

Reviews requested by Northern Midlands Council

- Review of Agricultural Assessment
- Review of Economic Impact Analysis
- Review of Road Capacity Assessment
- TasWater advice on Utilities Assessment
- Review of Stormwater Strategy



14/2/19

Paul Godier
 Northern Midlands Council
 PO Box 156
 Longford 7301

RE: Ridgeside Lane Evandale – Proposed Planning Scheme Amendment – Initial Review of Agricultural Assessment

Paul, this letter is to provide an initial review of the agricultural assessment lodged in conjunction with an application to allow a planning scheme amendment to rezone land at Ridgeside Lane Evandale from Rural Resource to a mix of Residential and Rural Residential.

An agricultural assessment was prepared by Macquarie Franklin dated December 2018, and a copy provided for review. The report identifies that the subject properties are rated as class 4 agricultural land, which is consistent with the DPIF 2006 report for the South Esk mapping area. The land is generally gently sloping, with no identified significant soil impediments to broad acre cropping, more intensive vegetable crops, or horticultural activities. The report also identifies that a number of nearby properties are currently used for a range of agricultural enterprises, from grazing to broad acre cropping and horticulture. The report correctly states that the land is not prime agricultural land (i.e. class 1, 2 or 3) as defined by the State Policy on the Protection of Agricultural Land (PAL) 2009, however does not provide any comment on areas of prime land in the South Esk mapping area (less than 4%), or the local or regional significance of class 4 land. In discussing the relevance of the state agricultural land policy the report correctly concludes that where there is an inconsistency between any planning scheme and the policy then the state policy takes precedence (although it does incorrectly refer to the central coast planning scheme). Therefore, it is also my conclusion that the State Policy on the Protection of Agricultural Land is the key document the proposal must be assessed against.

The land subject of the rezoning application is within a declared irrigation district (the North Esk Irrigation Scheme) as defined under the water management Act 1999. According to information from Tasmanian irrigation the recently completed North Esk Irrigation scheme commenced water delivery on the 18th of January 2019 and has a total allocation of 4650ML to 54 landholders in the White Hills, Evandale, Relbia and the Nile Road area. The agricultural report states that the subject properties have a combined irrigation right in the scheme of 40ML at this point in time. The report does not quantify water rights on adjacent or nearby properties or address the fact that irrigation rights within the scheme are fully tradable. This is an important feature of the modern irrigation schemes in Tasmania, and has seen many water rights traded amongst landowners over the short and long term to enable agricultural development within the irrigation districts. The report also does not consider the opportunities for share farming, or consolidation amongst other land owners in the local area to take advantage of irrigation rights other landowners may possess. The volume of water rights currently owned by the properties is merely used as an economic justification to convert the properties to a non-agricultural use. This is clearly against the principles of agricultural land capability assessment which is based upon the intrinsic capability of the land to support agricultural production and must not take into account current market economics. Long term land use planning in relation to agricultural land should never be based upon short term market economics, as commodity prices, exchange rates, and international trade agreements can change dramatically over short time frames.

The state policy on the Protection of Agricultural Land (2009) has a primary purpose *“To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”*.

With the objective

“to enable the sustainable development of agriculture by minimising:

- (a) conflict with or interference from other land uses; and*
- (b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.”*

The policy has 11 key principles to be implemented through planning schemes or other relevant planning instruments. Of importance to the subject site are principles 1, 7, and 8.

1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.

Comment – The report does not adequately address this principle, the proposal will result in the permanent loss of a significant area of agricultural land to a non agricultural land use (i.e. residential), and has the potential to fetter surrounding agricultural land use. The report does not address the direct loss of agricultural land, and the only justification provided for the conversion to non-agricultural use is the current volume of water rights in the North Esk irrigation Scheme. The report also states that the layout of the development and mitigation measures will be implemented to minimise impacts on neighbouring rural land, although no references are provided to support the buffer distances, and mitigation methods are not described in detail. There are a number of publications (e.g. CSIRO) that indicate buffer distances of up to 300m are appropriate between residential land and agricultural land to minimise impacts from noise, spray drift and odours etc. It is my conclusion that report does not adequately address this principle and the proposal does not comply with this principle.

