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**From:** NMC Planning <planning@nmc.tas.gov.au>  
**Sent:** Friday, 3 July 2026 3:16 PM  
**To:** TPC Enquiry  
**Subject:** draft amendment 25/2026 to the Northern Midlands Provisions Schedule

**Our Ref: 25/2026; PLN-26-0116**

Dear Sir/Madam

**NORTHERN MIDLANDS Local Provisions Schedule**  
**Draft Amendment 25-2026 Tannery Road, LONGFORD**

At its meeting of **29<sup>th</sup> June 2026**, Council decided to approve draft amendment 25/2026 to the *Northern Midlands Provisions Schedule*, to insert *Longford Entrance Local Historic Landscape Precinct* into *NOR-Table C6.3 Local Historic Landscape Precincts*

The Local Provisions Schedule Draft Amendment is initiated in accordance with Section 34 of the *Land Use Planning and Approvals Act 1993*.

The application will be placed on public exhibition on 06 July 2026 until 04 August 2026. It will be available for viewing at Council offices, 13 Smith St Longford and on Council's website at: (link removed)

The owners of the subject land and the owners and occupiers of all adjoining land have been notified in accordance with s5(5) of *Land Use Planning and Approvals Regulations 2024*.

The application has been referred to TasWater. SPO and DSG but responses have not yet been received. In accordance with sections 35 of the Act, relevant exhibition documents may be accessed here: (link removed)

The Commission's processing fee will be forwarded as soon as possible.

Rosemary Jones



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## 11.2 DRAFT AMENDMENT 25-2026: LONGFORD ENTRANCE LOCAL HISTORIC LANDSCAPE PRECINCT

*File:* DA 25-2026 - PLN26-0116 - 13/026/007/189  
*Responsible Officer:* Maree Bricknell, Acting General Manager  
*Report prepared by:* Erin Miles, Project Officer

### MINUTE NO. 26/0160

#### DECISION

Cr Andrews/Cr Adams

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993* agree to prepare draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria within this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993* certify draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

#### Draft Amendment 25-2026 of the Northern Midlands Local Provisions Schedule

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts in accordance with Attachment 1.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **RECOMMENDATION**

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993* agree to prepare draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria within this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993* certify draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

#### Draft Amendment 25-2026 of the Northern Midlands Local Provisions Schedule

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts in accordance with Attachment 1.

## 1 INTRODUCTION

This report recommends that the Council agrees to amend the Local Provisions Schedule to insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts and add to the Local Heritage



Place Code Overlay Map with the location of the Local Historic Landscape Precinct, in accordance with Attachment 1.

Council recently undertook a consultation process to identify additional trees suitable for inclusion within Table C6.5 Significant Trees of the Local Provisions Schedule (LPS) of the Tasmanian Planning Scheme – Northern Midlands. The nomination period commenced on 20<sup>th</sup> February 2025 and concluded on 30<sup>th</sup> June 2025 and trees suitable for inclusion will be identified in a separate future draft amendment (23-2025).

One of the nominations received during this process was for trees to the eastern side of Tannery Road – the northern entrance road to the township of Longford. This nomination is included as Attachment 2. Review of this nomination identified that the significance of the trees was largely due to their positioning, and status and role in creating an entrance avenue to the township, particularly when combined with the existing elm trees to the west, more so than each tree as an individual specimen. Accordingly, it was viewed that provisions relating to Local Historic Landscape Precincts was the appropriate mechanism in which to preserve the significance of this precinct.

Prior to the construction of the present Illawarra Road and bridge in the 1970's, the northern entry to the township remained relatively unchanged since the early 1800's. Prior to the construction of the Long Bridge (Pateena Road) and Kings Bridge (Union Street), the Kings Bridge Punt known as Fenton's Ford and Brumby's Punt at the Long Bridge site were utilised for access across the river. The avenue of elms to the western side of Tannery Road, and avenue of mixed species trees to the east of Tannery Road provide a visual representation of this historical access route.

