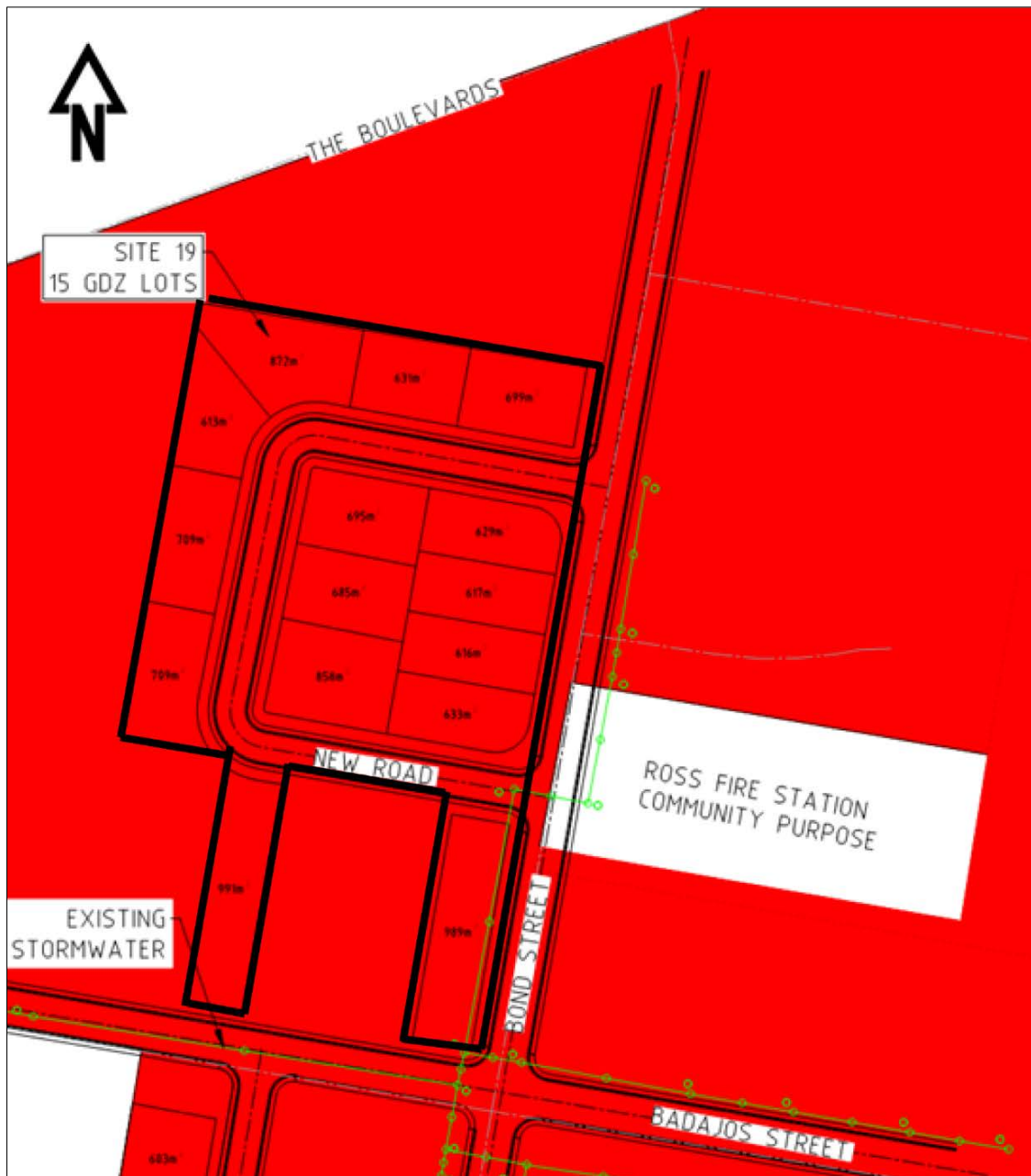


Figure NOR-S8.2.2 Bond Street 1 Development Precinct Masterplan (outlined in black) as required by clause NOR-S8.2.2, clause NOR-S8.8.1 A1 and P1, and clause NOR-S8.8.3

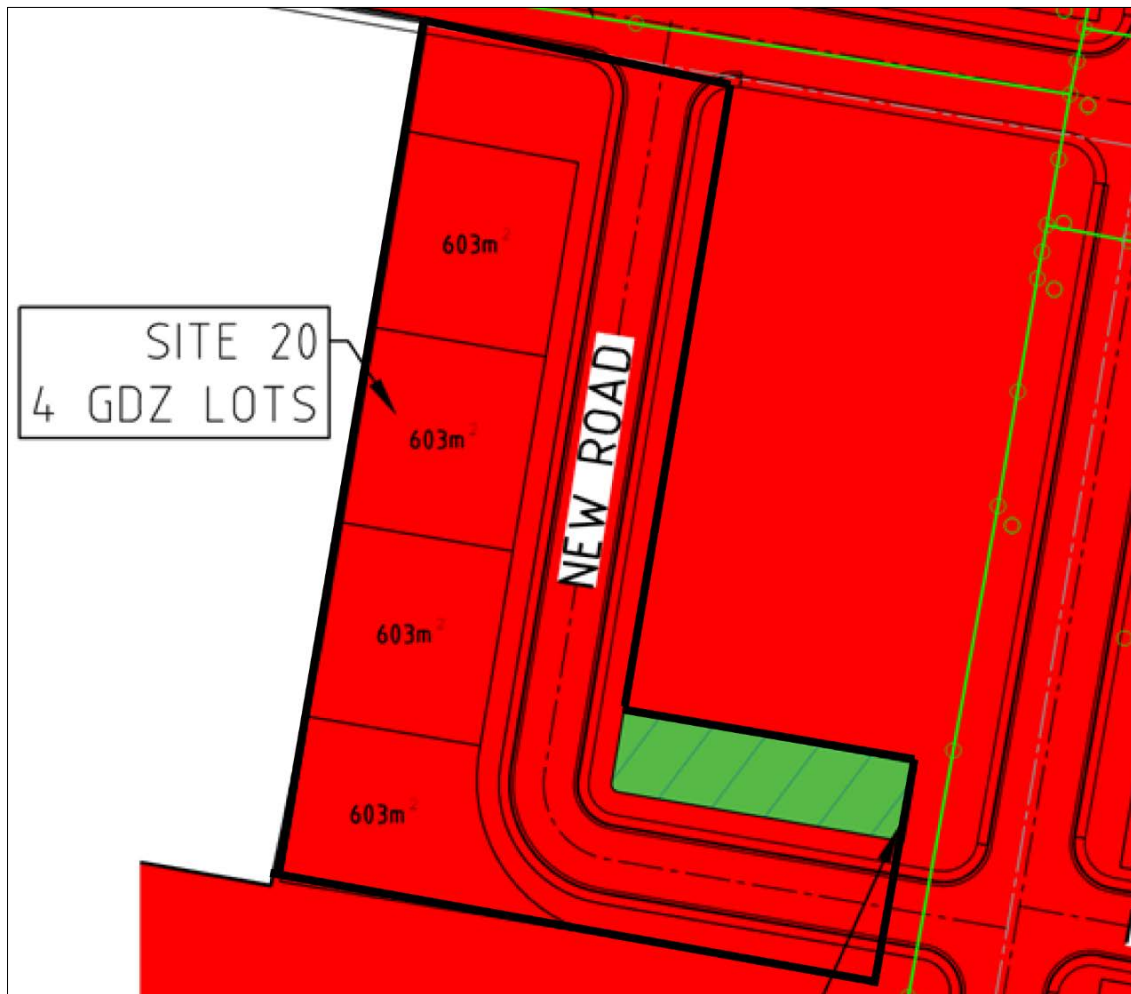


Figure NOR-S8.2.3 Badajos Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S8.2.3, clause NOR-S8.8.1 A1 and P1, and clause NOR-S8.8.3



Figure NOR-S8.2.4 Bond Street 2 Development Precinct Masterplan (outlined in black) as required by clause NOR-S8.2.4, clause NOR-S8.8.1 A1 and P1, and clause NOR-S8.8.3



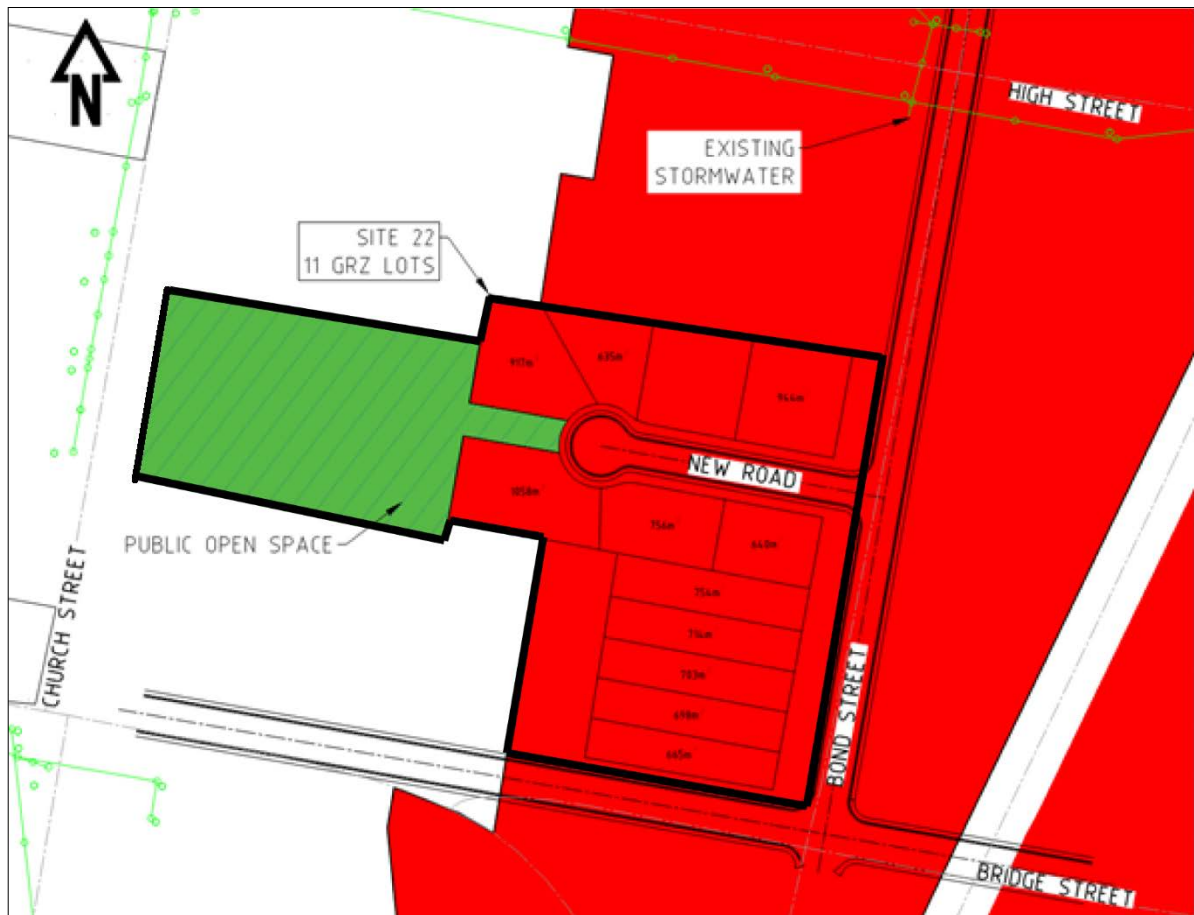


Figure NOR-S8.2.5 Bond Street 3 Development Precinct Masterplan (outlined in black) as required by clause NOR-S8.2.5, clause NOR-S8.8.1 A1 and P1, and clause NOR-S8.8.3

## NOR-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
NOR-8.1	4 Nile Road, Evandale	110036/1	An additional qualification for the Discretionary Use Class of General Retail and Hire for this site is:  “If for a hairdressing salon and the sale of clothing and accessories.”	General Residential Zone – clause 8.2 Use Table
NOR-8.2	18 Logan Road, Evandale	135864/3	An additional Discretionary Use Class for this site is:  Vehicle Parking with the qualification “If directly associated with Evandale market.”	General Residential Zone – clause 8.2 Use Table
NOR-10.1	Shown as NOR-10.1 on the overlay maps	16818/24 10850/7 10850/5 51994/137 38127/174 11520/8 13142/16 11520/14 17129/133 13142/65 11520/37 17129/112 17129/205 28136/183 28136/190 13142/63 13142/62 13142/68 17129/204 13142/74 11520/38 11520/31 11520/7 245591/1 51994/136 10850/20 11520/36 14034/202 28136/181 33782/47	A substitution for this clause is:  Acceptable Solution A1 - No Acceptable Solution.  Performance Criteria P1 - No Performance Criterion.	Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1

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		10850/14 39260/163 11520/1 11520/201 39260/148 13142/70 11520/22 10850/11 17129/117 13142/202 13142/76 13142/57 51994/142 10850/6 11520/29 10850/2 51994/145 11520/27 11520/24 17129/135 11520/21 28136/182 10850/24 39260/149 28136/176 51994/171 51994/139 13142/52 13142/75 13142/53 11520/6 17129/114 13142/77 28136/180 10850/21 51994/143 10850/16 17129/111 17129/125 13142/55 11520/23 11520/11 17129/132 17129/110 51994/169 38127/161 39260/162 11520/13 28136/187 10850/18 10850/10 39260/152 13142/43 11520/25 17129/127 39260/165 17129/113		
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		28136/177 17129/129 28136/178 13142/44 51994/144 10850/19 28136/175 10850/13 13142/50 42635/1 51994/166 17129/119 13142/72 28136/185 38127/173 39260/175 11520/28 13142/60 38127/158 38127/156 13142/49 51994/205 13142/203 13142/69 13142/73 41550/153 38127/157 11520/35 17129/120 10850/3 51994/140 51994/138 41550/175 33782/45 10850/12 10850/9 13142/39 38127/155 13142/61 28136/186 38127/159 10850/17 17129/126 11520/9 28136/123 28136/193 11520/2 35133/1 33782/48 11520/20 10850/4 51994/172 39260/164 38127/160 13142/51 11520/33 41126/1		
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		11520/4 13142/18 14034/12 33782/46 28136/189 28136/192 28136/174 51994/146 13142/66 39260/151 13142/204 51994/141 13142/54 28136/179 13142/59 17129/115 17129/130 28136/121 13142/58 13142/71 11520/3 10850/15 14034/5 13142/41 28136/188 51994/170 11520/10 11520/26 17129/118 17129/128 11520/30 11520/200 13142/17 17129/124 13142/19 17129/116 28136/122 11520/32 51994/147 13142/40 38127/154 11520/15 28136/184 51994/168 10850/8 13142/42 13142/67 39260/150 11520/34 51994/167 9527/1 10850/1 117653/2 117653/3		
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NOR-11.1	201 Pateena Road, Longford	122423/2	An additional Discretionary Use Class for this site is:  Equipment and Machinery Sales and Hire.	Rural Living Zone – clause 11.2 Use Table
NOR-11.2	201 Pateena Road, Longford	122423/2	An additional qualification for the Discretionary Use Class Manufacturing and Processing is:  “If located at 201 Pateena Road, Longford.”	Rural Living Zone – clause 11.2 Use Table
NOR-11.3	201 Pateena Road, Longford	122423/2	An additional Discretionary Use Class for this site is:  Storage with the qualification “If for a contractor’s yard.”	Rural Living Zone – clause 11.2 Use Table
NOR-11.4	502 Hobart Road, Youngtown	141257/1	An additional qualification for the Discretionary Use Class for this site is:  Crematoria and Cemeteries.	Rural Living Zone – clause 11.2 Use Table
NOR-18.1	10 Union Street, Longford	56239/1	An additional Discretionary Use Class for this site is:  Residential with the qualification “If for a dwelling where all habitable rooms are limited to the first floor and above.”	Light Industrial Zone – clause 18.2 Use Table
NOR-20.1	18 Logan Road, Evandale	135864/3	An additional Discretionary Use Class for this site is:  Vehicle Parking with the qualification “If directly associated with Evandale market.”	Rural Zone – clause 20.2 Use Table
NOR-27.1	6-8 Bridge Street, Ross	153988/1	An additional Qualification for the Discretionary Use Class	Community Purpose Zone – clause 27.2 Use Table

			General Retail and Hire for this site is:  “If in a building that existed on or before 1 June 2013.”	
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## NOR-Code Lists

### NOR-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

### NOR-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town / Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
NOR-C6.1.1	4873	Avoca	23-27 Arthur Street	Not applicable	100057/17	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.2	4875	Avoca	3 Blenheim Street	Marlborough House / Marlborough (Blenheim) House	83997/1	<b>Description:</b> House and barn  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.3	7997	Avoca	16 Blenheim Street	Not applicable	169730/1	<b>Description:</b> Former Avoca Primary School  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.4	Not applicable	Avoca	1787 Esk Main Road	Eastbourne House	122772/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.5	5889	Avoca	16 Falmouth Street	Not applicable	125337/12	<b>Description:</b> St. Thomas' Anglican Sunday School  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.6	4880	Avoca	9 Falmouth Street (Cnr Blenheim Street)	St. Thomas' Anglican Church	204075/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.7	5890	Avoca	20 Falmouth Street	Union Hotel	48792/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.8	4879	Avoca	8 Stieglitz Street	Not applicable	10795/2	<b>Description:</b> Former St Thomas' Rectory  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.9	4883	Avoca	75 Storys Creek Road	Bona Vista	151295/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.10	Not applicable	Avoca	75 Storys Creek Road	Fenhope Colliery / Fenhope Coal Bins	225390/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.11	4741	Bishopsbourne	320 Liffey Road	Enfield	123878/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.12	10607	Blessington	2281 Deddington Road	Not applicable	67320/1	<b>Description:</b> Former St Patrick's Catholic Church  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.13	4887	Bracknell	628 Liffey Road	The Hermitage	46123/13	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.14	4888	Breadalbane	854 Hobart Road	Wool Pack Inn	65418/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.15	4889	Breadalbane	16662 Midland Highway	Rathmolyn	50827/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.16	5050	Breadalbane	17115 Midland Highway	Strathroy	47310/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.17	4914	Campbell Town	22 Bedford Street	Not applicable	109820/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.