7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

Comment - The report does not address the fact that class 4 agricultural land in the local area and the region is the most significant land class for agriculture (due to a lack of class 1, 2 or 3 prime land). Class 4 land in other areas of the state has been recognised in previous assessments by the Tasmanian Planning Commission as land of local and regional significance for agriculture (e.g. Coal River Valley, King Island). The recent development of the North Esk Irrigation scheme makes the class 4 land even more significant to the local area of Evandale and the broader northern midlands region. The report does not adequately address this principle and it is my opinion that the proposal does not comply.

8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

It is clear the subject properties are within the recently completed North Esk Irrigation Scheme, which is a proclaimed irrigation district as defined under part 9 of the Water Management Act 1999. Permanent loss of the agricultural land to residential use does not comply with this principle. The report makes no direct attempt to comply with this principle, and does not even attempt to present a valid argument for non-compliance. It is my conclusion the report does not demonstrate compliance with this principle and the proposal cannot comply.

My initial review has identified a number of issues with the agricultural report and the proposal for rezoning of the land at Ridgeside Lane Evandale from Rural Resource to a mix of Residential and Rural Residential. It is my opinion that the report does not adequately address the State Policy on the Protection of Agricultural Land, and in particular principles 1, 7, & 8. The proposal would result in the permanent loss of a large area of agricultural land of local and regional agricultural significance within a declared irrigation district. It is therefore my conclusion that the proposal does not comply with the State Policy on the Protection of Agricultural Land and that it is very unlikely it would be supported by the Tasmanian Planning Commission.

If you require a more detailed assessment or would like me to brief council further, please contact me in the future.

Regards

A handwritten signature in blue ink, appearing to read 'John Paul Cumming', with a long horizontal flourish extending to the right.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Paul Godier

From: Robert Buckmaster <choicelocation@icloud.com>
Sent: Tuesday, 12 March 2019 10:54 AM
To: Paul Godier
Subject: Preliminary assessment of Evandale Economic Impact Assessment

Hi Paul

Further to our phone conversation of this morning I confirm that i have undertaken a preliminary review of the Summary Economic Impact Assessment prepared by Michael Connell and Associates last November of the scheme outlined in Lange Design's Master Plan for Evandale.

The Concept Master Plan includes a number of elements:

- Possible 4.5 star 100 room hotel with conference, wedding facilities and hotel management training facility.
- Health and well-being retreat for up to 40 guests
- 20 villa eco resort
- Sustainability Centre, education hub and artisan village
- Child care centre
- 80 unit retirement village
- Aged care facility with 25 specialist beds and 20 dementia patient beds
- On-site sewerage and waste water treatment
- Neighbourhood demonstration farm.

Michael Connell & Associate's estimates of jobs stimulated by the project during the build phase namely 63 full time equivalent on site construction jobs, 15 jobs in the region associated with material supply and further 15 indirect jobs induced seem reasonable based on relativities to other projects of comparable scale.

Direct on-site jobs during the operation phase are forecast to increase overtime from an initial 3 in 2020 to 276 on build out in 2037. The number of forecast operational jobs is considered consistent with the proposed elements outlined in the Master Plan.

Presumably these are full time equivalent, as is the convention for economic impact assessments. For the sake of clarity it would be helpful if this were stated explicitly.

The estimate of jobs induced by these direct jobs also seems reasonable. Again, it would be helpful to confirm whether these are full time equivalent.

Regards

Robert Buckmaster
Principal
Choice Location Strategists



Keith Midson
Midson Traffic Pty Ltd
18 Earl Street
Sandy Bay TAS 7005
0437 366 040

6 February 2019

Paul Godier
Senior Planner
Northern Midlands Council
13 Smith Street
Longford TAS 7301

Dear Paul,

RIDGESIDE LANE PROPOSAL – TECHNICAL REVIEW

Further to our recent discussions, I confirm that I have reviewed the traffic information in relation to the Ridgeside Lane proposal near Evandale.

