

ZONING & CODE RECOMMENDATION  
REPORT

NORTHERN MIDLANDS  
COUNCIL

May 2018



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## Executive Summary

This report comprises the zone and code transition assessment and includes a spatial zoning review and recommendations for the transition from the *Northern Midlands Interim Planning Scheme 2013* to the Tasmanian Planning Scheme.

The assessment includes recommendations for the transition into the Tasmanian Planning Scheme including site specific re-zoning and overlay changes. The final section of the report includes key items that require further consideration and direction from Council.

This report will be used to inform the Local Provisions Schedule - Supporting Report.



## 1. Introduction

JMG Engineers and Planners have been engaged by Northern Midlands Council to prepare a strategic and development plan use plan, and a draft Local Provisions Schedule to assist Council with the transition into the Tasmanian Planning Scheme.

A new planning scheme for Northern Midlands Council is necessary to complete the Tasmanian Government's policy with respect to a single Tasmanian planning scheme. The policy is legislated via 2015 amendments to the Land Use Planning and Approvals Act 1993.

## 2. Overview of differences between current and proposed scheme

The Tasmanian Planning Scheme will, in most instances, be similar to the existing scheme in terms of use and development across the municipality. However, there are a number of key changes which are caused by the different structure of the planning schemes and the type of zones that can be considered. An overview of the major changes is provided below:

- Removal of the Rural Resource zone which is generally being replaced with the Rural, Agriculture and Landscape Conservation zones.
- Introduction of new Priority Vegetation Areas based on a Regional Ecosystem Model. This will replace the existing Biodiversity Protection Area overlay mapping and will be applied with greater accuracy as a result of the Regional Ecosystem Model.
- Adopting bushfire prone areas mapping as provided by the Tasmanian Fire Service (mapping for the Northern Midlands area to be finalised by mid July 2018); and
- Adopting a Road Attenuation Area to address potential traffic Noise conflicts.

A planning scheme comparison table is provided under Appendix A.

### 3. Zone Transition Recommendations

Zone transition recommendations to be implemented into the Tasmanian Planning Scheme are provided in Table 1 below.

Table 1 - Zone Transition Recommendations

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
General Residential Zone	General Residential Zone
<p><i>Zone purpose</i></p> <p>To provide for various forms of housing on serviced lots in a suburban setting. This includes single dwellings, multiple dwellings such as units and townhouses and some higher density housing such as aged care.</p> <p><i>Recommendation</i></p> <p>Generally, all land currently zoned General Residential should be transferred into the corresponding General Residential zone under the TPS. A few anomalies need to be fixed in the process and include rezoning the following properties to General Residential:</p> <ul style="list-style-type: none"> <li>• 21 Russell Street, Evandale - existing dwelling currently zoned Open Space. Zone is not suitable for the existing residential use;</li> <li>• 59 Seccombe Street, Perth (CT 157533/32) - existing dwelling currently zoned Open Space. Zone is not suitable for the existing residential use;</li> <li>• 5 Onyx Circuit, Perth (CT 155680/21) - existing dwelling currently zoned Open Space. Zone is not suitable for the existing residential use;</li> <li>• 26 Bond Street, Ross (CT164909/1) - land east of proposed Ross Town Square from Local Business to General Residential;</li> <li>• 12 Pedder Street, Campbell Town (CT 92353/20) - currently the 'Campbell Town Tennis Club' and zoned 'Recreation'. Re-zone to General Residential, consistent with adjoining land parcels.</li> </ul> <p><i>Note: there is an added qualification relating to multiple dwellings on CT 152543/1 that needs to be resolved (Ford, Orland Felix).</i></p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<i>Note: residential development needs to be 200 m from a Rural or Agriculture zone under the TPS. This interface needs to be considered when areas of General Residential adjoin a Rural or Agricultural zone as this will generate more discretionary developments on the town periphery.</i>	
Inner Residential Zone	Inner Residential Zone
<p><i>Recommendation</i></p> <p>Not applicable to land within the Northern Midlands municipality. No action is required.</p>	
Low Density Residential Zone	Low Density Residential Zone
<p><i>Zone purpose</i></p> <p>To provide for single dwellings on larger lots in residential areas. Services are generally limited within this zone.</p> <p><i>Recommendation</i></p> <p>Generally, all land currently zoned Low Density Residential should be transferred into the Low Density zone under the TPS.</p> <p>Residential land that is at an interface with Agriculture or Rural zoned land should be considered for Low Density Residential zoning. Larger lot sizes are preferable at this interface to ensure dwellings have enough space to be setback 200 m from land zoned Agriculture/Rural. Generally, this approach need only apply where the land is not already separated by a 'green belt' of public open space or land zoned for future urban. This is likely to be a matter for consideration in the future as land is released on town peripheries for residential growth.</p>	
Rural Living Zone	Rural Living Zone
<p><i>Zone purpose</i></p> <p>To provide for residences on larger lots in a rural setting. Services are generally limited. The existing natural and landscape values are also important and are to be retained. The rural living zone can provide for a mix of residential and agriculture activities where compatible.</p> <p><i>Recommendation</i></p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
Generally, all land currently zoned Rural Living should be transferred into the Rural Living zone under the TPS.	
The lot size qualification for Blackwood Creek, Deddington, Norwich Drive, Pateena Road (10ha), and Caledonia Drive, Kalangadoo (2ha) will be removed under the TPS. Should this be addressed by the application of Rural Living A, B & C zones which allow variable lot sizes?	
Environmental Living Zone	Nil
<i>Recommendation</i> Zone has been deleted in the TPS. Not applicable to land within the Northern Midlands municipality therefore no action is required.	
Urban Mixed Use Zone	Urban Mixed Use Zone
<i>Recommendation</i> Not applicable to land within the Northern Midlands municipality therefore no action is required.	
Village Zone	Village Zone
<i>Zone purpose</i> To provide small rural centres with a mix of residential, community service and commercial activities. Services are generally limited. Water is available in some areas and is provided through a network managed by TasWater. However, most areas will not be connected to sewer and have an on-site waste water system. There is a 600m <sup>2</sup> minimum lot size in the Village zone.	
<i>Recommendation</i> All land currently zoned Village should be transferred into the Village zone under the TPS.	
Towns currently zoned 'Village' include: <ul style="list-style-type: none"> <li>• Bishopsbourne;</li> <li>• Poatina;</li> </ul>	



NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<ul style="list-style-type: none"> <li>• Rawlinna;</li> <li>• Deddington;</li> <li>• Nile;</li> <li>• Conara;</li> </ul> <p>Rossarden, Royal George and Breadalbane status needs to be reviewed under the Strategy.</p>	
<b>Community Purpose Zone</b>	<b>Community Purpose Zone</b>
<p><i>Zone purpose</i></p> <p>To provide for key community facilities and services including health, educational, government, cultural and social facilities. The social infrastructure should encourage multi-purpose uses and be flexible and adaptable.</p> <p><i>Recommendation</i></p> <p>Generally, all land currently zoned Community Purpose should be transferred into the Community Purpose zone under the TPS.</p> <p>A few anomalies need to be fixed in the process and include changing the zoning of the following properties to Community Purpose:</p> <ul style="list-style-type: none"> <li>• 3-5 Scone Street, Evandale (existing police station and house currently zoned Open Space which is not suitable for the community-based use).</li> <li>• 'Campbell Town Health &amp; Community Services' - 70 High Street, Campbell Town (CT 248798/1 &amp; CT 204227/1). Small anomaly with two parcels incorrectly zoned. Currently zoned 'General Residential' should be zoned 'Community Purpose'.</li> <li>• 'Cressy Longford Irrigation Scheme Ltd. Offices and depot' - 4-6 Main Street Cressy. Currently zoned 'Utilities' which is not suitable for the current use or for a future use at the entrance to Cressy.</li> </ul>	
<b>Recreation Zone</b>	<b>Recreation Zone</b>
<p><i>Zone purpose</i></p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<p>To provide for active and organised recreational uses and other complementary uses. These facilities can range from small community facilities to major sporting facilities. New major sporting facilities must not cause unreasonable impacts on adjacent sensitive uses. The location of this zone reflects the historic use and development of recreation facilities.</p> <p><i>Recommendation</i></p> <p>Generally, all land currently zoned Recreation should be transferred into the Recreation zone under the TPS.</p> <p>A few anomalies need to be fixed in the process and include changing the zoning of the following properties to Recreation:</p> <ul style="list-style-type: none"> <li>• 15A Mason Street, Longford (existing tennis club currently zoned Open Space); and</li> <li>• 3 Archer Street, Longford (existing bowls club currently zoned Open Space).</li> </ul>	
Open Space Zone	Open Space Zone
<p><i>Zone purpose</i></p> <p>To provide land for open space purposes including for passive recreation and natural landscape amenity.</p> <p><i>Recommendation</i></p> <p>Generally, all land currently zoned Open Space should be transferred into the Open Space zone under the TPS.</p> <p>The following properties should also be considered for the Open Space zone:</p> <ul style="list-style-type: none"> <li>• 33 Church Street, Ross (site of the Ross Village Green) rezone from Local Business to Open Space; and</li> <li>• 41 Devon Hills Road, Devon Hills (existing community shed and associated land) rezoned Low Density Residential to Open Space.</li> </ul>	
Local Business Zone	Local Business Zone
<p><i>Zone purpose</i></p> <p>To provide for business, professional and retail services which meet the convenience needs of a local area. The type and scale of use and development must not compromise or distort the activity centre hierarchy.</p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<p><i>Recommendation</i></p> <p>Generally, all land currently zoned Local Business should be transferred into the Local Business zone under the TPS.</p> <p>The following properties should also be considered for the Local Business zone:</p> <ul style="list-style-type: none"> <li>Remove 33 Church Street, Ross (site of the Ross Village Green) rezone from Local Business to Open Space; and</li> <li>Removal of part of 26 Bond Street, Ross (CT164909/1) land east of proposed Ross Village Green rezone to General Residential.</li> </ul>	
<b>General Business Zone</b>	<b>General Business Zone</b>
<p><i>Zone purpose</i></p> <p>To provide for business, community, food, professional and retail uses serving a town or group of suburbs.</p> <p><i>Recommendation</i></p> <p>Generally, all land currently zoned General Business should be transferred into the General Business zone under the TPS. The following title should be re-zoned General Business:</p> <ul style="list-style-type: none"> <li>121 High Street, Campbell Town (currently zoned General Residential and a re-zoning was initiated by Council on 19 March 2018).</li> </ul> <p>Current General Business zone objectives (Interim Scheme) focus on Campbell Town, Longford and Perth. These objectives should be carried over into the Strategy.</p>	
<b>Central Business Zone</b>	<b>Central Business Zone</b>
<p><i>Recommendation</i></p> <p>Not applicable to land within the Northern Midlands municipality therefore no action is required.</p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<b>Commercial Zone</b>	<b>Commercial Zone</b>
<i>Recommendation</i> Not applicable to land within the Northern Midlands municipality therefore no action is required.	
<b>Light Industrial Zone</b>	<b>Light Industrial Zone</b>
<i>Zone purpose</i> To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize the impacts on surrounding land.	
<i>Recommendation</i> Generally, all land currently zoned Light Industrial should be transferred into the Light Industrial zone under the TPS. A small Light Industrial area to be considered for Ross under the Strategy.	
<b>General Industrial Zone</b>	<b>General Industrial Zone</b>
<i>Zone purpose</i> To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses. The location of the General Industrial zone reflects the suitability for higher impact uses with greater separation to towns and residential areas.	
<i>Recommendation</i> Generally, all land currently zoned General Industrial should be transferred into the General Industrial zone under the TPS. Future re-zoning to occur for the industrial zoning of the Translink Industrial Park south to Perth Mill Road.	



NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
Rural Resource Zone	Rural Zone/Agriculture Zone
<p><i>Rural Zone - zone purpose</i></p> <p>To provide for a range of uses within the rural area whilst minimising the conversion of agricultural land to non-agricultural uses. These uses may occur where:</p> <ul style="list-style-type: none"> <li>• The land is constrained for agriculture given the characteristics of the land;</li> <li>• The use or development requires a rural location for operational reasons;</li> <li>• The use or development is compatible with agricultural uses;</li> <li>• The impacts on surrounding uses will be minimal.</li> </ul> <p>40ha minimum lot size.</p> <p><i>Agriculture Zone - zone purpose</i></p> <p>The zone is for agricultural uses, uses that support agriculture, and protecting this land from conflicting, non-agricultural uses.</p> <p>Subdivision for the creation of new lots in this zone is discretionary. Subdivision for the creation of purely residential lots is not supported in this zone under the TPS.</p> <p><i>Recommendation</i></p> <p>The Rural Resource zone has been deleted therefore land currently under this zoning must be allocated a new zone. The following principles are to be applied in determining the appropriate zoning.</p> <ul style="list-style-type: none"> <li>• Rezone to either Rural zone or Agriculture zone based on the State Agricultural Mapping and using the methodology established by Glamorgan-Spring Bay Council (detailed below);</li> <li>• Use AK Consulting to provide direction on application of zones for 'constrained' or 'grey-area' parcels. If AK Consulting are not used then the application of zones will be determined based on the methodology established by Glamorgan-Spring Bay Council;</li> </ul>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<ul style="list-style-type: none"> <li>• Launceston, Meander Valley, Southern Midlands, Glamorgan-Spring Bay and Central Highlands Councils have taken the above approach and have engaged AK consulting to either undertake Agricultural mapping and prepare guidelines to applying Rural vs. Agriculture zone or review stand-alone sites.</li> <li>• The following uses are either permitted or discretionary in the Rural Resource zone but prohibited in both the Rural and Agriculture zone therefore they must be allocated an alternative zoning: <ul style="list-style-type: none"> <li>- Vehicle fuel sales and service (Particular Purpose - Service Station)</li> <li>- Hotel Industry</li> <li>- Equipment sales and hire</li> <li>- Vehicle parking (although only discretionary in the Rural Resource zone if associated with Evandale market)</li> </ul> </li> <li>• Sites currently used for Vehicle fuel sales and service, where not located within a village or town, should be zoned 'Particular Purpose - Service Station'.</li> <li>• Mapping of Agricultural and Rural land must also take into consideration areas of native and significant vegetation.</li> </ul>	
<p>Glamorgan-Spring Bay Council have applied the following methodology:</p> <ul style="list-style-type: none"> <li>• If less than 50% of a lot is mapped as land potentially suitable for agriculture, apply the Rural zone (except in the circumstances where a lot adjoins good quality agricultural land in the same ownership);</li> <li>• If slope is greater than 1 in 5 for approximately 50% of a lot, apply the Rural Zone;</li> <li>• If land is used for level 2 quarrying, forestry or subject to a Private Timber Reserve, apply the Rural Zone;</li> <li>• If land is mapped as 'constrained' for agriculture, there must be three or more adjacent or nearby constrained lots before consideration will be given to either the Rural Zone or Landscape Conservation Zone.</li> </ul>	
<b>Significant Agricultural Zone</b>	<b>Agriculture Zone</b>
<p><i>Recommendation</i> Zone has been deleted however no land in the Northern Midlands municipal area is zoned Significant Agriculture. No action required.</p>	
<b>Utilities Zone</b>	<b>Utilities Zone</b>

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<p><i>Zone purpose</i></p> <p>To provide land for major utilities installations and corridors. Typically, land within the zone is owned by government authority and it provides for those public services.</p> <p><i>Recommendation</i></p> <p>All land currently zoned Utilities should be zoned Utilities under the TPS, unless specified for re-zoning elsewhere in this report.</p>	
<b>Environmental Management Zone</b>	<b>Environmental Management Zone</b>
<p><i>Zone purpose</i></p> <p>To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or scenic values.</p> <p><i>Recommendation</i></p> <p>All land currently zoned Environmental Management should be zoned Environment Management under the TPS.</p>	
<b>Major Tourism Zone</b>	<b>Major Tourism Zone</b>
<p><i>Recommendation</i></p> <p>No land in the Northern Midlands municipal area is zoned Major Tourism. No action required.</p>	
<b>Port and Marine Zone</b>	<b>Port and Marine Zone</b>
<p><i>Recommendation</i></p> <p>No land in the Northern Midlands municipal area is zoned Port and Marine. No action required.</p>	
<b>Particular Purpose - Future Residential Zone</b>	<b>Future Urban Zone or General Residential</b>

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<p><i>Recommendation</i></p> <p>Land that is currently zoned 'Particular Purpose - Future Residential' should be carried over into the 'Future Urban Zone'.</p>	
Particular Purposes - Service Station Zone	Particular Purpose - Service Station Zone
<p><i>Current Zone purpose</i></p> <p>To provide for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles. To ensure off site impacts are minimal or can be managed to minimize conflict with, or unreasonable loss of amenity to, any sensitive uses.</p> <p><i>Recommendation</i></p> <p>A Particular Purpose - Service Station zone should be drafted for the Tasmanian Planning Scheme and all properties currently zoned Particular Purpose - Service Station should be carried over into the new zone.</p> <p>The following properties should be zoned Particular Purpose - Service Station</p> <ul style="list-style-type: none"> <li>• 171-183 High Street, Campbell Town;</li> <li>• 'Ampol Campbell Town' - 184 High Street, Campbell Town</li> <li>• 'Caltex Epping Forest' - 13490 Midland Highway, Epping Forest (currently zoned 'Rural Resource' should be zoned 'Particular Purpose - Service Station).</li> </ul>	
Nil	Landscape Conservation Zone
<p><i>Zone purpose</i></p> <p>To provide for the protection, conservation and management of areas with landscape values. The zone provides for use and development that integrates with those landscape values.</p> <p><i>Recommendation</i></p>	



NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<p>Land that contains areas of high conservation native vegetation, significant landscape, biodiversity or natural values and located within a rural or agricultural setting should be considered for the Landscape Conservation zone.</p> <p>Significant landscapes can also be recognised by a Scenic Landscape Overlay (which is informed by the Priority Vegetation mapping). Current biodiversity mapping to be applied until state-wide mapping agreed to and when available.</p>	

## Notes:

- A process must be established for managing site specific rezoning recommendations. It is understood that Council will arrange owner notification and consultation prior to the recommendations report being made public.