### 3.2 LONGFORD'S NORTHERN ENTRY

The northern entry into Longford has remained since the early 1800's when horse and cart traffic either crossed the South Esk River by punt, through Fenton's Ford (down river from near Mill Dam Reserve), across Long Bridge (down river from Fenton's Ford) or across Kings Bridge (end of Union Street). In the 1970's, Long Bridge and Kings Bridge were made redundant with the construction of the new Illawarra Road Bypass.

The new highway provided better access into Longford during times of flood, however, it also redirected all traffic into town along Tannery Road South.

Source: Longford Urban Design Strategy, 2017.



1850

The body of Herman Rolz, who had come from Victoria to the district buying pigs at this time, was found one morning in the

30

cistern of the Wickford Mill by Ted Houghton. This naturally caused great stir and the police were soon on the spot, but the murderer was never found.

A cask of flour from the Wickford Mill won first prize at the exhibition of industry in London in this year.

The Longford Library was founded.

W. H. Clayton, of "Wickford," Longford, was Surveyor of Roads right through to Devonport. Pat Thomas Kirwan was the watch-maker. Septimus Tunks, the carpenter; W. Wright, plasterer; J. Wright, another carpenter; John Bailey was the district constable.

King's Bridge Punt was called Fenton's Ford. Brumby's Punt was where the Long Bridge stands. Clayton's Put was at Wickford.

1854

Butler Stoney writes, "near the junction of the South Esk and Lake Rivers, a curious-looking bridge of piles has lately been erected." This pile bridge was washed away by the floods and King's Bridge was built in very much the same position. The old punt was used again for transporting carriages and stock across the river until King's Bridge was finished. There was room for two or three vehicles on this punt.

1871

King's Bridge was built at this time. The Launceston and Western Railway was opened against tremendous opposition from those whose land was taken for its progress. The original gauge was standard, but this was later reduced to the present Tasmanian measurements. For a time the three rails were in use together.

The Long Bridge (the present bridge is the fourth, others had been washed away by floods or burnt), saved the waggoners many a hard mile of travelling, as before the first bridge was built it is said that they used to bring their waggons down from Cressy by way of Harwick, where they forded the river on to "Woolmers." From there they forded the South Esk on to "Scone" and came by way of Newry to the Muddy Plains Road. Thomas Archer had a private punt at "Woolmers," which he allowed his friends to use.

Source: Extracts from *Longford Past and Present – With notes on Perth, Pateena and Illawarra* – K. R. von Stieglitz, 1947.



Image 1 - Aerial view of site from 1956 – pre-Illawarra Road Bypass, showing historical access routes.



Images 2 & 3 - Existing (1956) versus current (2026) entrance routes. Elm trees to the west of Tannery Road (and east - north of Illawarra Road) remain in situ.

In more recent years, this route also formed part of the “Longford Circuit” - a temporary motor racing track utilised most notably for the Australian Grand Prix in 1959 and 1965.