This letter outlines my assessment and findings of the 'Ridgeside Lane, Evandale Road Capacity Assessment' report prepared by Pitt and Sherry.

1. Development Proposal

The development is substantial in scale. It includes village centre, hotel, resort, retirement village, and residential components.

2. Road Network

The development includes an internal network that generally appears to adequately service the access requirements of the various components of the site.

In a regional context, the site relies exclusively upon access via Logan Road and White Hills Road. These roads provide a rural collector road function, but may not be suitable in their current form to cater for the significant additional traffic loading associated with the development.

Logan Road has a narrow road width near the site (approximately 5.0 to 5.5 metres). Given the substantial increase in traffic volume that Logan Road will be required to carry, it will require road widening.

White Hills Road is approximately 5.5 to 6.0 metres wide east of Ridgeside Lane. As with Logan Road, the substantial increase in traffic volume will result in the requirement for road widening.

3. Traffic Generation

The traffic generation from the development is significant in scale. The report prepared by Pitt and Sherry does not provide a calculation of the traffic generation potential of the development as a whole.

Rather it provides an overview of the spare capacity within the key road links that connect the site to Evandale and the Midland Highway.

Table 1 provides a high-level overview of the potential traffic generation of the masterplan.

Table 1 Nominal Traffic Generation Potential

Component	Unit	Daily Traffic Generation	Peak Traffic Generation
Village	Restaurant, café, shops, sustainability centre, etc	1,500 vpd (nominal)	150 vph (nominal)
Hotel	200 rooms	800 vpd	120 vph
Health and Wellbeing	40 guests	160 vpd	24 vph
Resort	20 rooms	80 vpd	12 vph
Residential lots (multiple dwellings)	7 lots	700 vpd	70 vph
General residential lots	407 lots	3,256 vpd	326 vph
Low density residential lots	46 lots	368 vpd	37 vph
Rural living lots (Zone A)	31 lots	248 vpd	25 vph
Rural living lots (Zone B)	14 lots	112 vpd	11 vph
Other components		200 vpd (nominal/external)	50 vph (nominal/external)
TOTAL		7,424 vpd	825 vph

It is likely that the majority of this traffic generation will travel on the surrounding road network (most likely 75% to 80%). The balance of trips will occur on the internal network of the development (such as a residential trip to the village for example).

4. Road Capacity Assessment

The Pitt and Sherry report provides a very high-level capacity assessment of key roads that connect to the subject site. In general terms, the use of the LGAT Standard Drawings to determine road link capacity is reasonable. The LGAT Standard Drawings have a basis in research that is linked to Austroads.

It is noted that the Average Weekday traffic volumes provided in the Pitt and Sherry report varies from Council's most recent traffic data. A comparison of traffic volumes is provided in Table 2. The traffic volumes in the Pitt and Sherry report provide a relatively small over-estimate of the traffic volumes on each of these road links.

Table 2 Network Traffic Volumes

Road Name	Location of counter	P&S Weekday Average Daily Traffic Volume	Council Weekday Average Daily Traffic Volume	Difference
Barclay St	East of High St	1,161	1,034	+127
	West of Cambock Lane	724	675	+49
White Hills Rd	West of Ridgeside Lane	517	511	+6
	East of Ridgeside Lane	487	480	+7
Russell St	High St to Logan Rd	1,699	1,382	+317
Logan Rd	West of No.58	176	TBC	-
	East of No.58	133	TBC	-

The report only uses high level daily volumes and does not consider peak hour flows. Peak flows typically define capacity, however the volumes reported in Table 2 are unlikely to have associated peak flows that would approach capacity.

5. Capacity Analysis

The capacity analysis in the Pitt and Sherry report only considers the spare capacity in selected roads that connect to the study area.