## 4. Code Transition Recommendations

Zone transition recommendations to be implemented into the Tasmanian Planning Scheme are provided in Table 2 below.

Table 2 - Code Transition Recommendations

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
Bushfire Hazard Code	Bushfire-Prone Areas Code
<p><i>Recommendation</i></p> <p>The TFS are currently working on the bushfire-prone area mapping for the Northern Midlands region. We have liaised with the TFS and they have committed to have the mapping finalised by July 2018 so that it can be integrated into the TPS when the transfer occurs.</p>	
Potentially Contaminated Land Code	Potentially Contaminated Land Code
<p><i>Recommendation</i></p> <p>All existing areas currently mapped under the 'potentially contaminated land' overlay area should be carried directly across into potentially contaminated land overlay mapping.</p> <p>Note: There are more exemptions to the Potentially Contaminated Land Code under the TPS.</p>	
Landslip Code	Landslip Hazard Code
<p><i>Recommendation</i></p> <p>All existing areas currently mapped under the 'landslip' overlay area should be carried directly across into the landslip overlay mapping.</p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
Road and Railway Assets Code	Road and Railway Assets Code
<p><i>Recommendation</i></p> <p>No overlay mapping applies to this Code therefore no further action is required other than to adopt the Code in the Planning Scheme.</p> <p><i>Note: Within 50 m of a railway or Category 1,2&amp;3 road &gt;60km/h, there is discretion to either approve or refuse new habitable buildings.</i></p>	
Flood Prone Areas Code	Flood-Prone Areas Hazard Code
<p><i>Recommendation</i></p> <p>All existing areas currently mapped under the 'flood prone areas' overlay area should be carried directly across into the 'flood prone areas hazard' overlay mapping.</p> <p>Updated flood prone mapping for Perth should be integrated into the TPS and the flood prone area overlay map should be amended to suit.</p>	
Car Parking and Sustainable Transport Code	Parking and Sustainable Transport Code
<p><i>Recommendation</i></p> <p>No overlay mapping applies to this Code therefore no further action is required other than to adopt the Code in the Planning Scheme.</p>	
Scenic Management Code	Scenic Protection Code
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>All existing areas currently mapped under the 'scenic management' overlay area should be carried directly across into the scenic protection overlay mapping;</li> <li>The scenic road corridor up the Midlands Highway should be revised to a 120 m buffer area as per the Tasmanian Planning Scheme. Southern Midlands Council will be consulted on this issue to ensure consistency across municipalities.</li> <li>Fingal Valley to be added to the Scenic Protection overlay area.</li> </ul>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<ul style="list-style-type: none"> <li>• Scenic Protection Area can no longer be applied to Gibbet Hill or Evandale (Cambock Lane portion) due to the zoning (i.e. Scenic Protection Code only covers land zoned Rural Living, Rural, Agriculture, Landscape Conservation, Environmental Management &amp; Open Space). This can be addressed, possible through the Evandale SAP.</li> <li>• Incorporate the objectives under the Interim Scheme into the management objectives in the LPS.</li> </ul>	
<b>Biodiversity Code</b>	<b>Natural Assets Code</b>
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>• The Biodiversity Code has been replaced with the Natural Assets Code. As such, new mapping must be introduced to ensure existing areas protected under the Biodiversity Code are continued to be protected and managed appropriately.</li> <li>• New Priority Vegetation Mapping should guide this decision making process and indicate any new areas to be covered by the Natural Assets code.</li> <li>• This is issue is currently being discussed by Northern Regional Councils and the recommendation is to follow suit with the methodology adopted by adjoining Councils.</li> </ul>	
<b>Water Quality Code</b>	Nil
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>• The Water Quality Code has been removed from the TPS.</li> <li>• Stormwater will need to be managed by condition of a Permit.</li> </ul>	
<b>Recreation and Open Space Code</b>	Nil
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>• The Recreation and Open Space Code has been removed from the TPS.</li> <li>• The requirements of Public Open Space will be addressed through Specific Area Plans covering major development sites and via permit conditions.</li> </ul>	



NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
Environmental Impacts and Attenuation Code	Attenuation Code
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>• The Attenuation Code should be adopted and existing areas currently under an Attenuation overlay should be carried over.</li> <li>• The following uses should also be mapped under the Attenuation overlay if not already: <ul style="list-style-type: none"> <li>- Crematoria;</li> <li>- Mine;</li> <li>- Quarry or extractive pit;</li> <li>- Shooting range;</li> <li>- Waste depot;</li> <li>- Waste transfer station;</li> <li>- Sewerage Treatment Plant</li> </ul> </li> </ul>	
Airports Impact Management Code	Safeguarding of Airports Code
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>• New mapping will reflect the most current Launceston Airport's Obstacle Limitation Area mapping.</li> <li>• Devon Hills District committee were concerned with the flight paths and amenity impacts from Launceston airport so this issue should be carefully managed.</li> </ul>	
Heritage Code	Local Historic Heritage Code
<p><i>Recommendation</i></p> <ul style="list-style-type: none"> <li>• Adopt the Local Historic Heritage Code and apply the existing Heritage Precinct mapping as per current mapping or as amended.</li> <li>• We are considering broadening the mapping where amendments have been supported through community discussions.</li> </ul>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<ul style="list-style-type: none"> <li>• Significant trees should be included in a separate overlay within the Heritage Precinct overlay. A list of significant trees needs to be formulated and incorporated into the draft LPS and it is understood that this list will be provided by Council and checked against the current tree register under the National Trust. For example, Evandale and Ross both contain significant trees along the main street which could be protected under this overlay.</li> <li>• The Interim Planning Scheme has a Heritage Precinct Specific Area Plan which applies to the existing Heritage Precincts and is above and beyond the provisions under the Heritage Code. The controls under this code relate to building form and maintaining a streetscape setting that is consistent with the existing heritage character.</li> <li>• It may be possible to carry the whole Specific Area Plan into the TPS although this is unlikely to be supported by the Planning Commission.</li> <li>• The current Heritage SAP development controls could be incorporated into the individual town Specific Area Plans. This approach is dependent on which town the SAP applies to. In towns such as Evandale and Ross, where there is an established heritage character, there may be some justification in providing additional control over development in new areas. However, in towns such as Perth, additional control may not necessarily be appropriate.</li> <li>• It is important to understand that the controls in the current Heritage SAP only apply to the heritage precincts whereas this proposal is to apply them across the new development areas (covered by the SAP) where in historically consistent towns such as Evandale.</li> <li>• There are two further options, either to remove the Heritage SAP entirely and rely solely on the provisions under the Heritage Code or extend the heritage precinct areas over the whole town. This second option is also unlikely to be supported by the Planning Commission as there is no heritage basis to apply the controls to a new development area.</li> </ul> <p>Perth:</p> <ul style="list-style-type: none"> <li>• There is a strip of land that extends approximately 800 metres north west from the current boundary of the heritage overlay along Main Road. This strip contains several heritage listed properties such as the Railway Tavern, the Pioneer Avenue Elm Trees and cottages and is not located within the current heritage overlay under the interim scheme. Google maps street view indicates that the streetscape generally consists of modest weather board residential dwellings;</li> <li>• St Andrew's Parish Hall is located on one parcel of land outside the boundary of the Heritage Overlay on Clarence Street, there presumably is a strong argument to have the overlay boundary relocated to include this parcel, assuming there are not specific reasons why the NMC excluded it from the Interim Scheme Heritage Overlay.</li> </ul>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<p>Evandale:</p> <ul style="list-style-type: none"> <li>No changes to the heritage precinct overlay required however significant trees (in particular, the Oak Trees in town) should be identified and protected under the <i>Local Historic Heritage Code - Significant trees</i> overlay. This matter was also raised by the Evandale District Committee.</li> </ul> <p>Campbell Town:</p> <ul style="list-style-type: none"> <li>Feedback received from local residents at the Campbell Town District Committee meeting noted that the towns heritage assets were under promoted and improving the promotion of this would encourage greater interest from tourists. However, no changes to the current heritage overlay area appear necessary.</li> </ul> <p>Ross:</p> <ul style="list-style-type: none"> <li>Local residential at the Ross District Committee meeting requested the heritage precinct overlay be revised to extend east of Bond Street to Park Street and north to incorporate the cemetery on the hill. The residents also raised concern that the heritage assets in Ross required better protection and promotion to strengthen the town's presence on Tasmania's tourist 'heritage trail' and support the towns local economy.</li> </ul> <p>Cressy:</p> <p>The introduction of a heritage precinct was discussed at the Cressy District Committee meeting and a number of local residents raised interest in the idea of applying some form of heritage recognition for Church Street. The street contains good examples of federation weatherboard homes with consistent setbacks and streetscape presence.</p> <p>Including a heritage precinct overlay needs to be carefully balanced with implication on current owners and requires further heritage input.</p> <p>Avoca:</p> <p>There are a small number of existing heritage buildings in Avoca and no heritage precinct overlay applies. However, the community response to the suggestion of a heritage precinct overlay was not considered necessary for the town. Any buildings of significant historic value are already protected under the state heritage controls.</p>	

NORTHERN MIDLANDS INTERIM PLANNING SCHEME	TASMANIAN PLANNING SCHEME
<b>Coastal Code</b>	Coastal Erosion Hazard Code Coastal Inundation Hazard Code
The Coastal Code was not applied in the Interim Planning Scheme, no further action required.	
<b>Signs Code</b>	<b>Signs Code</b>
<i>Recommendation</i> No overlay mapping applies to this Code therefore no further action is required other than to adopt the Code in the Planning Scheme.	
Nil	<b>Electricity Transmission Infrastructure Protection Code</b>
<i>Recommendation</i> Apply overlay to area shown in ListMap under 'Electrical Transmission Infrastructure Protection Code Overlay' and adopt Code in the TPS.	
Nil	<b>Telecommunications Code</b>
<i>Recommendation</i> No overlay mapping applies to this Code therefore no further action is required other than to adopt the Code in the Planning Scheme.	



## 5. Specific Area Plans

Specific Area Plans are proposed for the following locations:

- Evandale (draft provided under Attachment B)
- Longford
- Cressy
- Campbell Town
- Perth
- Devon Hills 'no subdivision' SAP
- Ross
- Translink

The Specific Area Plans (in particular the Key Development Sites) should include a uniform approach to street tree planting of compatible species.

## 6. Key Matters for Consideration

### Agricultural Mapping

- All bordering Councils are using an agricultural consultant (AK Consulting) to verify the zoning between the Rural and Agriculture zones based on agricultural constraints to some extent.
- JMG can use an established methodology to check the border of the State Agricultural mapping when we are undertaking the zone mapping.
- It is suggested that if specific areas are found in the mapping process that require assistance in terms of agricultural input then an agricultural consultant be engaged for this specific task. Likewise, if during the consultation process issues arise in the boundary between the Rural and Agriculture zones Council may defer to specific advice from the agricultural consultant.

### Specific Area Plans

- Specific Area Plans are proposed for the major towns that have identified development areas based on strategic development plans done for those towns. The towns recommended to be covered by a Specific Area Plan are identified under Section 5.
- Some major towns such as Ross do not have a strategic development plan or development areas.
- We suggest Council includes a Specific Area Plan for Ross that identifies some development areas for the town. This needs to be done in consultation with the district committee.
- Cressy has a strategic development plan but is not a major town. It is assumed that there should be a Specific Area Plan for Cressy also, but this may create an expectation from other towns.

- Devon Hills has a provision in the current scheme effectively prohibiting subdivision. This may warrant a Specific Area Plan specific to this issue if the control is to be maintained (which is the desire of residents).
- The Interim Planning Scheme has a Heritage Precinct Specific Area Plan which applies to the existing Heritage Precincts and is above and beyond the provisions of the Heritage Code. The controls under this code relate to building form and maintaining a streetscape setting that is consistent with the existing heritage character. There is the option to either carry the whole Specific Area Plan into the TPS, incorporate it into the town specific SAPS, remove it and rely on the provisions of the Heritage Code or extend the heritage precinct areas over the whole town.
- If the heritage provisions are to be incorporated into the town specific SAPS only, it is important to understand that the controls in the current Heritage SAP only apply to the heritage precincts, whereas this proposal is to only apply them across the new development areas (covered by the SAP) and only where the development sites are in historically consistent towns such as Evandale. Further discussion on this issue is provided in Table 2 above.