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NOR-C6.1.18	7093	Campbell Town	Bridge Street	Campbell Town Bridge	Not applicable	<b>Specific Extent:</b> Specific extent is limited to the part of the reserved road defined in the THC central plan register, where available.
NOR-C6.1.19	4916	Campbell Town	28-44 Bridge Street	Balmoral	226683/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.20	4974	Campbell Town	73-107 Bridge Street	Howley Lodge	148746/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.21	4917	Campbell Town	113 Bridge Street	Not applicable	204792/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.22	4939	Campbell Town	118 Bridge Street	Not applicable	Not applicable	<b>Specific Extent:</b> Specific extent is limited to the part of PID 6201014 defined in the THC central plan register, where available.
NOR-C6.1.23	4918	Campbell Town	127 Bridge Street	Not applicable	11922/1	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.24	4919	Campbell Town	140 Bridge Street	Not applicable	109642/1	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.25	4920	Campbell Town	141 Bridge Street	Not applicable	12618/4	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.26	4921	Campbell Town	142 Bridge Street	Not applicable	109642/2	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.27	4922	Campbell Town	144 Bridge Street	Not applicable	109642/3	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.28	4923	Campbell Town	148 Bridge Street	Not applicable	225385/6	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.29	4925	Campbell Town	157 Bridge Street	Not applicable	12884/1	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.30	4926	Campbell Town	160 Bridge Street	Not applicable	71244/1	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.31	4928 4929	Campbell Town	179 Bridge Street	Not applicable	114502/1	<b>Description:</b> House (part of old barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.32	4932	Campbell Town	26 Church Street	Not applicable	17012/15	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.33	4943	Campbell Town	4 Commonwealth Lane	The Grange	162625/4	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.34	4933	Campbell Town	8 Forster Street	Not applicable	125737/1	<b>Description:</b> Conjoined houses  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.35	4934	Campbell Town	17 Forster Street	Not applicable	100645/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.36	4935	Campbell Town	8 Franklin Street	The Mill House	6695/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.37	Not applicable	Campbell Town	3 Glenelg Street	Not applicable	204671/1	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.38	4936	Campbell Town	9 Glenelg Street	Ivy Cottage	110970/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.39	4927	Campbell Town	9 Harrison Street	Not applicable	228150/1	<b>Description:</b> Cottage (Part of Old Barracks)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.40	4941	Campbell Town	High Street	Red Bridge	Not applicable	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.41	4964	Campbell Town	55 High Street	St Andrews Uniting Church	153978/1	<b>Description:</b> St Andrew's Presbyterian Church and Organ  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.42	4947	Campbell Town	71-73 High Street	St Luke's Anglican Church	125276/1	<b>Description:</b> Church and cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.43	4948	Campbell Town	71-73 High Street	Not applicable	125276/1	<b>Description:</b> Former Anglican schoolhouse  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.44	4965	Campbell Town	100 High Street	Not applicable	50637/1	<b>Description:</b> Former Campbell Town Inn  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.45	4940	Campbell Town	103 High Street	Campbell Town Courthouse	106245/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.46	4945	Campbell Town	109 High Street	Brickhill Memorial Church	64945/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.47	4950	Campbell Town	112 High Street	The Trust Bank	119702/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.48	4951	Campbell Town	114 High Street	Not applicable	23018/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.49	4946	Campbell Town	118 High Street	Powell's Hotel	32588/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.50	4952	Campbell Town	120 High Street	Not applicable	124306/1	<b>Description:</b> House and shop  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.51	4953	Campbell Town	122 High Street	Not applicable	22737/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.52	4954	Campbell Town	124 High Street	Not applicable	42022/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.53	4957	Campbell Town	132 High Street	The Foxhunters Return	100683/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.54	4944	Campbell Town	137 High Street	Not applicable	224237/1	<b>Description:</b> Former Brewery (Keans Brewery) (Masonic Lodge)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.55	4958	Campbell Town	145 High Street	Not applicable	29317/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.56	4958	Campbell Town	145 High Street	Not applicable	29317/2	<b>Description:</b> Vacant land associated with house

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						<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.57	4959	Campbell Town	146 High Street	Not applicable	18744/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.58	Not applicable	Campbell Town	150 High Street	Not applicable	19728/1	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.59	4961	Campbell Town	154 High Street	Cottage Ornee	156972/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.60	Not applicable	Campbell Town	160 High Street	Not applicable	143563/2	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.61	4963	Campbell Town	162 High Street	Not applicable	26546/5	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.62	4993	Campbell Town	338 Isis Road	Bicton	209533/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.63	4993	Campbell Town	338 Isis Road	Bicton	83527/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.64	4968	Campbell Town	4 King Street	St Michaels's Roman Catholic Church	7802/1	<b>Description:</b> Church and Presbytery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.65	4968	Campbell Town	4 King Street	St Michaels's Roman Catholic Church	7802/2	<b>Description:</b> Church and Presbytery  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.66	4966	Campbell Town	10 King Street	Not applicable	123121/1 and 123121/2	<b>Description:</b> Conjoined houses  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.67	4967	Campbell Town	12 King Street	Not applicable	124837/1	<b>Description:</b> Former Wesleyan Chapel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.68	4904	Campbell Town	295 Lake Leake Road	Quorn Hall	109833/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.69	4905	Campbell Town	505 Macquarie Road	Rosedale	166009/1	<b>Description:</b> House and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.70	4895	Campbell Town	1726 Macquarie Road	Egleston	143984/1	<b>Description:</b> includes outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.71	4896	Campbell Town	1960 Macquarie Road	Greenhill Barn	198932/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.72	4898	Campbell Town	1485 Macquarie Road	Streanshalh	109680/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.73	4984	Campbell Town	11987 Midland Highway	Wanstead Park	109916/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.74	4970	Campbell Town	83 Montague Street	Arringa	236780/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.75	4971	Campbell Town	20 Pedder Street	Not applicable	226026/1	<b>Description:</b> House  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.76	4972	Campbell Town	30 Pedder Street	Not applicable	125307/1	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.77	4973	Campbell Town	33 Pedder Street	St Luke's Anglican Rectory (The Old Rectory)	244956/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.78	4937	Campbell Town	14 Queen Street	Balvaird	232538/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.79	4903	Campbell Town	227 Lake Leake Road	Camelford Homestead	131843/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.80	4899	Campbell Town	130 Truelands Road	Riccarton	103889/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.81	4908	Campbell Town	321 Truelands Road	Douglas Park	113818/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.82	4909	Campbell Town	Valleyfield Road	Kirklands Church	135752/1	<b>Description:</b> Church and cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.83	4910	Campbell Town	Valleyfield Road	Pituncarty	135330/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.84	Not applicable	Campbell Town	86 Valleyfield Road	Valleyfield	36419/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.85	4979	Cleveland	12787 Midland Highway	Union Chapel	Not applicable	<b>Description:</b> Chapel and cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of PID 2671027 defined in the THC central plan register, where available.

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NOR-C6.1.86	4978	Cleveland	12787 Midland Highway	Bald Face Stag Inn	125989/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.87	4977	Cleveland	12819 Midland Highway	St. Andrew's Inn	37452/4 and 21789/3	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.88	4980	Conara	125 Conara Road	Conara Railway Station / Post Office	123733/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.89	7981	Conara	136 Conara Road	Christ Church	149370/1	<b>Description:</b> Church and cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.90	4982	Conara	911 Esk Main Road	Milford	163599/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.91	5189	Conara	561 Kingston Road	Kingston	145038/6 and 145038/10	<b>Description:</b> Homestead, outbuildings and ruin  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.92	5005	Conara	1072 Kingston Road	Ellerslie	150040/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.93	5188	Conara	1072 Kingston Road	Kelvin Grove	48634/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.94	4983	Conara Junction	643 Glen Esk Road	Vaocluse	177483/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.95	4981	Conara Junction	12351 Midland Highway	Smithvale	31164/1	<b>Description:</b> 'Disappearing house'  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.96	5054	Cressy	Burlington Road	Burlington	44885/1	<b>Description:</b> Pigeon tower  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.



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NOR-C6.1.97	5054	Cressy	Burlington Road	Burlington	44886/1	<b>Description:</b> Pigeon tower  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.98	5058	Cressy	1097 Cressy Road	Richmond Hill	50936/2	<b>Description:</b> House and barn  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.99	5062	Cressy	591 Delmont Road	Lake House	252480/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.100	5056	Cressy	394 Macquarie Road	Connorville	133307/1	<b>Description:</b> House, outbuildings, mill and garden  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.101	Not applicable	Cressy	110 Main Street	Holy Trinity Anglican Church	125263/1 and 249681/2	Refer to attached Datasheet NOR-C6.1.101
NOR-C6.1.102	5064	Cressy	118 Mount Joy Road	Fairfield	116920/1	<b>Description:</b> House, stables and barn  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.103	5065	Cressy	612 Mount Joy Road	Mount Joy	152765/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.104	5072	Cressy	4740 Poatina Road	Woodside House	126579/2	<b>Description:</b> House, includes outbuildings, wall and garden  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.105	5073	Cressy	1243 Saundridge Road	Saundridge	54212/1	<b>Description:</b> House and chapel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.106	8784	Cressy	1284 Saundridge Road	Saundridge Memorial Chapel	127028/1	<b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.107	5074	Cressy	1393 Saundridge Road	Palmerston House	35810/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.108	Not applicable	Cressy District	3960 Macquarie Road	St Mark's Anglican Church	125321/1	Refer to attached Datasheet NOR-C6.1.108
NOR-C6.1.109	4894	Cressy District	3064 Macquarie Road	Darlington Park	169250/1	<b>Description:</b> include outbuildings and chapel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.110	4985	Deddington	750 Deddington Road	Hampden	13759/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.111	4986	Deddington	958 Deddington Road	Nile Chapel	Land held under General Law deed 3/5550	<b>Description:</b> Chapel and Cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.112	4987	Deddington	1191 Deddington Road	Nile Farm	32370/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.113	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/1	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.114	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/2	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.115	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/3	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.116	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/4	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.117	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/10	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.118	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/11	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.119	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111808/12	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.120	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111809/5	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185

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NOR-C6.1.121	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111809/6	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.122	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111809/7	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.123	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111809/8	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.124	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111809/13	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.125	4988	Deddington	173 Uplands Road	Patterdale and Nile Farm	111810/9	<b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.126	4988	Deddington	173 Uplands Road	Patterdale	44931/1	<b>Description:</b> House and garage  <b>Specific Extent:</b> Specific extent is the area shown in CPR 10185
NOR-C6.1.127	4991	Epping Forest	517 Belle Vue Road	Glasslough	168577/1	<b>Description:</b> House and stable  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.128	4990	Epping Forest	577 Belle Vue Road	Clyne Vale	117576/4	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.129	4989	Epping Forest	667 Belle Vue Road	Belle Vue	117576/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.130	4992	Epping Forest	2464 Macquarie Road	Barton House	169053/4	<b>Description:</b> House, stables and coach house  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.131	4996	Epping Forest	13548 Midland Highway	Macquarie House	29942/1	<b>Description:</b> House, kitchen and stone shelter  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.132	7983	Epping Forest	13790 Midland Highway	St. Andrew's Church	Land held under General Law deed 11/5591	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.133	4995	Epping Forest	13790 Midland Highway	Fairfield	173568/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.134	5008	Evandale	8 Barclay Street	Residence Summerfield	6228/1	<b>Description:</b> Police Residence  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.135	11063	Evandale	4 Cambock Lane West	Not applicable	175116/1	<b>Description:</b> Evandale to Launceston Water Scheme (Part 4 Cambock Lane West 6 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.136	11063	Evandale	6 Cambock Lane West	Not applicable	47879/14	<b>Description:</b> Evandale to Launceston Water Scheme (Part 4 Cambock Lane West 7 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.137	11063	Evandale	8 Cambock Lane West	Not applicable	47879/13	<b>Description:</b> Evandale to Launceston Water Scheme (Part 4 Cambock Lane West 8 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.138	11063	Evandale	10 Cambock Lane West	Not applicable	47879/12	<b>Description:</b> Evandale to Launceston Water Scheme (Part 4 Cambock Lane West 9 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.139	11063	Evandale	12 Cambock Lane West	Not applicable	47879/11	<b>Description:</b> Evandale to Launceston Water Scheme (Part 4 Cambock Lane West 10 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.140	11063	Evandale	Unit 1/14 Cambock Lane West	Not applicable	144241/1	<b>Description:</b> Evandale to Launceston Water Scheme (Part 4 Cambock Lane West 11 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.141	Not applicable	Evandale	3 Collins Street	Not applicable	113824/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.142	Not applicable	Evandale	6A Collins Street	Not applicable	56290/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.143	Not applicable	Evandale	8 Collins Street	Not applicable	23882/1 and 23882/2	<b>Description:</b> Cottage (positioned across title boundaries)  <b>Specific Extent:</b> Entire Titles
NOR-C6.1.144	5011	Evandale	14 Collins Street	Not applicable	28875/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.145	5009	Evandale	33 Collins Street	Not applicable	157378/2	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.146	5010	Evandale	35 Collins Street	Briars Lane	141411/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.147	5320	Evandale	46 Dalness Road	Harland Rise	145763/4	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.148	5319	Evandale	200 Dalness Road	Dalness	126645/1	<b>Description:</b> Includes garden  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.149	5007	Evandale	560 Evandale Road	Riverview	17967/2	<b>Description:</b> House and brick outbuildings

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						<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.150	5012	Evandale	1 High Street	Solomon House	59808/1	<b>Description:</b> House, outbuilding and garden  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.151	5026	Evandale	2 High Street	Evandale Post Office	201996/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.152	5015	Evandale	4 High Street	Not applicable	123412/1	<b>Description:</b> Former Anglican Rectory  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.153	5014	Evandale	5 High Street	Euroka	227755/1	<b>Description:</b> Council Clerk's Residence  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.154	5018	Evandale	6 High Street	St Andrew's Anglican Church	123412/2	<b>Description:</b> Church and graveyard  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.155	5019	Evandale	9 High Street	St Andrew's Presbyterian Church	161393/1	<b>Description:</b> Church and cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.156	5016	Evandale	15 High Street	The Laurels	32492/1	<b>Description:</b> Includes brick walls  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.157	5013	Evandale	16 High Street	Patriot King William IV Inn	149380/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.158	5024	Evandale	18 High Street	Not applicable	202589/1	<b>Description:</b> Former State school House

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						<b>Specific Extent:</b> Specific Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.159	5020	Evandale	20 High Street	Not applicable	226956/1	<b>Description:</b> Former school house  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.160	11063	Evandale	24 High Street	Not applicable	22382/1	<b>Description:</b> Evandale to Launceston Water Scheme  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.161	5022	Evandale	24 High Street	Ventnor	22382/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.162	5017	Evandale	27 High Street	Manse	125035/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.163	5023	Evandale	28-30 High Street	Water Tower	236838/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.164	4999	Evandale	170 Leighlands Road	Pleasant Banks	138308/1	<b>Description:</b> Homestead and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.165	5028	Evandale	1 Leopold Street	Not applicable	134630/2	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.166	5029	Evandale	1 Logan Road	Fallgrove	78827/3 and 78827/4	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.167	4998	Evandale	548 Logan Road	Elkington	175727/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.168	5032	Evandale	15 Macquarie Street	Roman Catholic Church	65683/3	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.169	5030	Evandale	21 Macquarie Street	Not applicable	92370/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.170	5031	Evandale	23 Macquarie Street	Not applicable	139560/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.171	Not applicable	Evandale	1 Murray Street	Not applicable	15145/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.172	5036	Evandale	5 Murray Street	Not applicable	197784/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.173	5034	Evandale	6 – 8 Murray Street	Not applicable	48212/1	<b>Description:</b> Cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.174	Not applicable	Evandale	19 Murray Street	Not applicable	233415/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.175	5039	Evandale	21 Murray Street	Not applicable	35167/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.176	5025	Evandale	2 Nile Road	Prince of Wales Hotel	41271/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.177	5025	Evandale	2 Nile Road	Prince of Wales Hotel	41271/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.