The report suggests that the spare capacity in Logan Street is approximately 1,824 vehicles per day, and in White Hills Road is 1,483 vehicles per day. Combined, the spare capacity connecting directly to the site is 3,307 vehicles per day. With a total traffic generation on the external road network likely to be in the order of 6,000 vehicles per day (approximately 80% of the total calculated in Table 1), there is a capacity shortfall of approximately 2,700 vehicles per day.

At this high-level capacity approach, it is clear that upgrades are required to the existing network to cater for the likely traffic generation of the proposal when fully developed.

Furthermore, the analysis does not consider the capacity impacts associated with key intersections at the eastern end of the network (such as within Evandale or the Midland Highway). The relatively large increase in traffic flow is likely to have network impacts at key intersections at high volume locations. Traffic modelling would assist in determining the potential impacts at key intersections, including:

- Barclay Street/ High Street
- Russell Street/ High Street
- Russell Street/ Macquarie Street/ Rodgers Lane/ Murray Street

In summary, the development is substantial in size and will generate a large volume of traffic on the existing road network near Evandale. It is clear that the existing road network is not capable of absorbing the traffic volumes without road widening and/or the construction of a new bypass road to the north of Evandale.

The Pitt and Sherry report provides a high-level assessment of the spare capacity in key roads that connect to the subject site. The approach to the capacity analysis is not detailed, but does provide an indication that the network cannot cater for the likely traffic generation of the development.

More detailed assessment would be required to determine the full impacts. This would include a detailed traffic generation assessment (the traffic generation estimates in this letter are high-level), more detailed road link and intersection modelling, and infrastructure recommendations to overcome the capacity shortfall in the network.

Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,



Keith Midson BE MTraffic MTransport FIEAust CPEng EngExec NER

DIRECTOR
Midson Traffic Pty Ltd

Paul Godier

From: NMC Planning
Sent: Thursday, 7 March 2019 9:13 AM
To: Register Email in ECM
Subject: Review of Evandale Servicing Assessment - Ridgeside Lane Proposal

#ECMBody
#QAPDefault
#Silent

From: Jason Taylor <Jason.Taylor@taswater.com.au>
Sent: Thursday, 21 February 2019 1:34 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Review of Evandale Servicing Assessment - Ridgeside Lane Proposal

Hi Paul,

Apologies for the delay in responding, due to leave arrangements and other staff movements, it took me awhile to gather the requisite information.

- The wording of the submission concerning existing servicing/utilities is acceptable, however TasWater need to be clear that the existing spare capacity available at the two reservoirs at Devon Hills is not solely for the take-up of this development. The capacity will gradually get consumed by other users/developments, on a first-come-first-serve basis, and so could ultimately be insufficient for this development.
- Further, the addition of 2000 ETs from this development would increase the minimum storage requirement for the Devon Hills Reservoirs, which supply Evandale, from approximately 4.0 ML to 7.9 ML – which exceeds the current reservoirs' capacity of 6.8 ML. This summer we were already seeing some difficulties in re-filling the Mackinnons Hill reservoir, which feeds the Devon Hills reservoirs, following hot days. The proposed development would likely exacerbate such problems if additional storage is not provided for. It's also worth noting that we have not yet looked into the capacity of the reticulation, WTP or yield, and so the future approvals process would be subject to these considerations.

Please let me know if I can be of further assistance.

Regards

Jason Taylor
Development Assessment Manager

Paul Godier

From: Cameron Oakley <outlook_D72C18B952F5BF07@outlook.com> on behalf of Cameron Oakley <Cameron.Oakley@h-dna.com.au>
Sent: Wednesday, 23 January 2019 12:50 PM
To: Paul Godier
Cc: Amanda Bond; Trent Atkinson; Erin Boer; Jonathan Galbraith; Leigh McCullagh
Subject: RE: Stormwater Report - Amendment to Regional Land Use Strategy - Ridgeside Lane
Categories: Sent to ECM

Hi Paul,

I have read through the strategy report. It is a statement of how they intend to manage stormwater quality and quantity, as such there is no meat on the bones of it yet.