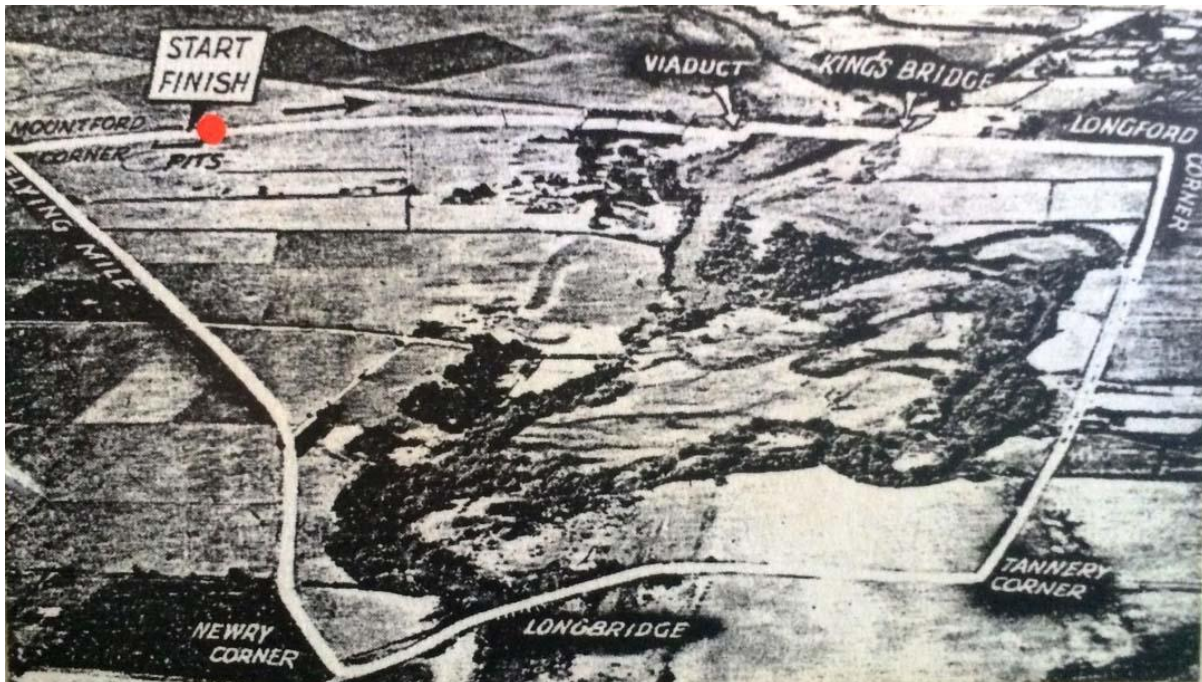
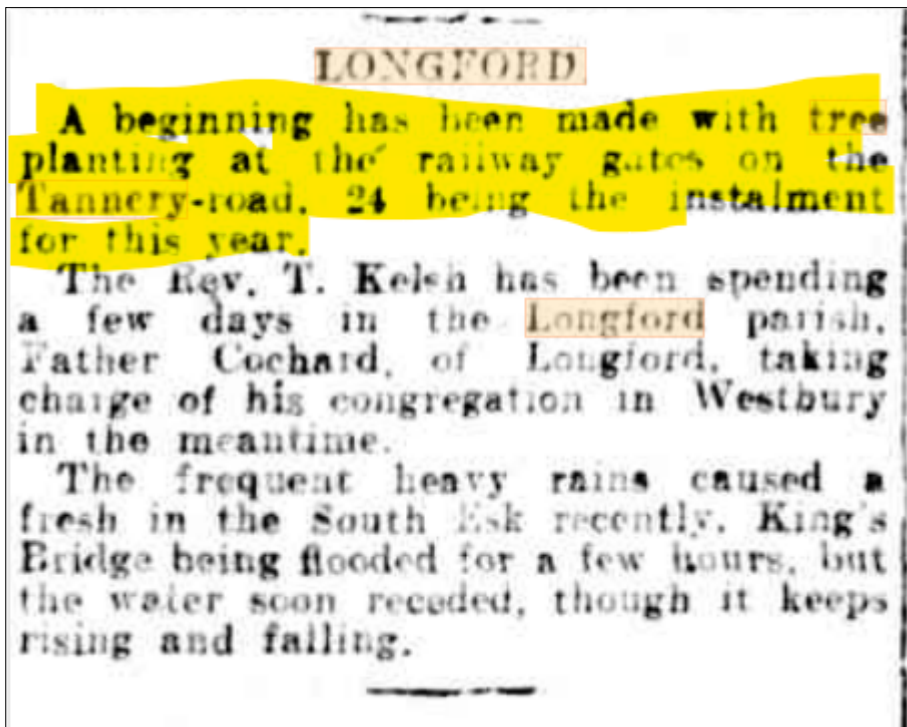
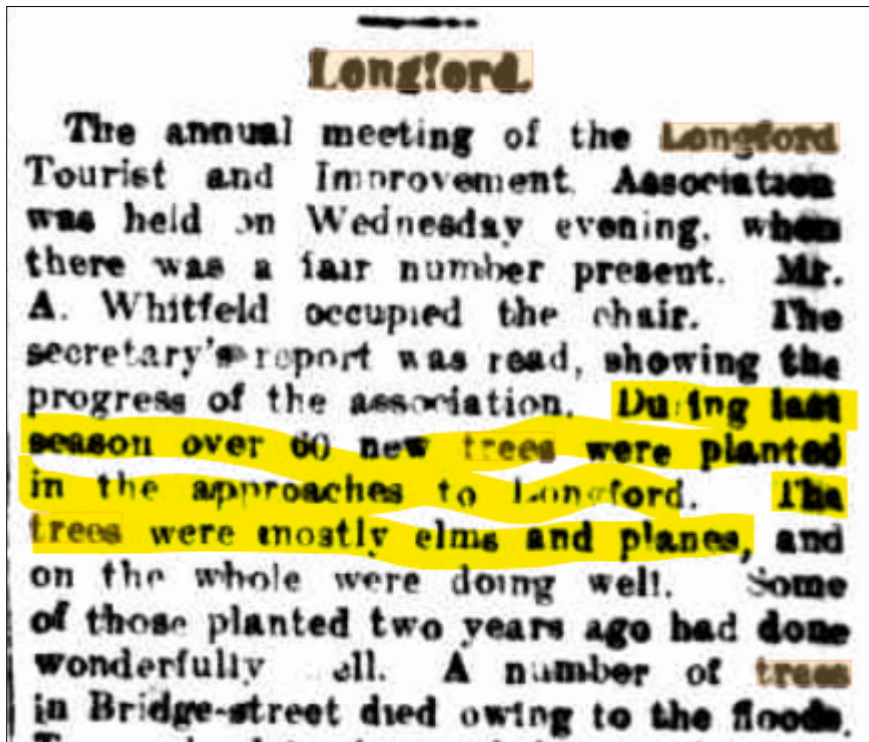