#### **Town Character Statements**

- The brief requires statements of town character from specific towns. These are often descriptive of elements not regulated by the planning scheme, thus they will be included in the strategy element of the document and only relevant parts put into Specific Area Plans.
- A number of towns have not been consulted and thus there will be no character statement included in the strategic plan. Alternatively, JMG can draft character statements without consultation for these towns and this can be modified if required through the general consultation process. There may be an issue of equity between the towns that Council may consider.

#### **Attenuation Buffers**

- The current scheme has a table of uses that require separation between polluting uses and sensitive uses such as dwellings, schools etc.
- These areas are generally all mapped in the overlay in the Southern Region and are partially mapped in the Northern Region.
- There is an inconsistent approach between State Government and Infrastructure Authorities and other Council's on this issue, but there is a benefit in clarity to applicants.
- To map every use in the current Attenuation Code is potentially a significant task, thus it is suggested that a partial mapping solution be adopted based on the information that is easily available and include the following uses:
  - Crematoria;
  - Mine;
  - Quarry or extractive pit;
  - Shooting range;
  - Waste depot;
  - Waste transfer station; and
  - Sewerage Treatment Plant

**Landscape Protection/Scenic Protection**

- We have not been briefed on this issue yet but are advised by other Council's that this is a significant issue.

## APPENDIX A

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### Planning Scheme Comparison

DRAFT



## **COMPARISON**

*NORTHERN MIDLANDS INTERIM PLANNING SCHEME*

vs

*TASMANIAN PLANNING SCHEME - STATE PLANNING PROVISIONS*

### notes

Comparison completed on the basis of additions/deletions implemented in the new TPS

(+) = addition

(-) = deletion

AS = acceptable solution

PC = performance criteria

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
10.0 General Residential	8.0 General Residential	<u>NPR (4)</u> (+) Utilities - minor <hr/> <u>PERMITTED (2)</u> (+) Visitor Accommodation (-) Utilities <hr/> <u>DISCRETIONARY (8)</u> (+) Emergency Services (-) Recycling and waste disposal (-) Residential (-) Resource development (-) Vehicle Parking (-) Visitor accommodation (-) Utilities - minor (+) Sports & Recreation	(-) Amenity (+) Visitor Accommodation	No change	An increase of 0.3 m for protrusions that extend into the frontage setback (-) 4m setback (+) must not reduce sunlight to solar energy installation	(-) north facing window (-) site area impervious surface (+) POS can also be used for vehicle parking	No change to min. lot size (-) Solar orientation of lots (-) Align existing titles with zone boundaries and no additional lot created.	**Check for amendments regarding subdivision along zone boundaries with TPC
11.0 Inner Residential	9.0 Inner Residential	<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
12.0 Low Density Residential	10.0 Low Density Residential	<u>NPR (4)</u> (+) Residential (single)	(+) Visitor Accommodation (+) Discretionary Uses	Increase from 8 to 8.5 m	Decrease of frontage	Site coverage increase from 10 to 30 %	Min. lot area decrease from 1ha to 1500m <sup>2</sup>	Devon Hills 'no subdivision' overlay

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Utilities - minor  <u>PERMITTED (2)</u> (+) Visitor Accommodation (-) Residential (-) Utilities  <u>DISCRETIONARY (9)</u> (+) Residential (+) Educational and Occasional Care (-) Visitor Accommodation	(-) Amenity  (-) Low Density Residential Character		setback from 15 to 8 m  No change to rear setback  (-) Side setback of 7.5 m  (+) Side setback of 5 m	(+) Frontage fences  (-) Garage/carport  (-) Outbuildings	Min. frontage increase from 6m to 20m  (+) No new road  (-) No new lots at Devon Hills  (-) Align existing titles with zone boundaries and no additional lot created.	is no longer available in the TPS
13.0 Rural Living	11.0 Rural Living	<u>NPR (5)</u> (+) Residential (single) (+) Resource Development (if for grazing) (+) Utilities - minor  <u>PERMITTED (1)</u> (+) Visitor Accommodation (-) Residential (-) Resource Development (-) Utilities  <u>DISCRETIONARY (13)</u>	(+) Visitor Accommodation  (-) Amenity  (-) Rural Living Character  (+) qualification under Educational and occasional care  (+) qualification for Manufacturing and Processing (No longer just on 201 Pateena Road, Longford)  (+) qualification for Sports and Recreation	Increase from 8 to 8.5m	Min. frontage increase from 15m to 20m  Decrease of min. side and rear setback from 20m to 10m  (+) Agriculture Zone included to separation with sensitive use	Site coverage change from max. 5% to 400 m <sup>2</sup>	Min. lot sizes range from 1 to 10 ha, separated into 4 zones (IPS was standard 1ha)  Lot frontage increase from 4m to 40m  (+) No new road  (-) Align existing titles with zone boundaries and no additional lot created.  (-) setback provision for new lots	More uses have been transferred into the No Permit Required pathway - including single dwelling development.  Storage is now a prohibited use.  Vehicle fuel sales and service is now a discretionary use where it was previously prohibited.