The good news is that their proposed stormwater quantity management strategy is inline with what we would require if developers, and the quality strategy is inline with best practice:

Quantity: To ensure post-development discharge rates are mitigated to pre-development discharge rates or better

Quality: In the absence of a Council stormwater quality targets in the Interim Planning Scheme it will be line with those in the State Stormwater Strategy – 80% reduction in Total suspended solids (TSS), and 45% reduction in Total Nitrogen and Total Phosphorus loads based on typical urban stormwater concentrations.

If they deliver on these commitments it should be a good outcome for the proposed development and surrounding environment.

Regards,

Cameron Oakley
Consulting Engineer
Hydrodynamica

Response to reviews provided by Traders in Purple

- Response to review of Agricultural Assessment
- Response to review of Road Capacity Assessment



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The General Manager,
Northern Midlands Council
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Longford Tasmania 7301
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Attention: Paul Godier

27 February 2019

Dear Des and Paul,

**Request for Amendment to Northern Tasmania Regional Land Use Strategy
RIDGESIDE LANE - HOUSING AND TOURISM SUSTAINABLE COMMUNITY AT EVANDALE**

Reference is made to your correspondence of 20 February 2019 which seeks the submission of additional information in support of a request to amend the Northern Tasmania Regional Land Use Strategy to permit the progression of the 'Ridgeside Lane' project at Evandale. Please find attached the following documents in support of our submission, which has been lodged on behalf of Traders in Purple:

- Supplementary correspondence prepared by Pitt and Sherry in relation to the review of the Road Capacity Assessment;
- A supplementary report prepared by Macquarie Franklin in response to the review of the Agricultural Assessment;

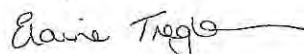
As per our recent discussions, we reconfirm that the reports which have been prepared are high level strategy documents which are intended to identify the capacity of the site to accommodate future development and to identify any major impediments to growth. The submitted documents, together with the accompanying supplementary documentation prepared by Pitt & Sherry and Macquarie Franklin, have been prepared on the understanding that the requested review of the Regional Strategy is merely the initial stage of planning and design. The reports will allow for progression of community consultation and will assist Councillors in making an informed decision regarding the future of the land.

As discussed, this process is typical of that followed for major projects, whereby more detailed reports will be prepared as the project moves through the planning stages. It is intended that additional subconsultant investigations, which specifically address the more detailed aspects of the site design, will be undertaken as the project progresses, including at the time of submission of a Planning Scheme Amendment request or a Development/Subdivision Application.

We therefore request that Council progress the application based on consideration of the key strategy issues which confirm that the site is free from natural hazards, does not feature significant biodiversity values, is not located in proximity to incompatible land uses and is of a sufficient size to support on site infrastructure and services. The studies confirm that the site has capacity to support development, which will provide significant economic benefits to the region.

We greatly appreciate Council's consideration of this request and remain available should further clarification of the above submission be required.

Yours Faithfully,



Elaine Treglown
Director, TCG Planning

Traders In Purple

**Response to the Geo-Environmental
Solutions Initial Review of the
Agricultural Assessment for the
Ridgeside Lane Development**

25th February 2019



Consultants for business, agriculture and environment



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Report author:	Jason Lynch B.App.Sci. (hort) senior consultant
An appropriate citation for this report is:	Macquarie Franklin, Date, <i>Response to the Geo-Environmental Solutions initial review of the agricultural assessment for the Ridgeside Lane Development</i>
Document status:	Final

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.

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Executive summary

This report has been undertaken on behalf of the proponent (Traders In Purple) in response to the Geo-Environmental Solutions (GES) initial review of the agricultural report for the Ridgeside Lane development on the Queenscliff and The Mews properties.

This document provides a number of responses to the issues and raised in the GES document and addresses the relevant clauses of the Protection of Agricultural Land (PAL) policy including principles 1, 7 and 8.

The Queenscliff and The Mews properties would not be considered as having any particular importance in terms of agricultural qualities and/or resources that would define it as being of local or broader regional importance due to the lack of prominence of its size, land capability, soils, aspect or potential to constrain access to a waterway or the North Esk Irrigation Scheme.