Image 4 - Longford Motor racing track circuit utilised in the 1950-1960's. Tannery Corner to near Longford Corner is proposed to form part of Local Historic Landscape Precinct.

The Elm trees to the western side of Tannery Road are believed to have been planted as part of a beautification project for the township led by the Longford Tourist and Improvement Association and date back to 1912. The trees feature in many of the historical motor racing photos.



Source: The Mercury (Hobart, Tas. : 1860 - 1954) - Wed 10 July 1912 – Page 3 - LONGFORD. Retrieved from: <https://trove.nla.gov.au/newspaper/article/10234017?searchTerm=Tannery%20road%20Longford%20tree>



Source: Examiner (Launceston, Tas. : 1900 - 1955) Sat 16 June 1917 - Page 5 - Longford. Retrieved from: <https://trove.nla.gov.au/newspaper/article/50930433?searchTerm=Longford%20tree%20planting%20elm>

## 2 BACKGROUND

### Applicant:

Northern Midlands Council

### Owner:

Department of State Growth & Northern Midlands Council  
(Road Reserves)

### Zone:

Utilities, Agriculture and Open Space

### Codes/Specific Areas Plans:

Various

### Classification under the Scheme:

Planning Scheme Amendment

### Existing Use:

Not applicable

### Decision Date:

Not applicable

### Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 25-2026.

### Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, version 17, 19<sup>th</sup> March 2026.

## 3 STATUTORY REQUIREMENTS

*Land Use Planning and Approvals Act 1993*

*40D. Preparation of draft amendments*

A planning authority –



(a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –

(i) it decides under section 38(2) to prepare a draft amendment of an LPS; or

(ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or

(b) may, of its own motion, prepare a draft amendment of an LPS; or

(c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

#### **40F. Certification of draft amendments**

(1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.

(2) If a planning authority determines that –

(a) it is satisfied as to the matters referred to in subsection (1), the planning authority must certify the draft as meeting the requirements of this Act; or

(b) it is not satisfied as to the matters referred to in subsection (1), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

(3) The certification of a draft amendment of an LPS under subsection (2) is to be by instrument in writing affixed with the common seal of the planning authority.

(4) A planning authority, within 7 days of certifying a draft amendment of an LPS under subsection (2), must provide to the Commission a copy of the draft and the certificate.