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NOR-C6.1.178	8208	Evandale	4 Nile Road	Not applicable	110036/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.179	8216	Evandale	142 Nile Road	Andora	33202/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.180	Not applicable	Evandale	59 Perth Mill Road	Glendessary	167180/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.181	5033	Evandale	6 Rogers Lane	Not applicable	111388/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.182	5041	Evandale	8 Rogers Lane	Anjou Villa	137789/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.183	5027	Evandale	2 Russell Street	Not applicable	222996/1	<b>Description:</b> Shops (Village Antiques and Old Butchery)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.184	Not applicable	Evandale	3 Russell Street	Not applicable	214531/1	<b>Description:</b> House and Shop  <b>Specific Extent:</b> Entire Title
NOR-C6.1.185	5043	Evandale	4 Russell Street	Council Chambers / Court House	92371/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.186	5042	Evandale	5 Russell Street	Not applicable	122508/1	<b>Description:</b> Shop (Browns Shop and Storehouse)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.187	5048	Evandale	6 Russell Street	Royal Oak Hotel	237292/1	<b>Description:</b> Former Royal Oak Hotel and stables  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.188	5044	Evandale	11 Russell Street	Clarendon Arms Hotel	114143/1	<b>Description:</b> Clarendon Arms Hotel Store at rear and brick walls  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.189	5044	Evandale	11 Russell Street	Clarendon Arms Hotel	114143/2	<b>Description:</b> Clarendon Arms Hotel Store at rear and brick walls  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.190	5045	Evandale	13-15 Russell Street	Not applicable	150003/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.191	5046	Evandale	18 Russell Street	Not applicable	43855/1	<b>Description:</b> Conjoined cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.192	5047	Evandale	28 Russell Street	Not applicable	43841/1	<b>Description:</b> Former Methodist Chapel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.193	5317	Evandale	166 Trafalgar Lane	Trafalgar	165598/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.194	5081	Longford	Anstey Street	Longford Racecourse	Not applicable	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.195	5080	Longford	39 Anstey Street	Not applicable	236560/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.196	5082	Longford	4 Archer Street	Kilgour	24794/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.197	10454	Longford	1813 Bishopsbourne Road	Springbanks	Land held under General Law deed 30/5979	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.198	5083	Longford	147 Bulwer Street	Richmond Park	135293/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.199	Not applicable	Longford	86 Burghley Street	Dell Farm	115134/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.200	5087	Longford	120 Catherine Street	Longford House	168940/1 and 168940/2	<b>Description:</b> House and barn  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.201	5110	Longford	1 Cressy Road	Not applicable	112263/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.202	5088	Longford	17 Cressy Road	Not applicable	100485/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.203	5089	Longford	20 Goderich Street	Not applicable	57046/3	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.204	5090	Longford	21 Goderich Street	Not applicable	117047/5	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.205	5095	Longford	24 Goderich Street	St Augustine's Church	57046/16	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.206	5092	Longford	28 Goderich Street	Clare House	21902/11	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.207	5093	Longford	30 Goderich Street	Westlake	21902/12	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.208	5094	Longford	34 Goderich Street	Braeside	20763/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.209	5096	Longford	3 High Street	Uniting Church, formerly Methodist Church	250135/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.210	Not applicable	Longford	8 High Street	Not applicable	36325/3	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.211	Not applicable	Longford	23-47 Hobhouse Street	Longford Showground	121327/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.212	Not applicable	Longford	23-47 Hobhouse Street	Longford Showground	121327/2	<b>Specific Extent:</b> Entire Title
NOR-C6.1.213	Not applicable	Longford	23-47 Hobhouse Street	Longford Showground	121327/3	<b>Specific Extent:</b> Entire Title
NOR-C6.1.214	Not applicable	Longford	23-47 Hobhouse Street	Longford Showground	121327/4	<b>Specific Extent:</b> Entire Title
NOR-C6.1.215	Not applicable	Longford	23-47 Hobhouse Street	Longford Showground	131830/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.216	5098	Longford	2 Howick Street	Not applicable	222255/5	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.217	5099	Longford	9 Howick Street	Line View	100358/4	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.218	5091	Longford	19B Howick Street	Roman Catholic Presbytery	57046/13	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.219	5100	Longford	24 Howick Street	Not applicable	135044/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.220	5101	Longford	1 -13 Latour Street	Noake's Cottages (No1)	156292/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.221	5102	Longford	1 -13 Latour Street	Noake's Cottage (No 2)	156292/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.222	5103	Longford	1 -13 Latour Street	Noake's Cottage (No 3)	156292/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.223	5104	Longford	1 -13 Latour Street	Noake's Cottage (No 4)	156292/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.224	5105	Longford	1 -13 Latour Street	Noake's Cottage (No 5)	156292/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.225	5106	Longford	1-13 Latour Street	Noake's Cottage (No 6)	156292/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.226	Not applicable	Longford	30 Lewis Street	Primrose Cottage	143539/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.227	5108	Longford	41 Lewis Street	Kelham	251004/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.228	Not applicable	Longford	44 Lewis Street	Not applicable	18067/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.229	5114	Longford	14 Lyttleton Street	Former Lass O'Gowrie Hotel	217289/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.230	5115	Longford	24 Malcombe Street	Not applicable	22312/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.231	5116	Longford	49 Malcombe Street	Mohr	8695/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.232	5117	Longford	70 Malcombe Street	Longford Hall	127794/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.233	5118	Longford	1-3 Marlborough Street	Not applicable	52310/1	<b>Description:</b> Commercial retail (former London Inn, and later the Plough Inn)

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NOR-C6.1.234	5120	Longford	6 Marlborough Street	Not applicable	252492/1	<b>Description:</b> ANZ Bank  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.235	Not applicable	Longford	7 Marlborough Street	Not applicable	212932/1	<b>Description:</b> Former Longford Post Office  <b>Specific Extent:</b> Entire Title
NOR-C6.1.236	5122	Longford	9 Marlborough Street	Not applicable	114316/2 and 114316/3	<b>Description:</b> Conjoined cottages located across title boundaries  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.237	5123	Longford	12 Marlborough Street	Blenheim Hotel	114847/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.238	5123	Longford	12 Marlborough Street	Blenheim Hotel	175992/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.239	5124	Longford	24 Marlborough Street	Not applicable	69722/2	<b>Description:</b> Formerly the Spinning Wheel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.240	5125	Longford	28 Marlborough Street	Not applicable	126353/1	<b>Description:</b> Primitive Methodist Manse  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.241	5126	Longford	38 Marlborough Street	Druids Hall	117432/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.242	5127	Longford	39 Marlborough Street	Not applicable	152650/1	<b>Description:</b> Cottage  <b>Specific Extent:</b>

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NOR-C6.1.243	Not applicable	Longford	48 Marlborough Street	Not applicable	24074/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.244	5129	Longford	50 Marlborough Street	Not applicable	113330/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.245	5130	Longford	52 Marlborough Street	Not applicable	147609/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.246	5131	Longford	54 Marlborough Street	Not applicable	121735/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.247	Not applicable	Longford	56 Marlborough Street	Not applicable	Land held under General Law deed 53/5257	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.248	5133	Longford	58 Marlborough Street	Not applicable	219810/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.249	Not applicable	Longford	60 Marlborough Street	Not applicable	236551/1	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.250	5134	Longford	72 Marlborough Street	Sam's Cottage	143741/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.251	5135	Longford	114 Marlborough Street	Racecourse Hotel and Railway Hotel	5002/3	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.252	5136	Longford	Marlborough Street	Old Wesleyan Methodist Cemetery	209420/2	<b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.253	Not applicable	Longford	13 Mason Street	Not applicable	23596/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.254	5139	Longford	2 Pakenham Street	Bellamona	41174/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.255	5140	Longford	18 Pakenham Street	Not applicable	123604/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.256	5141	Longford	19 Pakenham Street	Not applicable	54161/3	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.257	Not applicable	Longford	22 Pakenham Street	Sandhurst	138075/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.258	5071	Longford	620 Pateena Road	Saltmarsh Farm	47043/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.259	5143	Longford	32 Paton Street	Belmont	151859/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.260	5144	Longford	6 Smith Street	Not applicable	31488/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.261	5146	Longford	17 Smith Street	The Cedars	40081/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.262	5145	Longford	Over South Esk River 1.2km NE of Longford Old Perth Road	Not applicable	235359/1	<b>Description:</b> Railway bridge, viaduct and station  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.263	5145	Longford	Over South Esk River	Not applicable	Not applicable	<b>Description:</b> Railway bridge and viaduct



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			1km NE of Longford			<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.264	5148	Longford	26 Tannery Road South	Kingsley	226347/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.265	5149	Longford	38 Tannery Road	Not applicable	215789/1	<b>Description:</b> Old Brick Tannery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.266	Not applicable	Longford	'Mill Dam Reserve' Off Tannery Road	Longford Picnic Ground (Mill Dam Reserve)	202868/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.267	5111	Longford	1 Tasmania Street	Primrose Hill (Primrose Cottage)	151640/5	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.268	5153	Longford	10 Union Street	Not applicable	56239/1	<b>Description:</b> Affleck's Old Flour Mill (Monds and Afflecks Produce Store)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.269	5151	Longford	25 Union Street	Not applicable	32200/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.270	5175	Longford	Corner Wellington and Marlborough	Not applicable	Not applicable	<b>Description:</b> Longford Jubilee Lamp and Jubilee Fountain (Memorial Drinking Trough)  <b>Specific Extent:</b> Specific extent is limited to the part of the road reservation defined in the THC central plan register, where available.
NOR-C6.1.271	5113	Longford	97A Wellington Street	Norley	33814/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.272	5152	Longford	9 Wellington Street	Prince of Wales Hotel - Country Club Hotel	155372/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.273	5137	Longford	34B Wellington Street	Former Barn	57677/2	<b>Description:</b> Former barn  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.274	5154	Longford	41 Wellington Street	Baptist Church	159522/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.275	5155	Longford	44 Wellington Street	Berridale	249459/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.276	5156	Longford	52 Wellington Street	Not applicable	59692/2	<b>Description:</b> Old Emerald Mill  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.277	5157	Longford	53 Wellington Street	Victoria Square	Land held under General Law deed 32/105	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.278	5156	Longford	54 Wellington Street	Not applicable	59692/3	<b>Description:</b> Old Emerald Mill  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.279	5158	Longford	55 Wellington Street	Longford Library	222077/1	<b>Description:</b> Former Tattersalls Hotel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.280	5159	Longford	57 Wellington Street	Not applicable	129075/1	<b>Description:</b> Commercial Retail (House and shop)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.281	5160	Longford	59 Wellington Street	Not applicable	207607/1	<b>Description:</b> Commercial Retail (House and shop)  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.282	5161	Longford	61 Wellington Street	Not applicable	160325/1	<b>Description:</b> Commercial Retail (House and shop)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.283	5162	Longford	63 Wellington Street	Not applicable	136374/2	<b>Description:</b> Commercial Retail (House and shop)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.284	5163	Longford	65 Wellington Street	Not applicable	160325/2	<b>Description:</b> Commercial Retail (House and shop)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.285	5164	Longford	67 Wellington Street	Longford Municipal Hall	141754/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.286	5165	Longford	69 Wellington Street	Queen's Arms Hotel	230956/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.287	5166	Longford	72 Wellington Street	Not applicable	63420/1	<b>Description:</b> Former toll house  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.288	5167	Longford	73 Wellington Street	Not applicable	156536/2	<b>Description:</b> Commercial Retail  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.289	5168	Longford	79 Wellington Street	Not applicable	60930/3	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.290	5169	Longford	87 Wellington Street	Goodlands	123116/2	<b>Description:</b> Goodlands and outbuildings  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.291	5170	Longford	88 Wellington Street	Not applicable	202427/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.292	5171	Longford	90 Wellington Street	Ivy Cottage	145630/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.293	5172	Longford	103 Wellington Street	Beulah	169920/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.294	5173	Longford	107 Wellington Street	Not applicable	29020/1	<b>Description:</b> Old Wesleyan Chapel and Sunday School  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.295	5177	Longford	189-191 Wellington Street	Northbury	129525/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.296	5178	Longford	205 Wellington Street	Curraghmore	200556/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.297	5179	Longford	227 Wellington Street	Pinefield	37711/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.298	5180	Longford	236 Wellington Street	Brickendon Estate	27652/1	<b>Description:</b> Brickendon, including outbuildings and Brickendon Garden  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.299	5174	Longford	2a William Street	Christ Church	125412/1	<b>Description:</b> Church, old Sunday school and churchyard  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.300	5182	Longford	4 William Street	Penghana	64239/7 and 64239/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central

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						plan register, where available - includes vacant site to the north.
NOR-C6.1.301	5184	Longford	6 William Street	Not applicable	51671/1	<p><b>Description:</b> House</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.302	5183	Longford	21 William Street	Not applicable	235845/1	<p><b>Description:</b> Former school house and 'The Working Men's Club Hotel'</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.303	5053	Longford District	1629 Bishopsbourne Road	Woodstock	135364/1	<p><b>Description:</b> House and brick outbuilding</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.304	5052	Longford District	311 Brumby Street	Harwick Hill	26208/1	<p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.305	5063	Longford District	390 Illawarra Road	Mountford	174674/1	<p><b>Description:</b> Mountford Homestead, Outbuildings and Drive</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.306	5061	Longford District	752 Illawarra Road	Esk Farm	160595/1	<p><b>Description:</b> Esk Farm Farmhouse</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.307	5060	Longford District	868 Illawarra Road	Wickford	233018/1	<p><b>Description:</b> Wickford House and Outbuildings</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.308	5059	Longford District	1130 Illawarra Road	Christ Church	125416/1	<p><b>Description:</b> Church and graveyard</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>