It is reasonable to consider that the proposed development would involve a number of mitigation measures, and a sensitive approach to the layout and design of the residential development such that the potential for negative impacts and/or constraint on the adjacent agricultural land is minimised.

In the near vicinity of Evandale, a large number of residential dwellings are in close proximity to rural resource zoned land which is actively used for agricultural land use activity, and this includes dwellings on the northern, eastern and southern boundary of the town.

For the majority of these residential dwellings, they are within 20m to 30m of the nearest boundary adjacent to the rural resource zoned land with the buffer distances typically including a fence and variable amounts of vegetation present. These residential dwellings currently co-exist next to the adjacent rural resource zoned land and the associated agricultural land use activity conducted therewith.

1 Response To The PAL Policy Principle 1

The PAL policy principle 1 states:

“Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development”.

1.1 Buffer distances

Section 4 of the “Agricultural Assessment of the Proposed Ridgeside Lane Development” makes a number of comments and considerations on the potential for negative impacts to and from neighbouring agricultural land and outlines the various mitigation measures that the proponent would undertake to alleviate these risks:

“In an effort to minimise the potential for negative impacts and/or constraints on the adjacent agricultural land use activity the proponents have made a significant effort to sensitively design the Ridgeside Lane development, and this includes;

- A 70m wide buffer zone which includes;
 - o an 18m wide vegetation corridor that forms the immediate boundary interface that that encompasses the entire development. This vegetation corridor would consist of mixed native species and include bushes, shrubbery and trees.
 - o the balance of the buffer zone would consist of a grassland.
- Extensive olive tree plantings over the north western area of the development to provide an enhanced buffer to the nearby vineyard.
- Extensive botanical gardens covering approximately 7 hectares on the central north eastern boundary areas.
- Tree lined avenues and roads, sports fields, various gardens and a number of vegetation corridors that bisect and divide up the development which would mitigate the visual impact and noise emissions generated from the development.
- Graduated development intensity with larger rural “zone A and B” blocks (2.5-3.5 hectares) on the external areas, then low density residential blocks and finally general residential blocks in the centre of the development.”

The comment provided in the GES document that a 300m buffer zone is more appropriate in my opinion is excessive and in the vast majority of all buffer zone setbacks between rural resource and residential zone land in Tasmania (including numerous homes in Evandale) are well within this proposed distance provided mitigation measures are included.

It would be reasonable to consider that the proposed 70m wide buffer in conjunction with the extensive 18m wide vegetation corridor and graduated development intensity would be adequate and sufficient in order to limit and prevent the risk of fettering and constraining agricultural land use activity on the adjacent properties.

2 Response To The PAL Policy Principle 7

The PAL policy principle 7 states:

“The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use”.

2.1 Local considerations for conversion of the agricultural land to non-agricultural use on a district basis

In terms of appreciating and understanding the regional impact of the conversion of agricultural land to non-agricultural associated with the proposed Ridgeside Lane development it would be reasonable to consider how this may affect the amount of agricultural land within the northern midlands district area.

Detailed land capability information relevant to the northern midlands is covered by the South Esk land capability mapping report.

The northern midlands area is included in the South Esk land capability mapping report, and this covers a total area of approximately 216,821 hectares (not including 13,900 hectares of exempt land), table 2 outlines the areas associated with the land capability classes.

Table 1; land capability areas on a district basis

Land Capability*	Area (hectares)	Proportion (%)
3	8,622	3.9
4	122,510	56.6
5	45,524	20.9
6	35,756	16.5
7	4,409	2.1
Total	216,821	100

*the sub classes have been included into the dominant land capability, for example sub class 5+4, 5+6 have been included into the class 5 land

The combined area of the properties in question associated with the Ridgeside Lane development covers a total of 245 ha, and this represents less than 0.2% of the Class 4 land and approximately 0.1% of the total ground on a district basis.