## **4 ASSESSMENT**

### **4.1 Proposal**

The application requests an amendment to the Northern Midlands Local Provisions Schedule as follows:

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts and add to the Local Heritage Place Code Overlay Map with the location of the Local Historic Landscape Precinct, in accordance with Attachment 1.

### **4.2 Zone and Land Use**

The proposal relates to existing established road reserves containing Illawarra Road and Tannery Road (north and south), zoned Utilities, Agriculture and Open Space. The proposed draft amendment does not propose to change the zoning or land use of any impacted land.

### **4.3 Subject Site and Locality**

The subject site is located within the road reserves of Tannery Road and Illawarra Road, from the Tannery Road railway crossing to Tannery Corner (approximately 950m north of Illawarra Road).

### **4.4 Permit/Site History**

Not applicable.

### **4.5 Notice to agencies and State authorities**

If Council as planning authority certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

(a) the relevant agencies; and

(b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.

### **4.6 Notice of exhibition in relation to the draft amendment**

Section 40G of the Land Use Planning and Approvals Act requires:



- (1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.
- (2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.
- (3) The exhibition notice is to –
- (a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and
  - (b) specify that the draft amendment of the LPS is or will be –
    - (i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and
    - (ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and
  - (c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –
    - (i) the premises specified in the notice in accordance with paragraph (b)(i) ; or
    - (ii) an electronic address specified in the notice.
- (4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –
- (a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and
  - (b) excluding any days on which the exhibition premises are closed during normal business hours.

Any representations received during the exhibition period will be considered by the Council as planning authority for reporting on to the Tasmanian Planning Commission.

#### 4.7 Assessment Against LPS Criteria

34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument–

**(a) contains all the provisions that the SPPs specify must be contained in an LPS**

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

The proposed amendment is to add NOR-Table C6.3 Local Historic Landscape Precinct and add to the Local Heritage Place Code Overlay Map with the location of the Local Historic Landscape Precinct, consistent with clause LP1.0.

**(b) is in accordance with section 32**

Under section 32:

- (3) An LPS may, if permitted to do so by the SPPs, include
- (a) a particular purpose zone...
  - (b) a specific area plan, being a plan consisting of –
    - (i) a map or overlay that delineates a particular area of land; and
    - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.
  - (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –
- (a) a use or development to which the provision relates is of significant social, economic, or environmental benefit to the State, a region or a municipal area; or



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

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

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

| Part 1 Objectives                                                                                                                                                             | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>                         | The proposed amendment seeks to further this objective, with the protection and maintenance of natural resources.                                                                                                                                                                                                                                                                                                                          |
| <i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>                                                                        | The draft amendment seeks to ensure that the application of provisions that regulate the significance of recognised trees and landscapes are maintained, relevant and enforceable. The draft amendment is consistent with this objective.                                                                                                                                                                                                  |
| <i>(c) to encourage public involvement in resource management and planning</i>                                                                                                | The site was identified as a result of a public engagement process. The statutory process for the assessment of a planning scheme amendment includes public notification of the draft amendment. Any representations received must be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which may hold public hearings into representations. |
| <i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>                                                        | While the proposed amendment does not explicitly facilitate economic development, it will provide protection of natural assets that are vital to the characteristics of townships and are relied upon to encourage tourist engagement.                                                                                                                                                                                                     |
| <i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i> | The Significant Tree project, through which this site was identified, has brought together all levels of the community and industry, with Council being the facilitator. Community, industry, and government agencies will have the opportunity to comment on the proposed amendment during the public notification period.                                                                                                                |
| Part 2 Objectives                                                                                                                                                             | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>(a) to require sound strategic planning and co-</i>                                                                                                                        | The proposal is consistent with the relevant sections                                                                                                                                                                                                                                                                                                                                                                                      |



