

20 December 2021

Paul Godier
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LONGFORD TAS 7301

By email: council@nmc.tas.gov.au

Dear Paul,

GIBBET HILL, PERTH
RURAL LIVING ZONE - AREA A

ERA Planning and Environment have been engaged by Northern Midlands Council to provide a letter of support for the application of the Rural Living zone – Area A to the Gibbet Hill Area. The Gibbet Hill area is defined in Figure 1 and is bounded by the Perth township to the south and Devon Hills rural living area to the north and east.



Figure 1: The Gibbet Hill area (source: www.thelist.tas.gov.au; 20 December 2021)

Currently the Gibbet Hill area is zoned Low Density Residential and includes lots that range in size from 5000m² to 12ha with the majority of the lots being between 1 and 2ha in total area. Many of the lots are developed with single dwellings, and the settlement pattern is consistent with a Rural Living lifestyle area.

Following the implementation of the LPS, the lots are proposed to be zoned Rural Living A. This zoning would allow for minimum lot sizes of 1ha under acceptable solution, down to 8000m² under a performance pathway. Many of the lots appear to already be around this size although the Rural Living A zoning will provide the opportunity to subdivide a number of the larger lots, further.

Northern Midlands Council envision zoning the Gibbet Hill area as a Rural Living zone – Area A settlement for a variety of reasons including:

- The proposed zoning will provide a clear separation between Perth to the south which is zoned General Residential and Devon Hills to the north which is zoned Low Density Residential where lot sizes can be subdivided smaller;
- There are topographical challenges in the Devon Hills area which restrict subdivision, due to the undulating land and substantial rocky areas. This is not conducive to sustainable subdivision.
- The area is not currently connected to reticulated water and sewer, and given the rocky topography, there will be limitations to onsite servicing.
- Finally there are limitations in Council's downstream stormwater network which are impacting upon the ability to manage stormwater and overland flow from the site.

It is our view that zoning this area as Rural Living zone – Area A provides appropriate separation between Perth and Devon Hills, supports the current settlement patterns in the area, and appropriately responds to existing constraints including topographical, geological and servicing considerations.

Yours sincerely,



Caroline Lindus

Principal Planner