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Emergency Services (+) General retail and hire (+) Food services (+) Vehicle fuel sales and service (-) Equipment and machinery sales and hire (+) Resource processing (-) Storage						
14.0 Environmental Living		<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
16.0 Village	12.0 Village	<u>NPR (4)</u> (+) Utilities - minor <hr/> <u>PERMITTED (11)</u> (-) Crematoria and cemeteries (-) Hotel Industry (-) Hospital services (-) Utilities - minor <hr/> <u>DISCRETIONARY (16)</u> (+) Custodial facility (+) Hotel Industry	(-) Village Character	Increase from 6m to 8.5m	Frontage setback decrease from 6m to 4.5m  No change to side/rear setback	(+) Provisions the setback of light machinery (e.g. pumping) with sensitive use (+) Fencing (+) Outdoor storage area	Min. lot area decrease from 800 to 600 m <sup>2</sup> (+) No new road (-) Align existing titles with zone boundaries and no additional lot created. (-) setback provision for new lots	



ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Pleasure Boat facility (+) Research and development (+) Resource processing (+) Service industry (+) Transport depot and distribution (+) Vehicle fuel sales and service (+) Vehicle parking						
15.0 Urban Mixed Use	13.0 Urban Mixed Use	<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
20.0 Local Business	14.0 Local Business	<u>NPR (7)</u> (+) Business and Professional Services (+) Food services (+) General retail and hire (+) Residential - home-based business (+) Utilities - minor  <u>PERMITTED (9)</u> (+) Bulky goods sales (+) Educational and occasional care	(+) Discretionary uses (+) Retail impact for Bulky Good Sales and General Retail and Hire (-) Noise levels	Increase from 8 to 9m	Introduction of setback provision for property adjoining a residential zone  Buildings to be built to frontage at ground level	(+) Design provision (+) Fencing (+) Outdoor storage areas (+) Dwellings	(-) Align existing titles with zone boundaries and no additional lot created. (-) no subdivision on boundary with residential zone Min. frontage decrease from 5 to 3.6m	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Emergency services (+) Pleasure boat facility <u>DISCRETIONARY (13)</u> (+) Equipment and machinery sales and hire (+) Vehicle fuel sales and service (-) Bulky goods sales (-) Educational and occasional care (-) Emergency services (-) Recycling and waste disposal (-) Resource processing						
21.0 General Business	15.0 General Business	<u>NPR (7)</u> (+) Residential - home based business (+) Business and Professional Services (+) Food services (+) General retail and hire (+) Utilities - minor	(+) Discretionary uses (+) Retail impact (-) Noise levels	Increase from 8 to 12m (10m if near residential)	Introduction of setback provision for property adjoining a residential zone  Buildings to be built to frontage at ground level	(+) Design provision (+) Fencing (+) Outdoor storage areas (+) Dwellings	(-) Align existing titles with zone boundaries and no additional lot created.  (-) no subdivision on boundary with General Residential Zone	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		<u>PERMITTED (9)</u> (+) Community meeting and entertainment (+) Educational and occasional care (+) Emergency services (+) Pleasure boat facility (+) Residential (-) Business and professional services (-) Food services (-) General Retail and hire					Min. lot area decrease from 200 to 100 m <sup>2</sup>  Min. frontage decrease from 5 to 3.6m	
		<u>DISCRETIONARY (15)</u> (+) Custodial facility (+) Equipment and machinery sales and hire (+) Hospital services (+) Resource processing (+) Vehicle fuel sales and service (+) Visitor accommodation						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Emergency services (-) Community meeting and entertainment (-) Recycling and waste disposal (-) Educational and occasional care						
22.0 Central Business	16.0 Central Business	<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
23.0 Commercial	17.0 Commercial	<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
24.0 Light Industrial	18.0 Light Industrial	<u>NPR (3)</u> (+) Utilities <hr/> <u>PERMITTED (9)</u> (+) Emergency services (+) Manufacturing and processing (+) Port and shipping (+) Transport depot and distribution (+) Vehicle fuel sales and service (-) Utilities <hr/> <u>DISCRETIONARY (12)</u>	(-) qualification for Natural and Cultural Values and Management and Passive Recreation (-) Emissions (+) Hours of operation (all uses standards) (+) Discretionary uses (+) qualification for bulky goods sale	Increase from 8 to 10m	Frontage setback decrease from 15 to 5.5 m	(+) Fencing (+) Outdoor storage areas (+) Landscaping	Min. lot size increase from 800 to 1000 m <sup>2</sup> (-) Align existing titles with zone boundaries and no additional lot created. (-) no subdivision on boundary with General Residential, Village, Low Density Residential or Rural Living Zones	



ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Educational and occasional care (if for existing) (+) General retail and hire (if for existing) (+) Sports and recreation (-) Business and professional services (-) Emergency services (-) Transport depot and distribution (-) Vehicle fuels sales and service (-) Manufacturing and processing (-) Residential (although under the Interim it only related to 10 Union St Longford)						
	19.0 General Industrial	<u>NPR (3)</u> (+) Utilities  <u>PERMITTED (12)</u> (+) Emergency Services (+) Port and shipping	(-) Emissions (+) Discretionary uses	Increase from 10 to 20m	Frontage setback decrease from 15 to 10m 6m setback from road/landsca		Min. lot size increase from 1000 to 2000 m <sup>2</sup> (-) Align existing titles with zone boundaries and no	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Bulky goods sales (-) Vehicle parking  <u>DISCRETIONARY (6)</u> (+) Bulky goods sales (+) Educational and occasional care (+) Sports and recreation (+) Vehicle parking (-) Emergency services (-) Resource processing			ping treatment		additional lot created.  (-) no subdivision on boundary with General Residential, Village, Low Density Residential or Rural Living Zones	
26.0 Rural Resource	20.0 Rural	<u>NPR (4)</u>  <u>PERMITTED (15)</u> (+) Educational and occasional care (+) Emergency Services (+) General retail and hire (+) Manufacturing and processing (+) Pleasure boat facility (+) Research and development (+) Storage	(+) Discretionary use (-) Dwellings (-) Irrigation Districts (-) qualification for Resource Development and Utilities in the No Permit Required use class	One standard for all - 12m	One setback regardless of sensitive use or not - 200m	(+) Access for new dwellings  (-) Prohibition of strata subdivision on land zoned Rural Resource	(-) Align existing titles with zone boundaries and no additional lot created. 40 ha minimum lot size	Deletion of 'Vehicle Parking' from Discretionary Use - it is a site-specific qualification for Evandale Market  Vehicle Fuel Sale and Service, Hotel Industrial, Equipment Sales and Hire are now prohibited