|                                                                                                                                                                                                                        |                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>ordinated action by State and local government</i>                                                                                                                                                                  | of the Northern Tasmanian Regional Land Use Strategy, ensuring sound strategic planning.                                                                                                |
| <i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>                                          | The Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the proposed amendment.                                                                        |
| <i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>            | The provisions of the SPP's related to the proposed amendment allow for adequate balance of considering the environment, while allowing for social and economic growth, where suitable. |
| <i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i> | The proposed amendment is consistent with local, regional and state policies.                                                                                                           |
| <i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>                                                 | The Act allows for a development application to be assessed in conjunction with a scheme amendment which is not relevant to this draft amendment.                                       |
| <i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>                                    | The proposed draft amendment seeks to further this objective.                                                                                                                           |
| <i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>                                         | The proposed draft amendment seeks to further this objective, with the proposed Local Historic Landscape Precinct containing a statement of significance.                               |
| <i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>                              | The proposed amendment will not negatively impact the attainment of this objective.                                                                                                     |
| <i>(i) to provide a planning framework which fully considers land capability.</i>                                                                                                                                      | Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions.                                  |

***(d) is consistent with each State policy***

| What is the purpose of the Policy?                                     | What developments are affected? | Where does the Policy apply? |
|------------------------------------------------------------------------|---------------------------------|------------------------------|
| <b><i>State Policy on the Protection of Agricultural Land 2009</i></b> |                                 |                              |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                             |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <p>To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land.</p> <p>'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.</p> | <p>Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.</p> | <p>All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

***State Policy on Water Quality Management 1997***

|                                                                                                                                                                                                                                         |                                                                                                     |                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.</p> | <p>Proposed use and development that may impact on surface or ground water quality in Tasmania.</p> | <p>All surface waters, including coastal waters, and groundwaters, other than:</p> <ul style="list-style-type: none"> <li>privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or</li> <li>waters in any tank, pipe or cistern.</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

***State Coastal Policy 1996***

|                                                                                                                                                                                                           |                                                                                                                                                                   |                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.</p> | <p>Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.</p> | <p>Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

***National Environmental Protection Measures (NEPMs)***

In accordance with the State Policies and Projects Act 1993, a NEPM is taken to be a State Policy. The



following NEPMs are therefore State policies:

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

**Consideration:** The revisions proposed by this draft amendment are not impacted by the State Policy on the Protection of Agricultural Land, or the way in which the policy is applied through the planning scheme provisions. The land subject to this draft amendment is not in a coastal zone and the Coastal Policy does not apply. The draft amendment is consistent with this State Policy on Water Quality Management, as water quality will not be adversely impacted by the proposed draft amendment.

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

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

|     | Policy                            | Relevant Strategies |
|-----|-----------------------------------|---------------------|
| 1.0 | <b>Settlement</b>                 |                     |
| 1.1 | Growth                            |                     |
| 1.2 | Liveability                       |                     |
| 1.3 | Social infrastructure             |                     |
| 1.4 | Settlement types                  |                     |
| 1.5 | Housing                           |                     |
| 1.6 | Design                            |                     |
| 1.7 | Development contributions         |                     |
| 2.0 | <b>Environmental Values</b>       |                     |
| 2.1 | Biodiversity                      |                     |
| 2.2 | Waterways, wetlands and estuaries |                     |
| 2.3 | Geodiversity                      |                     |
| 2.4 | Landscape values                  | 2.4.3 - Strategies  |



|                                                                                                                                    |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                    |                                  | <p>1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.</p> <p>2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values.</p> <p>3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:</p> <p>a) relies specifically on being located within a significant landscape; or</p> <p>b) has overriding social, economic or environmental benefits; and includes specific measures to minimise the impact on the significant landscape.</p> <p>4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.</p> |
| Response: The proposed draft amendment is consistent with the strategies that achieve compliance with the Landscape Values Policy. |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.5                                                                                                                                | Coasts                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.0                                                                                                                                | Environmental Hazards            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.1                                                                                                                                | Bushfire                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.2                                                                                                                                | Landslip                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.3                                                                                                                                | Flooding                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.4                                                                                                                                | Coastal hazards                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.5                                                                                                                                | Contaminated air and land        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.0                                                                                                                                | Sustainable Economic Development |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.1                                                                                                                                | Agriculture                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.2                                                                                                                                | Timber production                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