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NOR-C6.1.309	5057	Longford District	366 Panshanger Road	Panshanger	148994/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.310	5066	Longford District	360 Pateena Road	Mount Ireh	109561/1	<b>Description:</b> Mount Ireh homestead and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.311	5066	Longford District	360 Pateena Road	Mount Ireh	233447/1	<b>Description:</b> Mount Ireh homestead and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.312	5067	Longford District	518 Pateena Road	Bowthorpe	33649/1	<b>Description:</b> Bowthorpe and garden setting  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.313	5067	Longford District	518 Pateena Road	Bowthorpe	33649/7	<b>Description:</b> Bowthorpe and garden setting  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.314	5068	Longford District	589A Pateena Road	Not applicable	45545/1	<b>Description:</b> Old Schoolhouse and Chapel  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.315	5069	Longford District	678 Pateena Road	Jessiefield)	146412/1	<b>Description:</b> Jessiefield House and outbuildings (former Tasmania Inn)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.316	5070	Longford District	812 Pateena Road	Ravensworth	10203/13	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.317	5077	Longford District	Woolmers Lane	Woolmers	135619/3	<b>Description:</b> Woolmers Cottages  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.318	5079	Longford District	414 Woolmers Lane	Rhodes	126664/1	<b>Description:</b> Rhodes House, Barn and Shearers Quarters  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.319	5077	Longford District	658 Woolmers Lane	Woolmers	135619/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.320	10896	Nile	15 Church Lane	St Peter's Anglican Church)	125623/1	<b>Description:</b> Church and Cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.321	10896	Nile	15 Church Lane	St Peter's Anglican Church)	125623/2	<b>Description:</b> Church and Cemetery  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.322	10347	Nile	234 Clarendon Lodge Road	Clarendon	32028/5	<b>Description:</b> Clarendon, gardens and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available, and includes adjacent Reserved Road and Road (type unknown).
NOR-C6.1.323	10347	Nile	241 Clarendon Lodge Road	Clarendon	250202/1	<b>Description:</b> Clarendon, gardens and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.324	Not applicable	Nile	866 Nile Road	Sunnyside (Lochmaben Homestead)	146137/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.325	5196	Nile	868 Nile Road and part of 1078 Nile Road	Strathmore	176914/1 and 176914/2	<b>Description:</b> Strathmore and Mill  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.326	5191	Nile	1541 Nile Road	Not applicable	Land held under	<b>Description:</b> Cottage (opposite Nile Inn)

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					General Law deed 3/7436	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available and located on the norther side of the Nile River.
NOR-C6.1.327	5193	Nile	1541 Nile Road	Nile Inn	Land held under General Law deed 4/1174	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.328	Not applicable	Nile	1541 Nile Road	Old Fordon	Land held under General Law deed 3/7436	<b>Description:</b> Old Fordon (located 2.7km south of Nile township) <b>Specific Extent:</b> Specific extent is limited to the land parcel located adjoining General Law deed 5/842.
NOR-C6.1.329	Not applicable	Nile	1541 Nile Road	Fordon House	Land held under General Law deed 5/2629	<b>Description:</b> House, outbuildings and gardens <b>Specific Extent:</b> Entire Title
NOR-C6.1.330	Not applicable	Perth	5 Cemetery Road	Not applicable	Not applicable	<b>Description:</b> Perth Cemetery <b>Specific Extent:</b> Specific extent is all of PID 2108680
NOR-C6.1.331	5207	Perth	21-43 Clarence Street (and frontage onto Elizabeth Street)	Not applicable	176329/1	<b>Description:</b> St Andrew's Cemetery <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.332	5207	Perth	21-43 Clarence Street (and frontage onto Elizabeth Street)	Not applicable	176329/2	<b>Description:</b> St Andrew's Cemetery <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.333	5202	Perth	51D Clarence Street	Not applicable	125418/1	<b>Description:</b> St Andrew's Parish Hall <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.334	5216	Perth	56 Clarence Street	St Andrew's Church	169062/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.335	5216	Perth	56A Clarence Street	St Andrew's Church	169062/2	<b>Specific Extent:</b>



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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.336	5216	Perth	56B Clarence Street	St Andrew's Church	169062/3	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.337	5198	Perth	60 Clarence Street	Not applicable	64885/2	<b>Description:</b> Baptist Manse  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.338	5201	Perth	62 Clarence Street	Not applicable	64885/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.339	5200	Perth	69 Clarence Street	Not applicable	112135/2	<b>Description:</b> Baptist Union Hall  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.340	5199	Perth	71 Clarence Street	Baptist Tabernacle	112243/1	<b>Description:</b> Baptist Tabernacle  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.341	5203	Perth	77 Clarence Street	Not applicable	163526/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.342	Not applicable	Perth	7-9 Drummond Street	Not applicable	104517/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.343	Not applicable	Perth	11 Drummond Street	Not applicable	121984/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.344	5206	Perth	76 Drummond Street	Revelstoke	61454/4	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.345	5211	Perth	63 Fairtlough Street	Green Hythe	117849/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.346	5211	Perth	65-81 Fairtlough Street	Green Hythe	117849/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.347	5211	Perth	65-81 Fairtlough Street	Green Hythe	117649/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.348	5210	Perth	116 Fairtlough Street	Not applicable	158357/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.349	5208	Perth	180 Fairtlough Street	Not applicable	164173/1	<b>Description:</b> Cottage and Shed (Perth Doctors Surgery)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.350	5213	Perth	2 Frederick Street	Not applicable	33892/1	<b>Description:</b> House (Cottage)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.351	5212	Perth	4 Frederick Street	Stonehaven	174698/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.352	5214	Perth	13 Frederick Street	Not applicable	210830/13	<b>Description:</b> School House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.353	5215	Perth	52 Frederick Street	Not applicable	24751/9	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.354	5246	Perth	1 Little Mulgrave Street	Not applicable	52200/1	<b>Description:</b> Cottage  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.355	5245	Perth	3 Little Mulgrave Street	Not applicable	38830/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.356	8201	Perth	Road reserve in front of 19 and 23 Main Road (on boundary to 17 and 21)	Not applicable	Not applicable	<b>Description:</b> Memorial Elm Trees (2 mature trees)  <b>Specific Extent:</b> Specific extent is limited to the part of the land defined in the THC central plan register, where available.
NOR-C6.1.357	5240	Perth	26 Main Road	The Railway Tavern	18089/14	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.358	5240	Perth	26 Main Road	The Railway Tavern	242664/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.359	5217	Perth	28 Main Road	Not applicable	233932/13	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.360	5218	Perth	37 Main Road	Not applicable	36718/10	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.361	5220	Perth	48 Main Road	Not applicable	38419/7	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.362	5221	Perth	50 Main Road	Not applicable	123673/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.363	5222	Perth	55 Main Road	The Leather Bottle Inn	173712/1	<b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.364	5228	Perth	55A Main Road	Not applicable	231876/1	<b>Description:</b> Perth War Memorial  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.365	5238	Perth	61 Main Road	Not applicable	216201/1	<b>Description:</b> Perth Post Office  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.366	5223	Perth	62 Main Road	Not applicable	150739/1	<b>Description:</b> Cottages  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.367	5224	Perth	63 Main Road	Not applicable	239514/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.368	5225	Perth	73 Main Road	Not applicable	157635/3	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.369	5226	Perth	74 Main Road	Not applicable	6034/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.370	5227	Perth	78 Main Road	Not applicable	31635/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.371	Not applicable	Perth	81 Main Road	Glenavon	239007/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.372	5237	Perth	86 Main Road	Not applicable	153831/1	<b>Description:</b> Former Methodist Uniting Church

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						<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.373	5232	Perth	88 Main Road	The Queen's Head Hotel	129411/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.374	5230	Perth	90 Main Road	Not applicable	36977/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.375	5231	Perth	98 Main Road	Not applicable	142685/1	<b>Description:</b> House and shop  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.376	Not applicable	Perth	106 Main Road	Not applicable	Land held under General Law deed 45/9734	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.377	5243	Perth	3 Mary Street	Not applicable	37509/5	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.378	5244	Perth	Midland Highway	Woodhall	174908/1	<b>Description:</b> Woodhall (including Rosebanks Cottage)  <b>Specific Extent:</b> Specific extent is limited to the area of the land formerly part of FR 136251/1 or any other part of the title defined in the THC central plan register, where available.
NOR-C6.1.379	5244	Perth	Midland Highway	Woodhall	174317/1	<b>Description:</b> Woodhall (including Rosebanks Cottage)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.380	5001	Perth	Native Point, Midland Highway	Not applicable	53569/1	<b>Description:</b> Native Point Residence and Garden  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.381	5001	Perth	Native Point, Midland Highway	Not applicable	172363/1	<p><b>Description:</b> Native Point Residence and Garden</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.382	5000	Perth	15046 Midland Highway	Symmons Plains	163564/2	<p><b>Description:</b> Homestead, outbuildings and garden</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.383	5002	Perth	15960 Midland Highway	Not applicable	101484/1	<p><b>Description:</b> Chatsworth Convict Station</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.384	5242	Perth	16087 Midland Highway	Eskleigh	174312/1	<p><b>Description:</b> House and outbuildings</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.385	5242	Perth	16087 Midland Highway	Eskleigh	174312/2	<p><b>Description:</b> House and outbuildings</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.386	5241	Perth	16457 Midland Highway	Haggerston House	170420/1	<p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.387	5247	Perth	21 Norfolk Street	Former Jolly Farmer Inn	44980/1	<p><b>Description:</b> Coaching Inn</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.388	5239	Perth	37 Old Bridge Road	Charles Berryman Reserve (Mill Race Park)	151006/1	<p><b>Description:</b> Mill Race</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>

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NOR-C6.1.389	5248	Perth	Old Punt Road	Rushmere	136344/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.390	5006	Perth	Perth Mill Road	Not applicable	117212/2	<b>Description:</b> Flinty Creek Railway Viaduct  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.391	Not applicable	Perth	5 Scone Street	Not applicable	126635/1	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.392	5253	Perth	12 Scone Street	Tralee	129022/2	<b>Description:</b> House and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.393	6978	Perth	16 Scone Street	Not applicable	29849/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.394	5251	Perth	20 Scone Street	Former Perth Goal	29640/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.395	Not applicable	Perth	2 Talisker Street	Not applicable	14955/5	<b>Description:</b> House  <b>Specific Extent:</b> Entire Title
NOR-C6.1.396	5257	Perth	18 Talisker Street	Not applicable	166233/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.397	5254	Perth	19-21 Talisker Street	Not applicable	33708/1 and 33708/2	<b>Description:</b> Conjoined cottages  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

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NOR-C6.1.402	5258	Perth	20 Talisker Street	Not applicable	137902/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.403	Not applicable	Perth	22 Talisker Street	Not applicable	214638/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Entire Title
NOR-C6.1.404	5260	Perth	14 William Street	Beulah (Formerly Iona)	26209/12	<b>Description:</b> St. Andrew's Rectory  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.405	5260	Perth	14 William Street	Beulah, Formerly Iona, St. Andrew's Rectory	14831/3	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.406	5261	Perth	18 William Street	The Stone House	33625/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.407	5262	Perth	71 Youl Road	Not applicable	30378/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.408	5270	Ross	1321 Auburn Road	Ellenthorpe	116934/1	<b>Description:</b> House and outbuilding  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.409	5283	Ross	10 Badajos Street	Not applicable	226527/4	<b>Description:</b> Anglican Rectory  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.410	5282	Ross	16 Badajos Street	Not applicable	25008/1	<b>Description:</b> Cottage (Daniel Herberts Cottage)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.



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NOR-C6.1.411	5281	Ross	28 Badajos Street	Not applicable	140472/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.412	5285	Ross	19 Bond Street	Not applicable	148384/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.413	7053	Ross	21 Bond Street	Not applicable	115871/1	<b>Description:</b> Cottage (Thomas Meagher)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.414	5271	Ross	32 Bond Street	Not applicable	244075/1	<b>Description:</b> House (Cottage)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.415	Not applicable	Ross	Bridge, Church, High, Badajos and Bond Streets	Not applicable	Not applicable	<b>Description:</b> Ross Street Plantings (mature street trees)
NOR-C6.1.416	Not applicable	Ross	Bridge and Church Streets (southern side of the intersection)	Ross Cannon	Not applicable	Specific extent is the fenced area surrounding the Cannon.
NOR-C6.1.417	5289	Ross	Bridge Street	Ross Bridge	Not applicable	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.418	5288	Ross	3 Bridge Street	The Barracks	59645/1	<b>Description:</b> Former barracks  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.419	5308	Ross	10 Bridge Street	Not applicable	144302/1	<b>Description:</b> Council Clerk's House  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.420	5290	Ross	14 Bridge Street	Ross Primary School	168094/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.421	5290	Ross	18 Bridge Street	Ross Primary School	168094/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.422	5306	Ross	8 Church Street	Not applicable	52751/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.423	5284	Ross	11 Church Street	St John's Anglican Church	226029/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.424	Not applicable	Ross	12 Church Street	Not applicable	124167/1	<b>Description:</b> Former Ordinance Store  <b>Specific Extent:</b> Entire Title
NOR-C6.1.425	5305	Ross	15 Church Street	Sherwood Castle Inn	159313/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.426	5299	Ross	17 Church Street	Macquarie House	147479/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.427	5299	Ross	17 Church Street	Macquarie House	220984/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.428	5293	Ross	18 Church Street	Not applicable	136196/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.429	5292	Ross	20 Church Street	Not applicable	239613/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.430	5298	Ross	21 Church Street	Not applicable	159604/2	<b>Description:</b> House (Stone Bungalow)  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.431	5294	Ross	23 Church Street	Not applicable	102936/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.432	5303	Ross	26 Church Street	Not applicable	238554/1	<b>Description:</b> Post Office  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.433	5309	Ross	27 Church Street	The Sheirling	101548/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.434	5296	Ross	35 Church Street	Man O'Ross Hotel and Mile Posts	102674/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.435	5304	Ross	36 Church Street	Scotch Thistle Inn	139822/1	<b>Description:</b> Inn and outbuildings/stables  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.436	5307	Ross	38 Church Street	Not applicable	53388/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.437	5311	Ross	40 Church Street	Not applicable	8609/1	<b>Description:</b> House  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.438	5302	Ross	46 Church Street	Not applicable	153989/1	<b>Description:</b> Old Ordnance Store  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.439	5301	Ross	48-50 Church Street	Not applicable	55563/2	<b>Description:</b> Orderly Rooms

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						<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.440	10321	Ross	52 Church Street	Ross Drill Hall	55563/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.441	5300	Ross	52A Church Street	Not applicable	209561/3	<b>Description:</b> Methodist Church  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.442	5300	Ross	54 Church Street	Not applicable	172381/1	<b>Description:</b> Methodist Church  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.443	5300	Ross	54 Church Street	Not applicable	172380/1	<b>Description:</b> Methodist Church  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.444	5310	Ross	5 High Street	Not applicable	114993/1	<b>Description:</b> St John's Sunday School  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.445	5286	Ross	13 High Street	Not applicable	163422/3	<b>Description:</b> Former Methodist Sunday School  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.446	5286	Ross	13A High Street	Not applicable	163422/4	<b>Description:</b> Former Methodist Sunday School  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.447	5286	Ross	15 High Street	Not applicable	163422/2	<b>Description:</b> Former Methodist Sunday School  <b>Specific Extent:</b>

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						Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.448	5286	Ross	17 High Street	Not applicable	163422/1	<p><b>Description:</b> Former Methodist Sunday School</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.449	10573	Ross	Mona Vale Road	Not applicable	131312/1	<p><b>Description:</b> Parramore and Gillett Family Cemetery</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>
NOR-C6.1.450	7933	Ross	32 Park Street	Not applicable	Not applicable	<p><b>Description:</b> Catholic Cemetery</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of PID 6831323 defined in the THC central plan register, where available.</p>
NOR-C6.1.451	5312	Ross	34 Park Street	Not applicable	Not applicable	<p><b>Description:</b> Anglican Cemetery and Walls</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of PID 6831315 defined in the THC central plan register, where available.</p>
NOR-C6.1.452	7932	Ross	Portugal Streets	Not applicable	Not applicable	<p><b>Description:</b> Original Ross Burial Ground</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of PID 6831454 defined in the THC central plan register, where available.</p>
NOR-C6.1.453	5268	Ross	2 Portugal Street	Ross Female Factory	Not applicable	<p><b>Description:</b> Cottage</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of PID 6831462 defined in the THC central plan register, where available.</p>
NOR-C6.1.454	5314	Ross	31 Waterloo Street	Not applicable	36457/1	<p><b>Description:</b> Cemetery</p> <p><b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.</p>