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Utilities (-) Community meeting and entertainment (-) Crematoria and cemeteries (-) Hotel industry (-) Resource development (-) Sports and Recreation						
		<u>DISCRETIONARY (20)</u> (+) Community meeting and entertainment (+) Crematoria and cemeteries (+) Custodial facility (+) Manufacturing and processing (+) Pleasure boat facility (-) Emergency Services (-) Equipment and machinery sales and hire (-) Extractive industries (-) Hotel industry						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Resource development (-) Resource processing (-) Vehicle parking						
	21.0 Agriculture	<u>NPR (4)</u> Natural and Cultural Values Management Passive Recreation Resource Development (qualification) Utilities (if for minor)		12 m height limit	5 m front setback  Side setback from non-sensitive uses is 5 m  Side setback for sensitive use is 200 m		Subdivision for the creation of new lots is discretionary. Subdivision for the creation of purely residential lots is not supported in this zoned under the TPS.	
		<u>PERMITTED (4)</u> Food Services General retail and hire (qualification) Pleasure Boat Facility (boat ramp) Residential (existing dwellings)						
		<u>DISCRETIONARY (17)</u> Bulky Goods Sales (qualification) Domestic Animal Breeding, Boarding and Training						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		Educational and Occasional Care Emergency Services Extractive Industry Food Services (If not Permitted) General Retail and Hire (If not Permitted) Manufacturing and Processing (qualification) Research and Development Residential (qualification) Resource Development Resource Processing Storage (qualification) Tourist Operation Transport Depot and Distribution (qualification) Utilities Visitor Accommodation						
27.0 Significant Agriculture		<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						



ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
14.0 Environmental Living	22.0 Landscape Conservation	ZONE NOT USED IN INTERIM PLANNING SCHEME						
29.0 Environmental Management	23.0 Environmental Management	<u>NPR (2)</u>  <u>PERMITTED (13)</u> (+) Community meeting and entertainment** (+) Educational and occasional care** (+) Emergency services** (+) Food services** (+) General retail and hire** (+) Pleasure boat facility (+) Research and development (+) Residential (+) Resource development (+) Sport and Recreation (+) Tourist Operation** (+) Utilities** (+) Visitor accommodation**	(-) Reserved Land: use requires RAA (now under development standards) (+) Discretionary uses	No change	No change	Development area changed from 20% to 500 m <sup>2</sup> (+) Exterior finishes (light reflectance) (+) Vegetation management (-) Landscaping (inc. fencing)	(-) Align existing titles with zone boundaries and no additional lot created.  No min. frontage	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		** = additional statutory approval needed  <u>DISCRETIONARY (15)</u> (+) Community meeting and entertainment (+) Educational and occasional care (+) Food services (+) General retail and hire (+) Research and development (+) Vehicle parking						
30.0 Major Tourism	24.0 Major Tourism	<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
31.0 Port and Marine	25.0 Port and Marine	<i>ZONE NOT USED IN INTERIM PLANNING SCHEME</i>						
28.0 Utilities	26.0 Utilities	<u>NPR (3)</u> (+) Passive Recreation  <u>PERMITTED (4)</u>  <u>DISCRETIONARY (4)</u> (-) Extractive industries (-) Passive recreation	(+) All uses (hours of operation) (+) Discretionary uses (replaces 'Capacity of existing utilities')	No change	Increase from 3 to 5m	(+) Fencing (+) Outdoor storage area	(+) Use by Crown/Council/State authority (+) Consolidation of another lot (+) Services	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Storage (+) Tourist operation						
17.0 Community Purpose	27.0 Community Purpose	<u>NPR (3)</u> (+) Utilities <hr/> <u>PERMITTED (8)</u> (+) Business and professional services (+) Residential (+) Tourist operation (-) Recycling and waste disposal (-) Sport and recreation (-) Utilities <hr/> <u>DISCRETIONARY (9)</u> (+) Custodial facility (+) General retail and hire (+) Recycling and waste depot (+) Sports and recreation (+) Vehicle parking (-) Residential	(+) Non-residential use  (-) Zone character	Increase from 8 to 10m	No significant changes	(+) Fencing  (+) Outdoor storage area	New min. lot size (600 m <sup>2</sup> ) - previously no Acceptable Solution  Min. 10m frontage	Potentially increased subdivision due to introduction of minimum lot size (previously none)
		<u>NPR (4)</u>						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
18.0 Recreation	28.0 Recreation	(+) Sports and recreation (+) Utilities	Newly introduced hours of operation for flood lighting and commercial vehicle movements	Increase from 7 to 10m	Decrease from 10m to 5m	(+) Min. 10m from residential zones for extraction, compressors  (+) Outdoor storage area	(-) Align existing titles with zone boundaries and no additional lot created.  Min lot frontage decrease from 4 to 3.6m	
		<u>PERMITTED (1)</u>  (-) Crematoria and cemeteries	(+) Extensions of major sporting facility within 100m of residential zone not to increase spectator capacity					
		<u>DISCRETIONARY (13)</u>  (+) Domestic animal breeding, boarding and training (+) Educational and occasional care (+) Food services (+) General retail and hire (+) Vehicle parking						
19.0 Open Space	29.0 Open Space	<u>NPR (3)</u> (+) Utilities	(+) Discretionary uses  (-) Open space character	Increase from 5 to 10m	Decrease from 10 to 3m	(-) Site coverage of 20%  (-) Landscaping  (+) Outdoor storage area	(-) Align existing titles with zone boundaries and no additional lot created.  (-) Acceptable if for emergency services  Increase min frontage from 4 to 15m	
		<u>PERMITTED (0)</u>  <u>DISCRETIONARY (13)</u>  (+) Crematoria and cemeteries  (+) Resource and development  (+) Transport depot and distribution	Flood lighting now permitted in restricted times					

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Visitor accommodation						
32.0 PPZ - Future Residential	30.0 Future Urban	<u>NPR (2)</u>  <u>PERMITTED (3)</u> (+) 'home-based business' for Residential (+) Resource development  <u>DISCRETIONARY (1)</u> (-) Residential (-) Resource Development	(+) Amenity	No change	No change	Max. 200m <sup>2</sup> floor area for new buildings (AS)	Only for Crown/Council/State Authority, provision of utilities, or consolidation of another lot.  PPZ - FR did not allow any sort of subdivision	Future Urban Zone only permits single dwellings or home-based business.



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