|     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.3 | Extractive industry                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4.4 | Tourism                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4.5 | Renewable energy                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4.6 | Industry                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4.7 | Business and commercial                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4.8 | Innovation and research                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.0 | Physical Infrastructure                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.1 | Provision of services                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.2 | Energy infrastructure                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.3 | Roads                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.4 | Passenger transport modes              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.5 | Ports and strategic transport networks |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.0 | Cultural Heritage                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.1 | Aboriginal cultural heritage           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.2 | Historic cultural heritage             | <p>1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.</p> <p>2. Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.</p> <p>3. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.</p> <p>4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.</p> |



|                                                                                                                                                                                                                                                                                                                                                                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                                                                                                                                                                                                                                                                                                                                    |                    | <p>5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.</p> <p>6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.</p> <p>7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.</p> <p>8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.</p> |
| <p>Response: The proposed draft amendment is consistent with the strategies (in particular strategies 3-7) that achieve compliance with the Historic Cultural Heritage Policy. A significant amount of in-house research has been undertaken to identify and justify the historic cultural heritage significance of the trees and landscapes that form part of this amendment.</p> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7.0                                                                                                                                                                                                                                                                                                                                                                                | Planning Processes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7.1                                                                                                                                                                                                                                                                                                                                                                                | Public Engagement  | <p>1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning.</p> <p>2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.</p> <p>3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent.</p> <p>4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|                                                                                                                                                                                                                                                                      |                    |                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                      |                    | <p>strategies and regulation to facilitate public engagement and understanding of planning process.</p> <p>5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.</p> |
| <p>This draft amendment has already involved a significant public engagement process involving consultation and public nominations, and the strategies are further supported by the public exhibition processes required as part of a Planning Scheme Amendment.</p> |                    |                                                                                                                                                                                                                                                                                                                  |
| 7.2                                                                                                                                                                                                                                                                  | Strategic Planning |                                                                                                                                                                                                                                                                                                                  |

**(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates**

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

**PART C REGIONAL STRATEGIC PLANNING FRAMEWORK**

**C4 Goals and Strategic Directions**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| C4.1 Goal 1: Economic Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <p>Strategic Direction G1.1</p> <p>Strategic Direction G1.2</p> <p>Strategic Direction G1.3</p>                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <p><b>Response:</b> The proposed draft amendment furthers Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements. This will be achieved by the following strategies - b) Support tourism, culture and arts by:</p> <ul style="list-style-type: none"> <li>• Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character</li> </ul>                                                         |  |
| C4.2 Goal 2: Liveability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <p>Strategic Direction G2.1</p> <p>Strategic Direction G2.2</p> <p>Strategic Direction G2.3</p> <p>Strategic Direction G2.4</p>                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <p><b>Response:</b> The proposed draft amendment furthers Strategic Direction G2.3 – Promote Local Character Values. This will be achieved by the following strategies -</p> <ol style="list-style-type: none"> <li>Promote the important role of local character on the economy and the sense of place.</li> <li>Preserve and protect significant cultural heritage, in particular places significant to the Aboriginal community.</li> <li>Promote local identification and protection of unique character</li> </ol> |  |
| C4.3 Goal 3: Sustainability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Strategic Direction G3.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |



Strategic Direction G3.2

**Response:** The proposed draft amendment furthers Strategic Direction G3.1 Promote and protect the Region's unique environmental assets and values. This will be achieved by the following strategies:

h) Preserve and protect areas of natural environmental significance, particularly:

- Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves

C4.4 Goal 4: Governance

Strategic Direction G4.1 (listed G34.1 in NTRLUS)

Response: The proposed draft amendment is consistent with Strategic Direction G4.1 - Advance regional leadership.