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NOR-C6.1.455	Not applicable	Ross District	228 Ashby Road	Ashby House	239628/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.456	Not applicable	Ross District	Chiswick Road (intersection with Midland Highway)	Tacky Creek Road Bridge (Ross Bridge North)	Not applicable	<b>Specific Extent:</b> Specific extent is the bridge 23m north east of the intersection of Chiswick Road and Midland Highway.
NOR-C6.1.457	Not applicable	Ross District	54 Chiswick Road	Chiswick Homestead	125055/1	<b>Description:</b> Homestead, Barn and Cottage  <b>Specific Extent:</b> Within curtilage of Chiswick Homestead, Barn and Cottage
NOR-C6.1.458	8223	Ross District	Honeysuckle Road	Long Marsh dam and Convict Probation Station (Long Marsh Dam Area)	Not applicable	<b>Description:</b> Long Marsh dam and Convict Probation Station (Long Marsh Dam Area)  <b>Specific Extent:</b> Specific extent is limited to the part of the land defined in the THC central plan register, where available.
NOR-C6.1.459	Not applicable	Ross District	1525 Isis Road	Auburn	124112/1	<b>Description:</b> Sheepfold and Remains of Shepherds Hut  <b>Specific Extent:</b> Entire title
NOR-C6.1.460	Not applicable	Ross District	1774 Isis Road	Plassey House	43638/1	<b>Description:</b> House, Stone Outbuilding, Stone Walls and Paving  <b>Specific Extent:</b> Within curtilage of house, Stone Outbuilding, Stone Walls and Paving
NOR-C6.1.461	5276	Ross District	9550 Midland Highway	Somercotes	170448/1	<b>Description:</b> House and outbuildings  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.462	5276	Ross District	9550 Midland Highway	Not applicable	170447/1	<b>Description:</b> Horton College Remains  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.463	Not applicable	Ross District	90 Mona Vale Road	Wetmore	139559/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.464	Not applicable	Ross District	348 Mona Vale Road	Lochiel House, Stable and Garden	171592/1 170444/1	<b>Specific Extent:</b> Entire Titles

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NOR-C6.1.465	5267	Ross District	50 Roseneath Road	Roseneath	121207/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.466	5264	Ross District	395 Tooms Lake Road	Beaufront, (Beaufront Outbuildings and Garden)	124617/2	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.467	5264	Ross District	395 Tooms Lake Road	Beaufront, (Beaufront Outbuildings and Garden)	124617/5	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.468	5264	Ross District	806 Tooms Lake Road	Beaufront, (Beaufront Outbuildings and Garden)	52152/2 and 52152/5	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.469	5280	Ross District	1758 Tooms Lake Road	Mt Morrison (Mount Morrison House and Stone Outbuildings)	125491/9	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.470	Not applicable	Royal George	2239 Royal George Road	Lewis Hill	125294/1	<b>Specific Extent:</b> Entire Title
NOR-C6.1.471	5315	Western Junction	198 Evandale Road	Clairville (Clairville Homestead and Lodge)	108432/1	<b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.
NOR-C6.1.472	10643	Western Junction	397 Evandale Road	Not applicable	51239/1	<b>Description:</b> Evandale Water Scheme (Part 397 Evandale Road 22 of 28)  <b>Specific Extent:</b> Specific extent is limited to the part of the title defined in the THC central plan register, where available.

**NOR-Table C6.2 Local Heritage Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
NOR-C6.2.1	Campbell Town	Campbell Town Heritage Precinct	The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of

			colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.
NOR-C6.2.2	Evandale	Evandale Heritage Precinct	The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles, while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.
NOR-C6.2.3	Longford	Longford Heritage Precinct	The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid-nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses servicing local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.
NOR-C6.2.4	Perth	Perth Heritage Precinct	The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which



			developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and enhanced by the the Midland Highway bypass.
NOR-C6.2.5	Ross	Ross Heritage Precinct	The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the Ware Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.

**NOR-Table C6.3 Local Historic Landscape Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

**NOR-Table C6.4 Places or Precincts of Archaeological Potential**

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
NOR-C6.4.1	Cressy	Methodist Cemetery - 6B Saundridge Road	92702/10	<b>Specific Extent:</b> Entire Title
NOR-C6.4.2	Cressy	St Mark's Anglican Church and Cemetery - 3960	125321/1	<b>Specific Extent:</b> Entire Title

		Macquarie Road		
NOR-C6.4.3	Cressy	Holy Trinity Anglican Church, Hall and Cemetery - 110 Main Street	125263/1 and 249681/2	<b>Specific Extent:</b> Entire Title

**NOR-Table C6.5 Significant Trees**

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
NOR-C6.5.1	Campbell Town	Not applicable	Valentine Park, Midland Highway located within the road reserve adjacent to FR 141561/1 and FR 162625/1. The specific extent of the Claret Ash trees are designated as NOR-C.6.5.1 on the overlay maps.	<i>Fraxinus raywood</i>	Claret Ash	6
NOR-C6.5.2	Campbell Town	141561/1	Valentine Park, Midland Highway. The specific extent of the Pear tree is designated as NOR-C.6.5.2 on the overlay maps.	<i>Pyrus communis</i>	Pear Tree	1
NOR-C6.5.3	Evandale	Not applicable	Located on traffic island within the intersection of Rogers Lane and Russell Street. The specific extent of the English Oak trees are designated as NOR-C.6.5.3 on the overlay maps.	<i>Quercus robur</i>	English Oak	4
NOR-C6.5.4	Evandale	Not applicable	Located a on traffic island (at	<i>Pinus radiata</i>	Radiata Pine	1

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			the eastern end) within the intersection of Rogers Lane and Russell Street. The specific extent of the Stone Pine tree is designated as NOR-C.6.5.4 on the overlay maps.			
NOR-C6.5.5	Longford	135619/1 and 135619/3	Woolmers, Woolmers Lane. The specific extent of the Medlar tree is designated as NOR-C.6.5.5 on the overlay maps.	<i>Mespilus germanica</i>	Medlar	1
NOR-C6.5.6	Longford	135619/1 and 135619/3	Woolmers, Woolmers Lane. The specific extent of the Mulberry tree is designated as NOR-C.6.5.6 on the overlay maps.	<i>Morus nigra</i>	Mulberry	1
NOR-C6.5.7	Longford	135619/1 and 135619/3	Woolmers, Woolmers Lane. The specific extent of the West Himalayan Spruce tree is designated as NOR-C.6.5.7 on the overlay maps.	<i>Picea smithiana</i>	West Himalayan Spruce	1
NOR-C6.5.8	Longford	33649/1 and 33649/7	Bowthorpe, Pateena Road located within FR 141561/1 and FR 162625/1 or within the road reserve adjacent to FR 141561/1 and FR 162625/1. The specific extent	<i>Ulmus prcera</i> / <i>Ulmus robur</i>	English Elm / English Oak	42

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			of the English Elm and English Oak trees are designated as NOR-C.6.5.8 on the overlay maps.			
NOR-C6.5.9	Longford	125412/1	Christ Church, Wellington Street. The specific extent of the Irish Strawberry tree is designated as NOR-C.6.5.9 on the overlay maps.	<i>Arbutus unedo</i>	Irish Strawberry Tree	1
NOR-C6.5.10	Longford	125412/1	Christ Church, Wellington Street. The specific extent of the Olive tree is designated as NOR-C.6.5.10 on the overlay maps.	<i>Olea europaea</i>	Olive	1
NOR-C6.5.11	Longford	125412/1	Christ Church, Wellington Street. The specific extent of the Portugese Laurel tree is designated as NOR-C.6.5.11 on the overlay maps.	<i>Prunus lusitanica</i>	Portugese Laurel	1
NOR-C6.5.12	Longford	152356/1 and 133724/3	Toosey Aged and Community Care, 11 Smith Street. The specific extent of the Scarlet Oak tree is designated as NOR-C.6.5.12 on the overlay maps.	<i>Quercus coccinea</i>	Scarlet Oak	1
NOR-C6.5.13	Perth	30378/1	71 Youl Road. The specific extent of the English Oak tree is designated as NOR-C.6.5.13	<i>Quercus robur</i>	English Oak	1

			on the overlay maps.			
NOR-C6.5.14	Ross	Not applicable	Church Street. The specific extent of the English Elm trees are designated as NOR-C.6.5.14 on the overlay maps.	<i>Ulmus procera</i>	English Elm	48

**NOR-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
NOR-C8.1.1	Mt Arnon Scenic Protection Area	Treed Ridgeline and pasture to the east of Pateena Road and north of Norwich Drive and between Norwich Drive and the Midland Highway and designated as NOR-C.8.1.1 on the overlay maps.	Undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads.	<p>(a) Retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>
NOR-C8.1.2	Gibbet Hill Scenic Protection Area	Land to the north of Perth and west of Devon Hills Specific Area Plan. Land above the 200m contour containing the feature known as Gibbet Hill. Comprised of gently sloping rural living land incorporating native vegetation and designated as NOR-C.8.1.2 on the overlay maps.	Low density settlement areas with remnant tree cover on skylines visible along important tourism routes.	<p>(a) Retention of remnant tree cover on skylines and limit further development to low density and low impact; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>

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NOR-C8.1.3	Devon Hills Scenic Protection Area	Land to the south and south-east of Devon Hills Specific Area Plan providing a buffer to the Translink site and the Launceston Airport. Comprised of gently sloping grazing land incorporating native vegetation and designated as NOR-C.8.1.3 on the overlay maps.	Low density settlement areas with remnant tree cover on skylines visible along important tourism routes.	<p>(a) Retention of remnant tree cover on skylines and limit further development to low density and low impact; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>
NOR-C8.1.4	Evandale Scenic Protection Area	Land to the north, north west, west, and south west of Evandale. Northern extent of area extends to the Southern Esk River whilst the southern extent of the area extends to South Line Railway line and designated as NOR-C.8.1.4 on the overlay maps.	Pastoral views across river flood plains and grazing land visible along tourism routes.	<p>(a) Protection of pastoral views across grazing land and river flood plains wherever visible along tourism routes or through roads from unsympathetic development; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>
NOR-C8.1.5	Great Western Tiers Scenic Protection Area	Land on the slopes of the Western Tiers west of Blackwood Creek and extending south past Poatina to Lake River Road and designated as NOR-C.8.1.5 on the overlay maps.	Undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads.	<p>(a) Retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>

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NOR-C8.1.6	O'Connor's Peak and O'Connor's Sugarloaf Scenic Protection Area	Land above the 300m contour of the geological feature identified as O'Connors Peak and O'Connor's Sugarloaf designated as NOR-C.8.1.6 on the overlay maps.	Undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads.	<p>(a) Retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>
NOR-C8.1.7	Parnook Hill Scenic Protection Area	Land above the 300m contour of the geological feature identified as Parnook Hill and designated as NOR-C.8.1.7 on the overlay maps.	Undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads.	<p>(a) Retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>as seen from tourist corridors or through roads.</p>
NOR-C8.1.8	Connorville Scenic Protection Area	Land above the 350m contour of the geological feature at 395 Macquarie Road, Cressy folio of the Register 132520/1 and designated as NOR-C.8.1.8 on the overlay maps.	Undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads.	<p>(c) Retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains; and</p> <p>(d) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views;</li> </ul> <p>(e) as seen from tourist corridors or through roads.</p>

NOR-C8.1.9	Midland Highway Scenic Protection Area	Treed Ridgeline and pasture to the west of the Midland Highway between Devon Hills and Launceston and designated as NOR-C.8.1.9 on the overlay maps.	Undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads.	<p>(a) Retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains; and</p> <p>(b) Development of land does not:</p> <ul style="list-style-type: none"> <li>- intrude onto skylines or river flood plains; or</li> <li>- change the landscape character of elevated areas, pastoral scenes or river flood plain views; as seen from tourist corridors or through roads.</li> </ul>
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**NOR-Table C8.2 Scenic Road Corridors**

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
NOR-C8.2.1	Chiswick Road	Northern connector Road between Midland Highway and Ross. Key tourist route providing a scenic entry into the historic township including hawthorn hedges and road side tree plantings.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery, historic hedges, and roadside tree plantings.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.2	Clarendon Station Road	Connector Road between Nile Road and Clarendon historic site on the Esk River plain. Key tourist route providing views of local rural landscapes, historic hedges, and scenic Western Tiers.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the rural and landscape scenery, and historic hedges.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>



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NOR-C8.2.3	Esk Main Road	Key tourist route to Avoca and through the Fingal Valley to the East Coast, providing views of local rural landscapes and National Parks comprised of Castle Carey and surrounding hills including China Cup Hills, Dog Kennels, and St. Paul's dome.	<p>Maintain scenic views and minimise development that would adversely impact on the rural and wilderness scenery.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.4	Illawarra Road	Connector Road between Perth and Meander Valley Road. Key tourist route providing views of local rural landscapes and historic hedges.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery and historic hedges.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.5	Lake Leake Road	Key tourist route to Lake Leake and Greater Oyster Bay providing views of local rural landscapes and priority vegetation areas.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the treed scenery adjacent to the road.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.6	Leighlands Road	Connector Road between Midland Highway and Evandale. Key tourist route providing views of local rural landscapes and Ben Lomond ranges.	<p>Maintain scenic views and minimise development that would adversely impact on the rural scenery.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>

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NOR-C8.2.7	Midland Highway	Major north-south tourist route providing views of rural landscape with backdrop of Western Tiers and Ben Lomond Ranges.	<p>Maintain scenic views and minimise development that would adversely impact on the rural scenery.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.8	Pateena Road	Connector Road between Illawarra Road (midway between Perth and Longford in the south) and Bass Highway in the north; providing views of local rural landscapes and distant views to the western tiers.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.9	Saundridge Road	Connector Road between the intersection with Poatina Road in the south to the intersection with Blackwood Creek Road in the north.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery and heritage properties.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>
NOR-C8.2.10	Woolmers Lane	Connector Road between Midland Highway and Longford. Key tourist route providing views of local rural landscapes and historic hedges.	<p>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery and historic hedges.</p> <p>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</p>

**NOR-Table C11.1 Coastal Inundation Hazard Bands AHD Levels**

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
This table is not used in this Local Provisions Schedule.				

**NOR-Applied, Adopted or Incorporated Documents**

Document Title	Publication Details	Relevant Clause in the LPS
<i>Australian Standard AS 2021 – 2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.</i>		NOR-S1.6.3 A1.3
<i>Australian Standard AS2890.1:2004 – Parking facilities, Part 1: Off-street car parking</i>		NOR-S2.8.4 A2 NOR-S3.8.4 A2 NOR-S5.8.4 A2 NOR-S6.8.4 A2 NOR-S7.8.4 A2 NOR-S8.8.4 A2
<i>Australian Standard AS2890.2:2002 - Parking facilities, Part 2: Off-street commercial vehicle facilities</i>		NOR-S2.8.4 A2 NOR-S3.8.4 A2 NOR-S5.8.4 A2 NOR-S6.8.4 A2 NOR-S7.8.4 A2 NOR-S8.8.4 A2
<i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>	Austroads Inc	NOR-S2.8.4 P1 NOR-S3.8.4 P1 NOR-S5.8.4 P1 NOR-S6.8.4 P1 NOR-S7.8.4 P1 NOR-S8.8.4 P1

## Appendix A: Local Historic Heritage Code Datasheets

### NOR-Table C6.1 Local Historic Heritage Places Datasheet – NOR-C6.1.101

#### **HOLY TRINITY CHURCH, HALL AND CEMETARY**

**110 Main Street, Cressy**



Name: **Holy Trinity Church and Hall**

Address: **110 Main Street, Cressy**

Use: **Place of Assembly**

Architectural style: **Victorian Gothic (church building) and Federation style (church hall)**

Walls: **Brick**

Roof: **Corrugated Iron**

Floors: **Timber**

Integrity: **Predominantly intact**

## Description

### Church

A single storey brick Victorian Gothic style building. It has a steep pitched gable roof with rear addition with a bayed hipped end. There are two lower projecting bays at the front with gable roofs and decorative gable with timber framing to represent the seven golden candlesticks of the churches of Asia. The roof covering is corrugated iron sheets. There is an impressive octagonal Belfry covered with Huon pine shingles capped with a decorative ironwork finial, on the eastern end gable ridge. The bell is enclosed with timber louvres. Narrow gothic style timber frame windows are glazed with stained cathedral glass.

### Hall

A single storey timber Federation style building. It has a gable roof covered with corrugated iron. The walls are lined with horizontal timber bullnose weatherboards and the windows are timber frame with multi-pane glazing.

### Historical Relationships

The first church was between 1838 and 1844 and consecrated by Bishop Nixon. It was replaced by a new church built on the land gifted by Mr. J D Toosey in 1858. In 1894, extensions to the church were designed by Corrie and North of Launceston and constructed by Launceston builders J and T Gunn. The extensions included a brick porch, on the north east corner of the building. The original entrance was at the western end of the church. The hexangular shaped belfry extends about 6.0 metres above the roof of the church and is covered with Huon pine shingles and capped with an ironwork finial about 2.0 metres high. The bell, which formally belonged to the East Indian Company, bears the inscription 'Sara Christiana, July 14, 1798' and was gifted to the church by the late Mr. J D Toosey.

### Visual Relationships

The site is located on the west side of Main Street on the corner with Saundridge Road. The church is sited towards the centre of the property with the main driveway entrance centrally located off Main Road with an open green space on the front corner and the Hall opposite north side of the driveway. The driveway extends to a circular drive around both sides of the church. There are graves on both sides of the church and towards the rear of the site. The location of the hall in the front north corner of the site has maintained the picturesque setting of the church with its distinctive bell tower clearly visible from adjoining public spaces. The visual integrity of the church within its setting has been maintained.

## Specific Extent

Not applicable.

### Figures for specific extent

Not applicable.

## Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history - Holy Trinity Church, 110 Main Street, Cressy is of heritage significance because it demonstrates the importance attributed to spiritual life and associated facilities in the early 1800s.
(ii) creative or technical achievements - Holy Trinity Church building is of historic heritage significance because of its ability to demonstrate the principal characteristics of a brick Gothic style ecclesiastical building. Holy Trinity Hall building is of historic heritage significance because of its ability to demonstrate the principal characteristics of a timber Federation style church hall.
(iii) a class of building or place – Not applicable.
(iv) aesthetic characteristics – Not applicable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons - Holy Trinity Church, Hall and Cemetery has a strong association with the Cressy district or cultural group for social and spiritual reasons.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - The place has a strong association with the life or works of a person, group of persons, of importance in Tasmania's history.

## Figures for statements of local historic heritage significance and heritage values

*Local Context Diagram*



*South side of the church showing the rear additions and front side bay*





*Entrance with decorative timber detailing to gable end and upper section of walls*



*West end of the church showing bayed end hipped roof and more recent restoration work*



*Hexangular Belfry with timber louvre bell screen, Huon pine shingle roof and decorative iron finial*



*View of the Church Hall from the main entrance driveway*



*Graves on the south side of the church*





*Main signboard at the front of the property noting the church was built in 1857*



References:        Historical and Technical Documentation by David Shield, 2012  
                         Tasmanian Anglican, June 2008 Major Milestone for Parish of Cressy

**NOR-Table C6.1 Local Historic Heritage Places Datasheet – NOR-C6.1.108**

**ST MARK'S ANGLICAN CHURCH**

**3960 Macquarie Road, Cressy**



Name: **St Mark's Lake River Anglican Church**

Address: **3960 Macquarie Road, Cressy**

Use: **Place of Assembly**

Architectural style: **Carpentry Gothic**

Walls: **Beaded edge timber weatherboards**

Roof: **Corrugated Iron**

Floors: **Timber**

Integrity: **Predominantly intact**

## Description

### **Church**

A single storey Timber Gothic style building. It has a steep pitched gable roof covering with corrugated iron. The simple rectangular plan form has a projecting bay on the south side with the main entrance door. The walls are lined externally with horizontal weatherboards with a bottom edge bead. Window frames are narrow timber framed with leadlight glazing. The gable ends are trimmed with decorative timber barge boards. The architectural embellishments are very modest which contribute to the building's simple elegant scale and proportions.

### **Historical Relationships**

The Lake River area was originally part of the district of Norfolk Plains. This area extended from Campbell Town to Bass Strait and from Perth in the central midlands to Deloraine in the west. A Chaplain of Norfolk Plains was appointed by King George IV, in 1830. He was a Church of England clergyman. The headquarters of the region was Latour, which is now Longford. The site for the Church and cemetery at Lake River was donated by John Gatenby Esq. of "Pisa."

The church was built in 1864. Mr. Gatenby provided more than one third of the cost of the building and furnishings. The church was consecrated in 1865 by Bishop Charles Bromby and formed part of the Anglican parish of Cressy. The church was used as a school for children from the surrounding district for a period in the 1920s. St Mark's church was for the use of the members of the Church of England in the missionary district of Macquarie and Lake Rivers.

The site contains graves of the pioneer settlers and their dependents include:

- the Lawrence family of "Formosa";
- the O'Connor family of "Connorville" and "Benham";
- the Gatenby family of "Pisa" and "Creekton";
- the Fletcher family of "Talentyre";
- the Whitfield family of "Fairfield";
- the Parker family of "Parknook"; and
- a number of the employees of those families.

### **Visual Relationships**

The site is approximately 2 acres in a rural setting on the east side of Macquarie Road, a short distance from the Lake River. The church is setback from the road boundary, the siting of the church on a small rise enhances its simple lines and gothic style architectural composition. Although a relatively small structure, the building fits harmoniously within the open landscape. The grounds are well-maintained and contain graves of pioneer settlers and their descendants of the Lake River area.

## Specific Extent

Not applicable.

### **Figures for specific extent**

Not applicable.

## Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history - St Mark's Church Lake River is of heritage significance because it demonstrates the importance attributed to spiritual life and facilities by the pioneer settlers and their dependents of the district of Norfolk Plains.

(ii) creative or technical achievements - The St Mark's Church building is of historic heritage significance because of its ability to demonstrate the principal characteristics of a carpentry Gothic ecclesiastical building.

(iii) a class of building or place – Not applicable.

(iv) aesthetic characteristics – Not applicable.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons - St Mark's Church and cemetery has a strong association with a particular community or cultural group for social and spiritual reasons.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - The place has strong associations with the life or works of a person, group of persons, of importance in Tasmania's history.

## Figures for statements of local historic heritage significance and heritage values

Local Context Diagram



*South side of the building showing the small gable roof wing and narrow window*



*North side of the building with 4 equally spaced narrow windows. The weatherboards extend to the ground with no visible foundation wall*



*East side of the building showing the steep gable roof with modestly shaped barge boards and narrow window frames. The narrow windows forms have been coupled together to form a wider window.*





*View of narrow side window with bottom beaded timber weatherboards*



*Signboard at the front of the property noting that the Church was consecrated on the 14th December 1865*



*Brass plaque mounted on the front gate post*



References: Information sheet at "Pisa" Church dated 2009

St Mark's Lake River – "The Pisa Church" Duncan Grant 2018

## Attachment 3

### *Land Use Planning and Approvals Act 1993*

#### Notice under section 35KB(1)

#### Northern Midlands Draft Local Provisions Schedule

4 October 2022

The Tasmanian Planning Commission (the Commission) directs under section 35KB(1) that the Northern Midlands planning authority prepare draft amendments under Part 3B of the Act, of the Northern Midlands Local Provisions Schedule (LPS) as follows, and must submit the draft amendments to the Commission within 42 days after the LPS comes into effect. The draft amendments are described below.

#### **1.0 38 and 44 Phillip Street, Perth (folios of the Register 23463/1 and 23463/2)**

- 1.1 Apply the General Residential Zone to 38 and 44 Phillip Street, Perth (folios of the Register 23463/1 and 23463/2) and adjoining road centrelines and reserved roads, as shown in Figure 1 below:

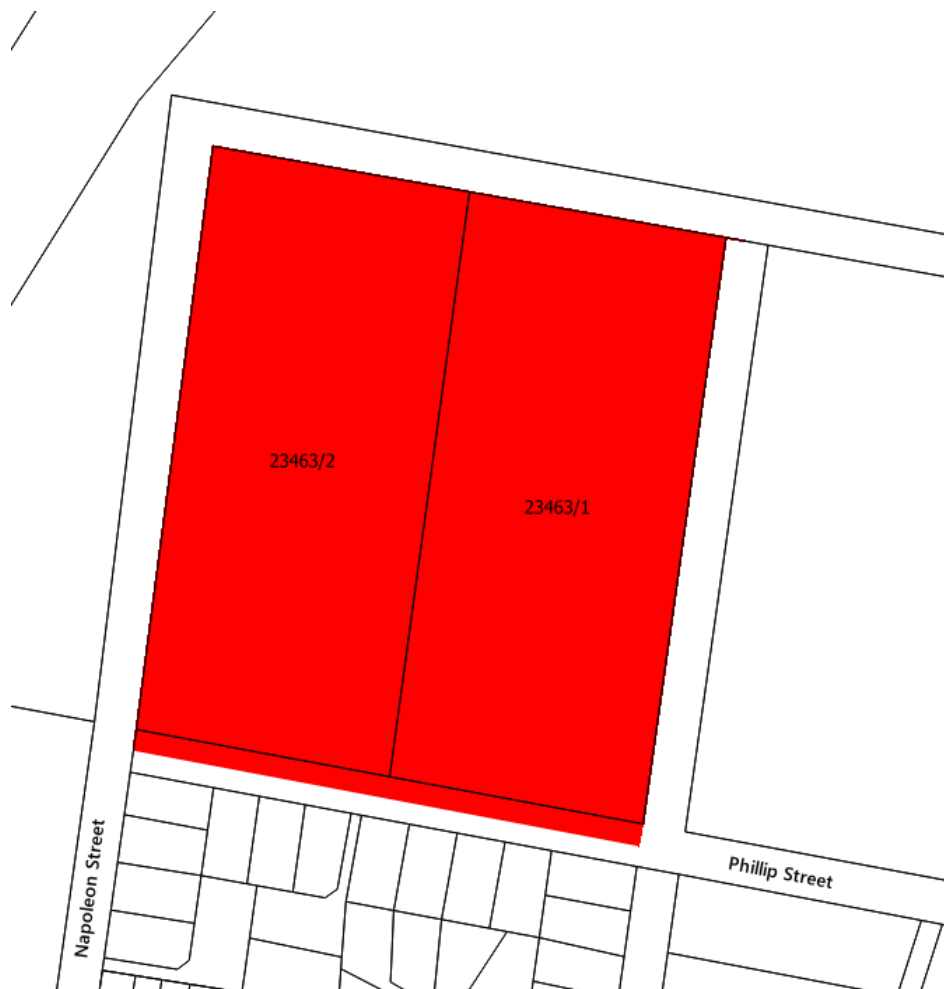


Figure 1 – Application of the General Residential Zone at Perth

## 2.0 Wilmores Lane, Catherine Street, and Brickendon Street, Longford

- 2.1 Apply the Rural Living Zone C to 18 Wilmores Lane (folio of the Register 116434/3), 116 Catherine Street (folio of the Register 168940/1) and 120 Catherine Street (folio of the Register 168940/2), 140 Catherine Street (folio of the register 116434/2), 130 Brickendon Street, Longford (folio of the register 116434/1) and adjoining road centrelines and reserved roads, as shown in Figure 2 below:

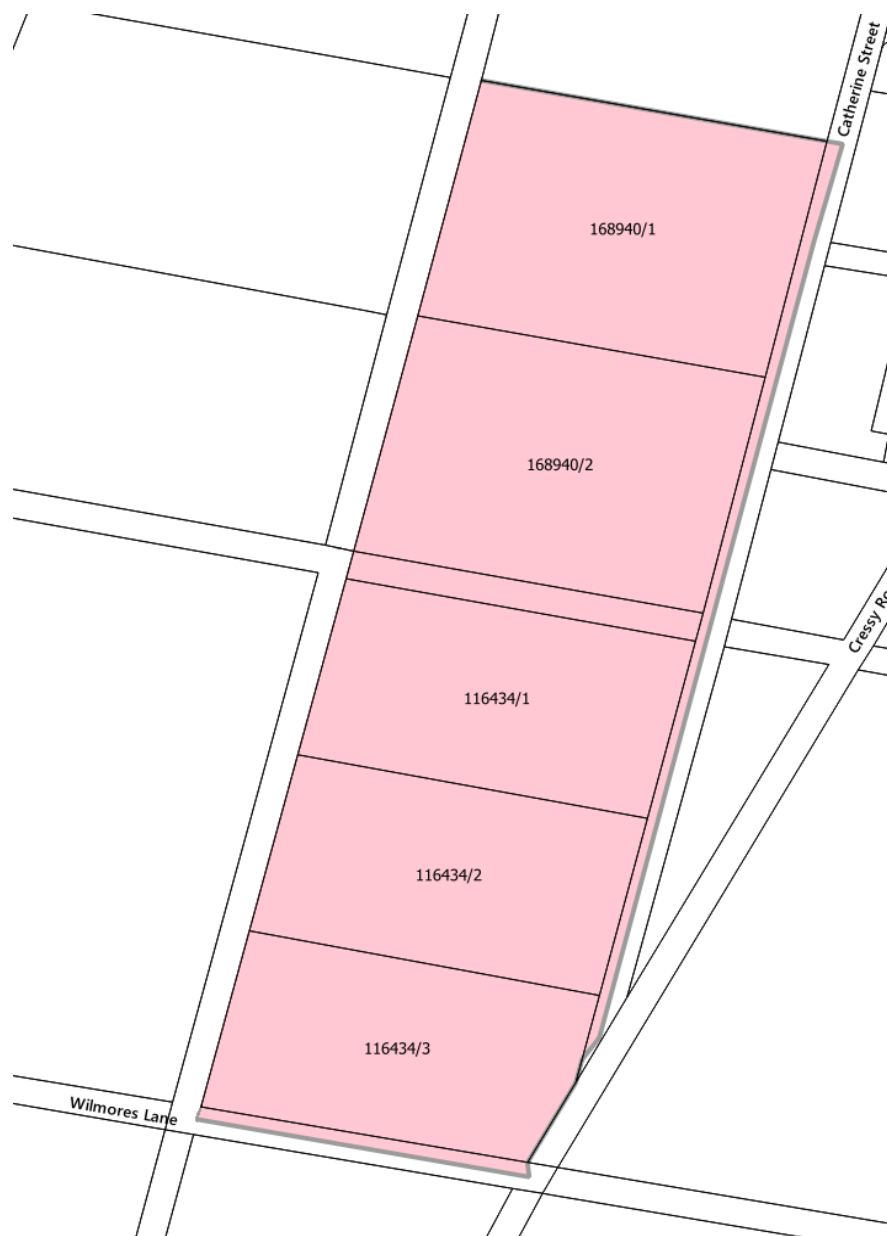


Figure 2 – Application of the Rural Living Zone at Longford

## 3.0 500 and 502 Hobart Road, Youngtown

- 3.1 Apply the Rural Zone to 500 and 502 Hobart Road, Youngtown (folios of the Register 178406/1 and 141258/1) as shown in Figure 3 below:



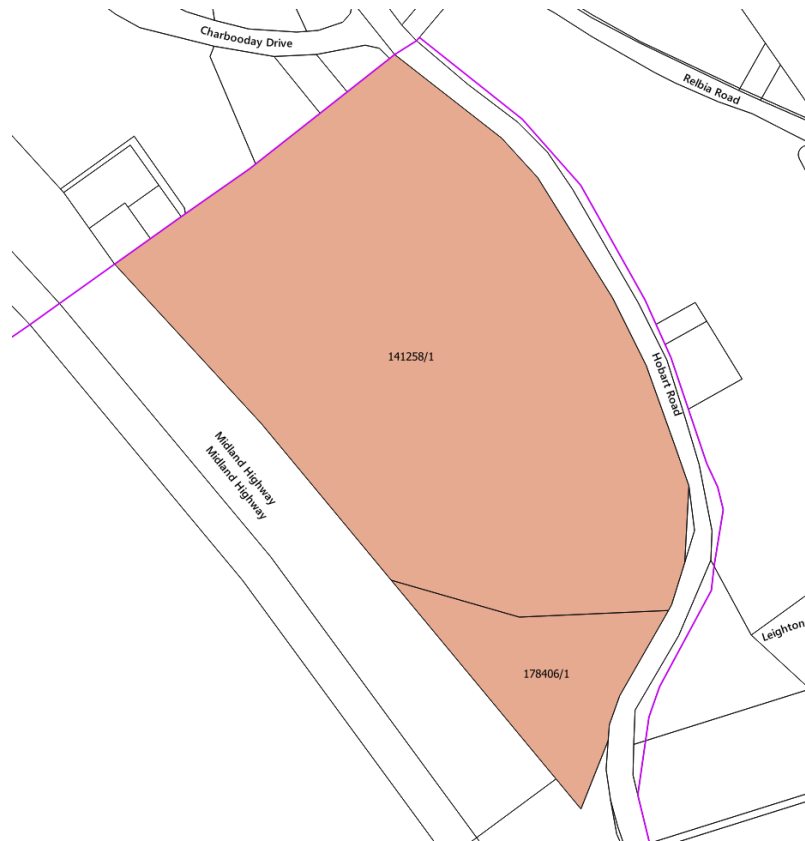


Figure 3 – Application of the Rural Zone at Youngtown

- 3.2 Revise the draft LPS written document by deleting Site-specific Qualification NOR-11.4
- 3.3 Revise the Site-specific Qualifications overlay map by deleting Site-specific Qualification NOR-11.4.