**PART D REGIONAL LAND USE CATEGORIES**

Three key Regional Land Use Categories provide the spatial framework to achieve the region's Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

**Response:** The proposed draft amendment does not seek to change the zoning of land.

**PART E REGIONAL PLANNING POLICIES**

E2 Regional Settlement Network Policy

E2.4 Specific Policies and Actions

Response: N/a

E3 Regional Activity Centre Network Policy

E3.4 Specific Policies and Actions

Response: N/a

E4 Regional Infrastructure Network Policy

E4.4 Specific Policies and Actions

Response: N/a

E5 Regional Economic Development Policy

E5.4 Specific Policy and Actions

Response: N/a

E6 Social Infrastructure and Community Policy

E6.4 Specific Policies and Actions

| Policy                                                                                                                                                           | Action                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CH-P01                                                                                                                                                           | CH-A01                                                                                                                                                                      |
| Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history. | Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays. |
| CH-P02                                                                                                                                                           | CH-A02                                                                                                                                                                      |
| Recognise, manage and preserve regional archaeological values                                                                                                    | Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.                                                               |
|                                                                                                                                                                  | CH-A03                                                                                                                                                                      |



|  |                                                                                                                                                                                                                                                                                                         |
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|  | <p>Provide for the protection of identified significant cultural heritage and archaeological sites.</p> <p>CH-A04</p> <p>Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that identifies a place of Local Historic Landscape Significance.

E7 Regional Environment Policy

E7.4 Specific Policies and Actions

| Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>LSA-PO1</p> <p>Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> <li>• Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity;</li> <li>• Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and</li> <li>• Need to protect skylines and prominent hillsides from obtrusive development/works.</li> </ul> <p>LSA-PO2</p> <p>Protect specific topographic or natural features of significant scenic/landscape significance.</p> | <p>LSA-A01</p> <p>Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes.</p> <p>LSA-A02</p> <p>Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes.</p> <p>LSA-A03</p> <p>Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations:</p> <ul style="list-style-type: none"> <li>• The impact of development skylines, ridgelines and prominent locations;</li> <li>• The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management;</li> <li>• The bulk and form of buildings and earthworks and the ability of development to blend with the landscape;</li> <li>• The impact of materials, finishes and colours of buildings on the landscape setting; and</li> <li>• Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route.</li> </ul> |



|  |                                                                                                                                                                                                                                                                  |
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|  | <p>LSA-A04</p> <p>Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that identifies a place of Local Historic Landscape Significance.

**(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates**

**Consideration:** Council's Strategic Plan 2017-2027 is based upon four key priorities:

- 1 Lead: Service with honesty, integrity, innovation and pride
- 2 Progress: Economic health and wealth – grow and prosper
- 3 People: Cultural and society – a vibrant future that respects the past
- 4 Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this proposed amendment are strategic outcomes:

4.1 Cherish and sustain our landscape

4.4 Our heritage villages and towns are high value assets

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

**Consideration:** Adjacent municipal areas are: Meander Valley, City of Launceston, and Break O' Day (Northern Region), and Glamorgan-Spring Bay, Southern Midlands and Central Highlands (Southern Region). The proposed draft amendment is not located spatially close to a shared municipal boundary.

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

**Consideration:** None of the tree locations within the draft amendment are in the vicinity of the Tasmanian Gas Pipeline.

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

| Zone                        |               |
|-----------------------------|---------------|
| Zone Application Guidelines | Consideration |
| N/a                         | N/a           |

| Local Historic Heritage Code                                                                                                                                                                              |                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Code Application Guidelines                                                                                                                                                                               | Consideration                                                                                   |
| LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).                                                                                                                   | N/a – no change                                                                                 |
| LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an | Overlay map proposed as part of Draft Amendment for proposed local historic landscape precinct. |



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| overlay map showing these places or precincts for the application of the code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                           |
| LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/a – no change                                                                                                                           |
| LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/a – The site is best considered as a Local Historic Landscape Precinct.                                                                 |
| <p>LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code.</p> <p>The statement of local historic heritage significance must incorporate the historic heritage values of the place.</p> <p>The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.</p> | The draft statement of significance addresses the historic landscape significance and sets out the historic heritage values of the place. |

## 5 ASSESSMENT OF PLANNING APPLICATION – N/a

## 6 OPTIONS

### Decision in relation to request

The planning authority can:

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

### Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

### Certification of draft amendment

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



## **7 DISCUSSION**

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

## **8 ATTACHMENTS**

1. Attachment 1 Draft Amendment 25-2026 [**11.2.1** - 3 pages]
  2. Attachment 2 Redacted Significant Tree Nomination Form - Tannery Road South [**11.2.2** - 27 pages]
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