#### 4.0 Ross, Deddington, Evandale and Liffey

- 4.1 Apply the Landscape Conservation Zone to part of 1726 Auburn Road, Ross (folios of the Register 212952/1, 212953/1, 199138/1, 35605/1, 35606/1, 208425/1, 49207/1, 49207/2 and 49207/3) and adjoining reserved roads, shown in Figure 4 below:

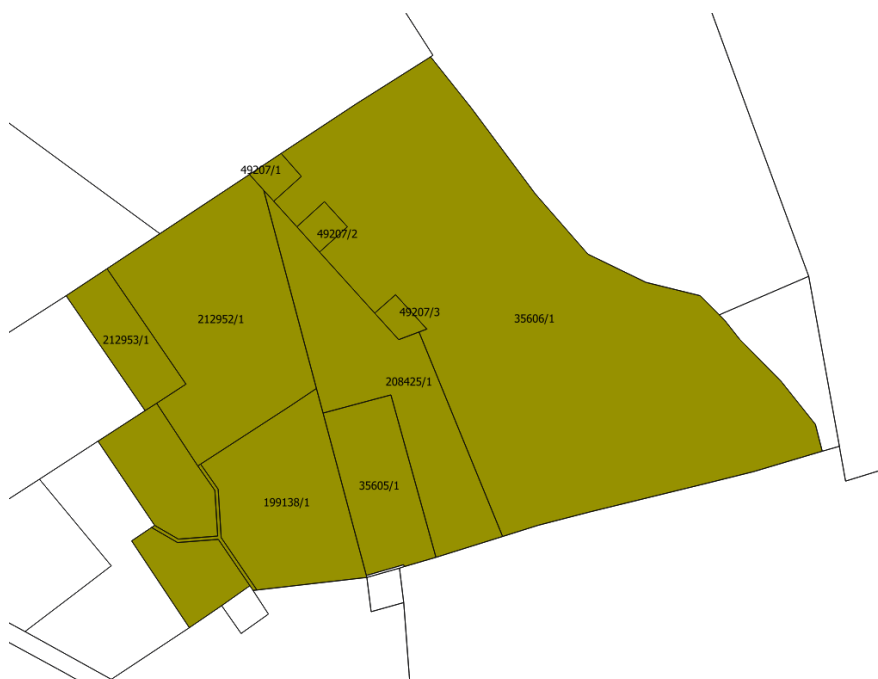


Figure 4 – Application of the Landscape Conservation Zone at 1726 Auburn Road, Ross

- 4.2 Apply the Priority Vegetation Area overlay to part of 1726 Auburn Road, Ross (folios of the Register 212952/1, 212953/1, 199138/1, 35605/1, 35606/1, 208425/1, 49207/1, 49207/2 and 49207/3) and adjoining reserved roads, shown in Figure 5 below:

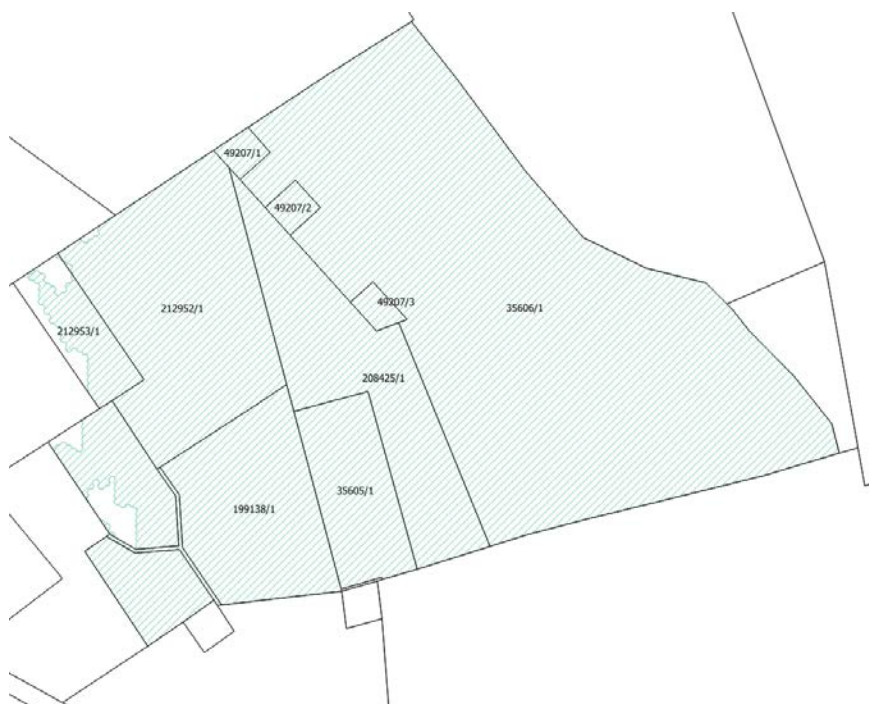


Figure 5 – Application of the Priority Vegetation Area overlay at 1726 Auburn Road, Ross

- 4.3 Apply the Landscape Conservation Zone to the following properties as shown in Figure 6 below:
- part of 1504 Deddington Road, Deddington (folios of the Register 172586/1 and 172587/1);

- Deddington Road, Deddington (folios of the Register 103886/2, 103886/3, 103886/4 and 103886/5);
- 548 Logan Vale Road, Evandale (folios of the Register 175727/1 and 175727/5); and
- adjoining road centrelines, as shown in the diagram.

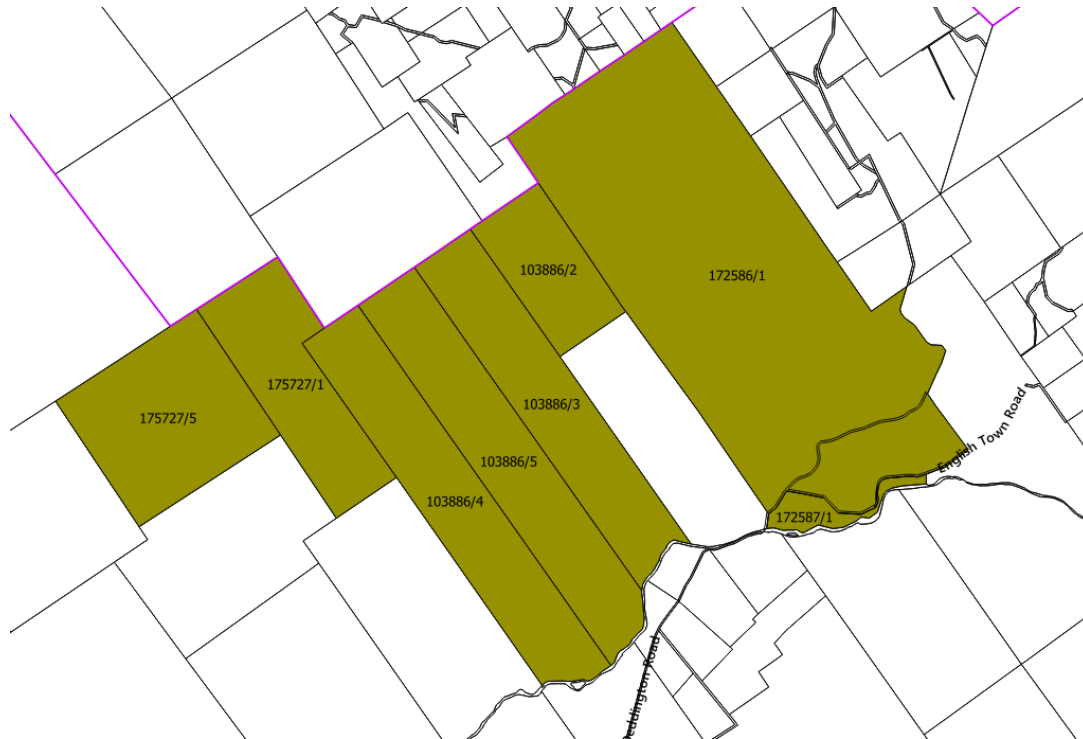


Figure 6 – Application of the Landscape Conservation Zone at Deddington and Evandale

4.4 Apply the Priority Vegetation Area overlay to the following properties as shown in Figure 7 below:

- part of 1504 Deddington Road, Deddington (folios of the Register 172586/1 and 172587/1);
- Deddington Road, Deddington (folios of the Register 103886/2, 103886/3, 103886/4 and 103886/5);
- 548 Logan Vale Road, Evandale (folios of the Register 175727/1 and 175727/5); and
- adjoining road centrelines, as shown in the diagram.

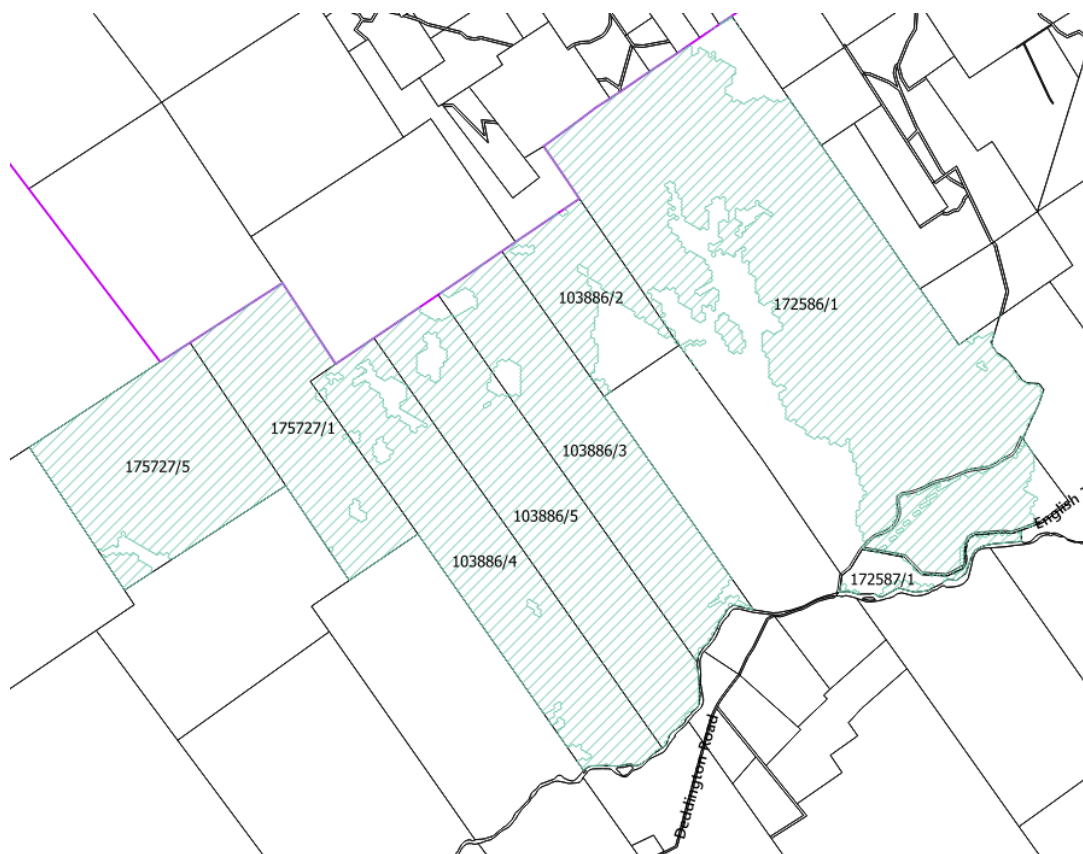


Figure 7 – Application of the Priority Vegetation Area overlay at Deddington and Evandale

- 4.5 Apply the Landscape Conservation Zone to Honeysuckle Road, Ross (folio of the Register 169994/1) and reserved road as shown in Figure 8 below:

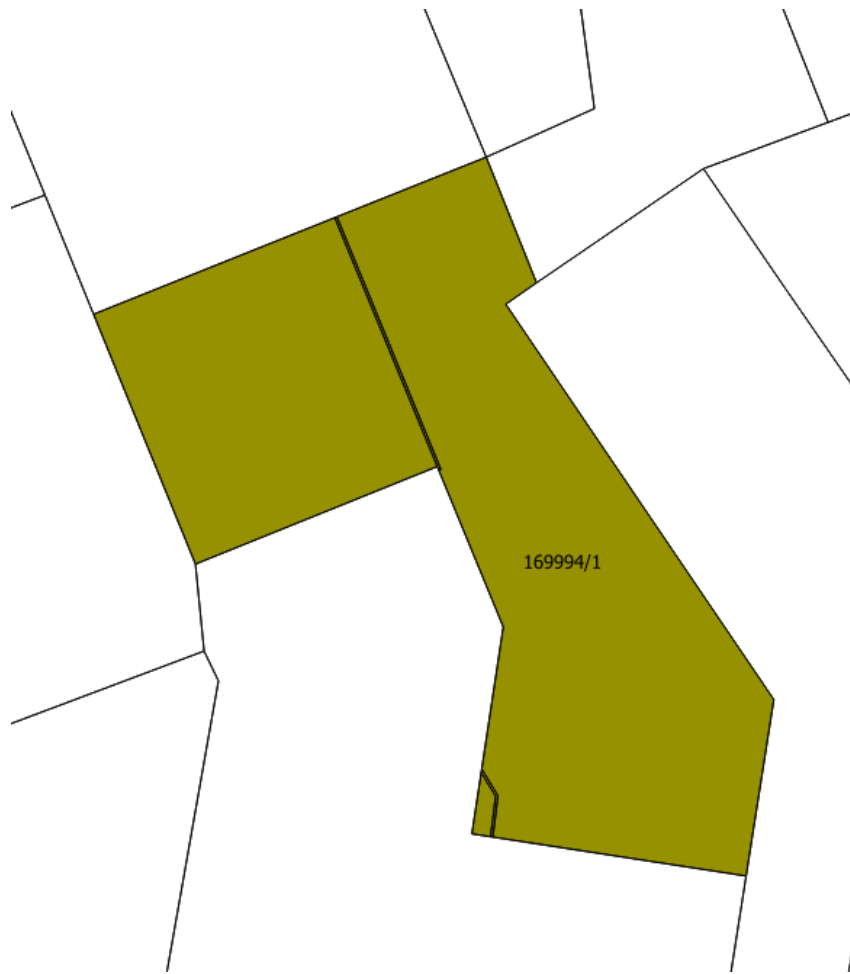


Figure 8 – Application of the Landscape Conservation Zone at Honeysuckle Road, Ross

- 4.6 Apply the Priority Vegetation Area overlay to Honeysuckle Road, Ross (folio of the Register 169994/1) and adjoining reserved roads, as shown in Figure 9 below:

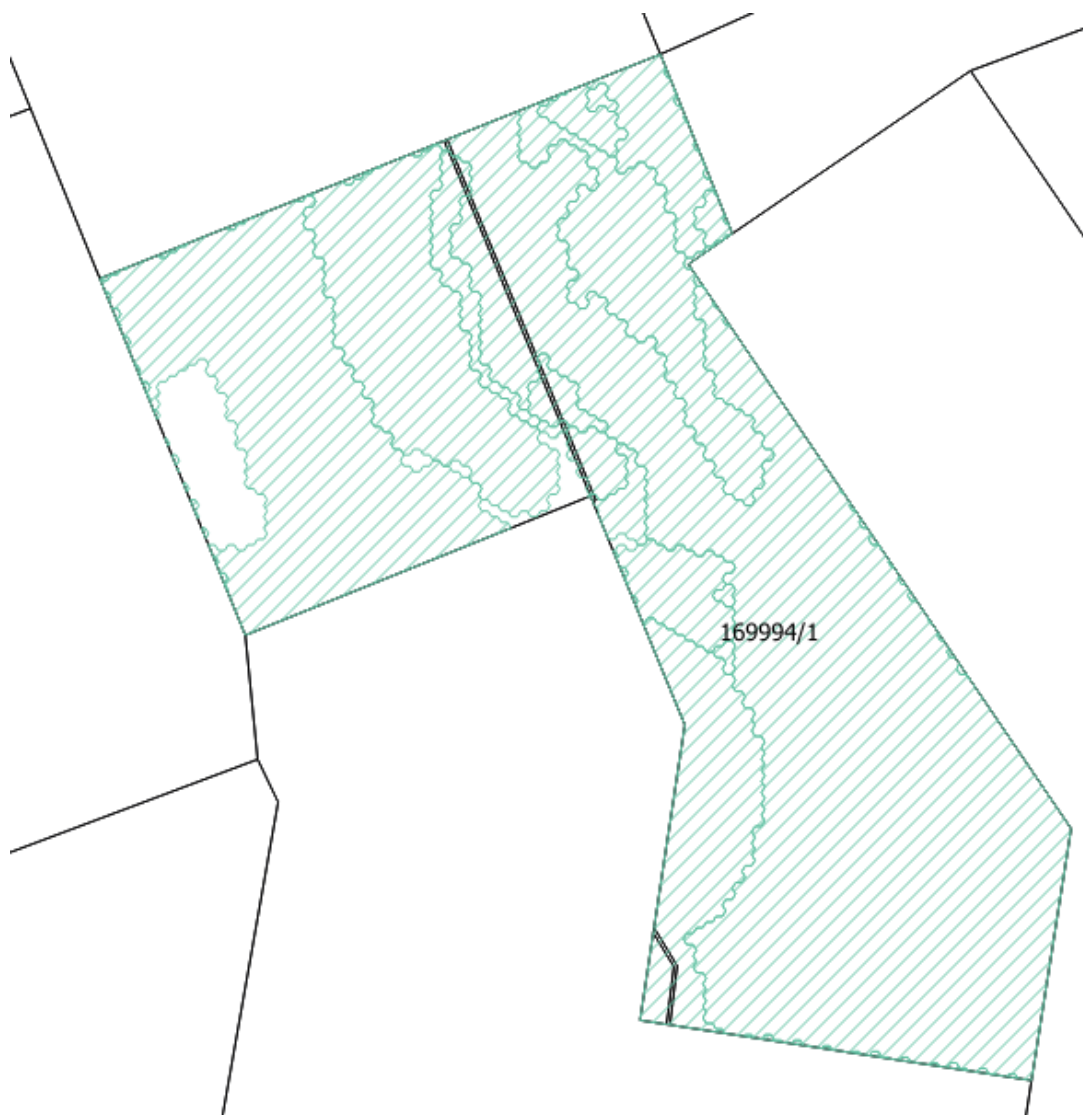


Figure 9 – Application of the Priority Vegetation Area overlay at Honeysuckle Road, Ross

4.7 Apply the Landscape Conservation Zone to the following properties as shown in Figure 10 below:

- 159 Gulf Road, Liffey, (folio of the Register 202805/1 and 246184/2);
- Gulf Road, Liffey (folio of the Register 150038/1); and
- and adjoining reserved roads.

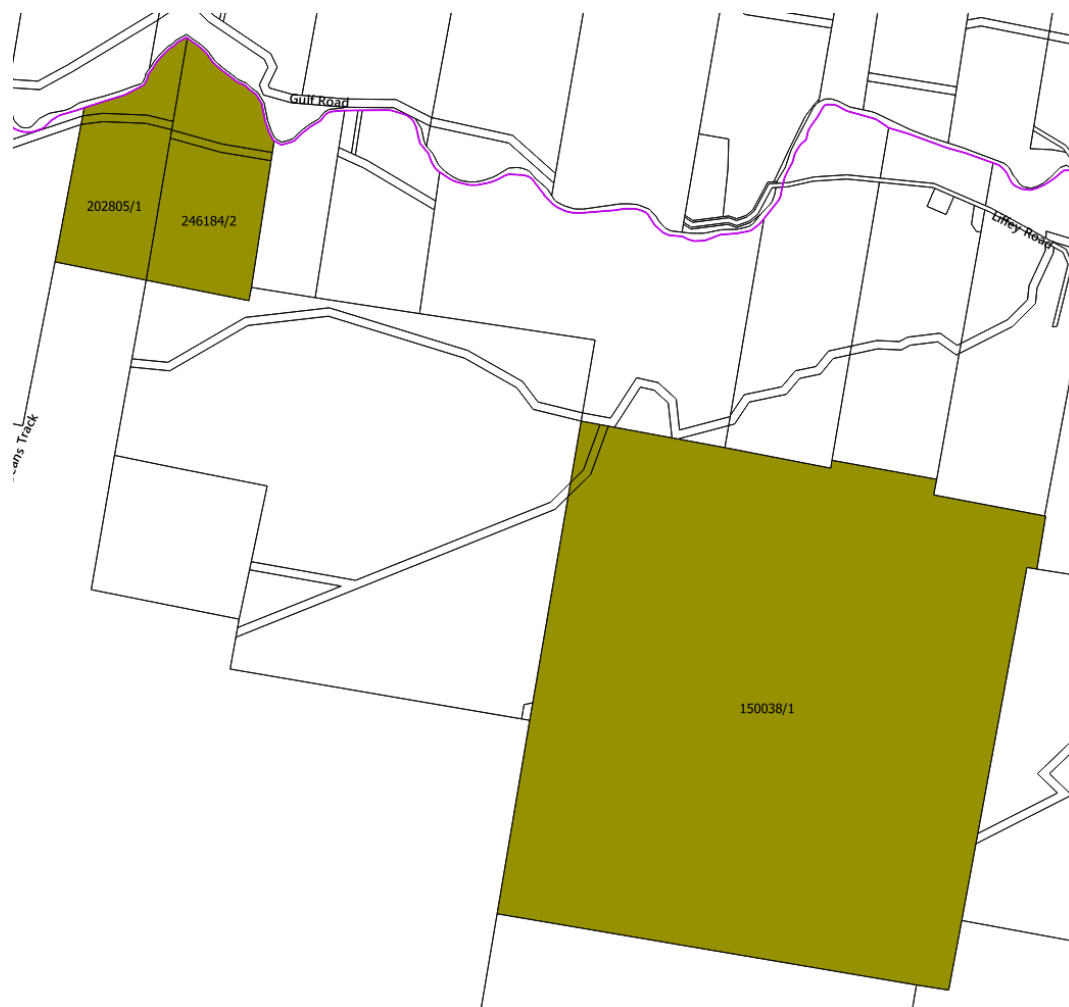


Figure 10 – Application of the Landscape Conservation Zone at Liffey

4.8 Apply the Priority Vegetation Area overlay to the following properties as shown in Figure 11 below:

- 159 Gulf Road, Liffey, (folio of the Register 202805/1 and 246184/2);
- Gulf Road, Liffey (folio of the Register 150038/1); and
- and adjoining reserved roads.

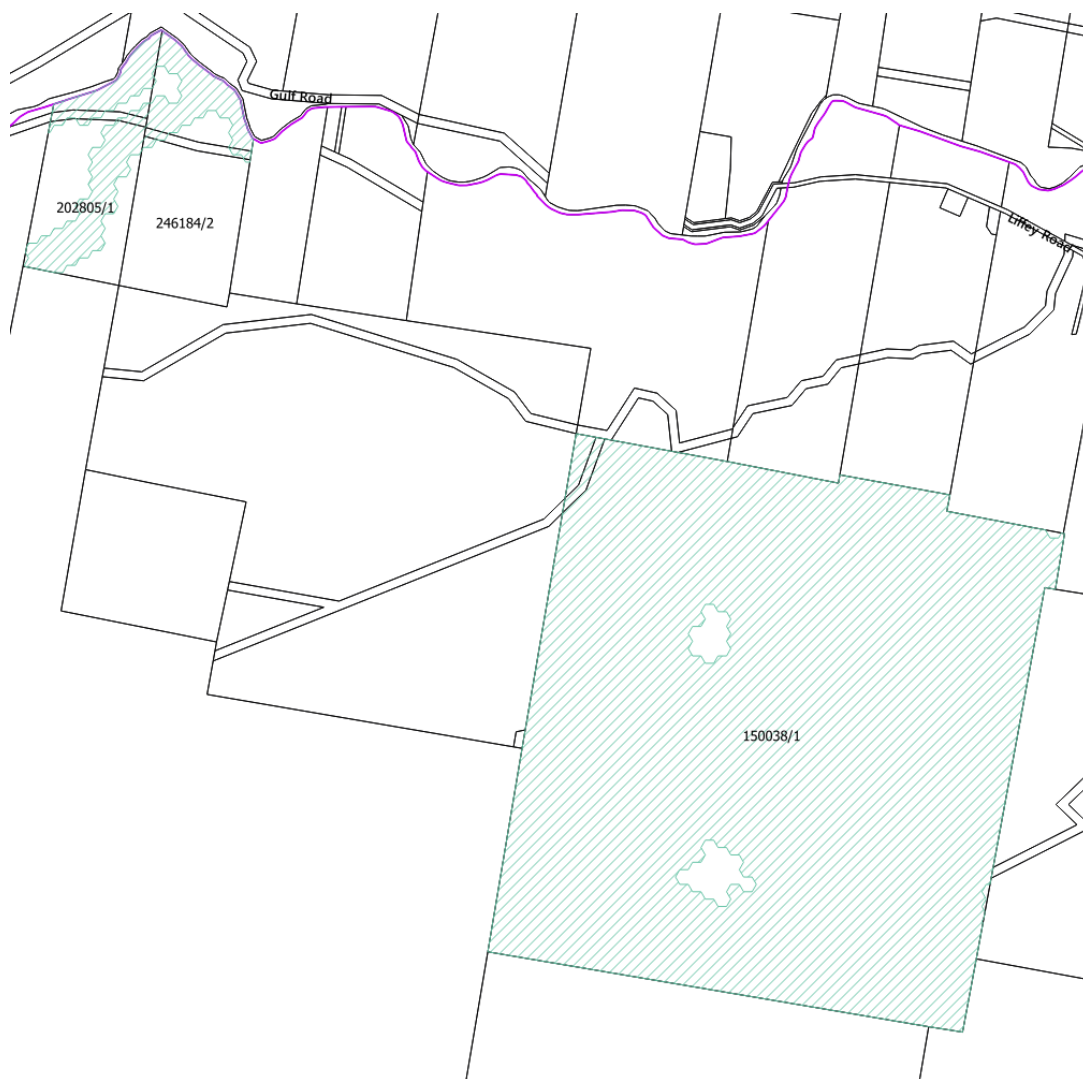


Figure 11 – Application of the Priority Vegetation Area overlay at Liffey

## 5.0 Safeguarding of Airports Code

5.1 Apply the Airport Noise Exposure Area overlay to the land shown in Figure 12 below:



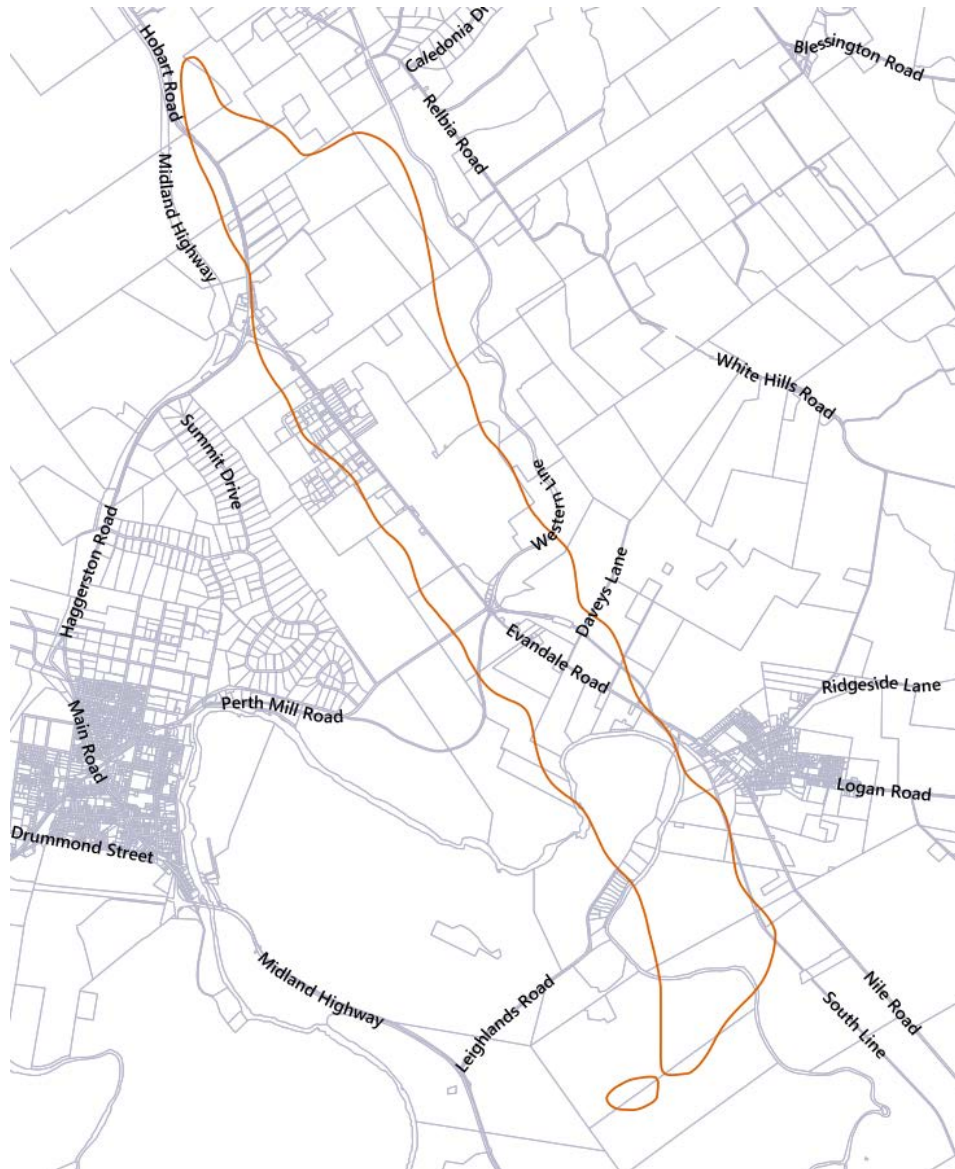


Figure 12 – Application of the Airport Noise Exposure Area overlay

- 5.2 Apply the Airport Obstacle Limitation Area overlay to the land shown in Figure 13 below:

75