2.2 Regional consideration for conversion of agricultural land to non-agricultural use

In terms of appreciating and understanding the broader regional impact of the conversion of agricultural land to non-agricultural associated with the proposed Ridgeside Lane development it would be reasonable to consider how this may affect the amount of agricultural land within the greater northern midlands, greater Tamar, and Meander Valley areas.

Detailed land capability information included within the greater northern midlands, greater Tamar, and Meander Valley areas is covered by a number of land capability mapping reports:

- Meander
- South Esk
- Tamar
- Pipers

The broader regional area includes the northern midlands, greater Tamar and Meander Valley areas with a total area of approximately 605,165 hectares, table 3 outlines the areas associated with the land capability classes.

Table 2; land capability areas on a broad regional basis

Land Capability*	Area (hectares)	Proportion (%)
1	42	<0.001
2	1,641	0.3
3	32,148	5.3
4	296,403	49.1
5	142,040	23.4
6	116,600	19.2
7	16,291	2.7
Total	605,165	100

*the sub classes have been included into the dominant land capability, for example sub class 5+4, 5+6 have been included into the class 5 land

The combined area of the properties in question associated with the Ridgeside Lane development covers a total of 245 ha, and this represents less than 0.1% of the Class 4 land and less than 0.05% of the total ground on a broader region basis.

2.3 Local and regional prominence of the properties in question

The Queenscliff and The Mews properties associated with the Ridgeside Lane development would not be considered as having any particular prominence and/or importance either on a local district and/or a regional basis.

The Queenscliff and The Mews properties do not have a unique position relative to their value and importance for agricultural land use activities and/or the potential for increased and heightened capacity to negatively impact and/or constrain agricultural land use activities, such as having waterway frontage, access to the NEIS, relative size, soil types, land capability or aspect.

As outlined in section 2.1 and 2.2 of this report the area of land associated with the Ridgeside Lane development overall represents negligible proportion of similar Class 4 land and that of the total land area on a local and broader regional context.

There is no prime agricultural land (land capability <Class 3) on the properties in question nor in the near vicinity, with the nearest prime agricultural land located 7.4 km to the north near White Hills with other prime agricultural land 14.2 km further to the west near Longford.

3 Response To The PAL Policy Principle 8

The PAL policy principle 8 states:

“Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development”.

3.1 North Esk Irrigation Scheme Considerations

The North East Irrigation Scheme (NEIS) covers land that includes White Hills, Relbia and Evandale, and has a total irrigation allocation capacity of 4,650 ML, covers a total area of 16,545 hectares of irrigable land, with 54 land holders having irrigation rights.

The amount of class 4 land within the NEIS scheme is approximately 11,000 hectares.

The combined irrigation rights associated the properties in question associated with the Ridgeside Lane development is 40 ML, and this represents 0.8% of the total amount of irrigation water available from the NEIS.

The irrigation water rights are fully tradeable within the NEIS scheme and can be permanently sold or leased on a long and/or short term basis, and the water right water currently held by the proponent could be traded accordingly.

Any water trades would need approval from Tasmanian Irrigation, however it is reasonable to consider that the proponents’ irrigation water rights could be effectively used by other land holders within the NEIS scheme for agricultural production and therefore this water resource would not be lost.

The NEIS irrigation pipeline, identified as Clarendon 3 pipeline, would not be impacted by the proposed Ridgeside Lane development, and therefore ensures the ongoing delivery of irrigation water to all NEIS irrigators (current and future) on the Clarendon 3 and 4 truck zone and Clarendon A and B spur zone.

3.2 Protection of irrigated land on adjacent properties

As outlined in section 1 as the response to the Protection of Agricultural Land Principles 1 a number of mitigation measures in conjunction with the design and layout of the proposed Ridgeside Lane development would be adequate and sufficient in order to limit and prevent the risk of fettering and constraining agricultural land use activity on the adjacent properties.

The proposed development would not prevent the opportunity for adjacent land holders to engage in broad scale irrigation.

4 References

Noble K.E. 1993, Land Capability Survey of Tasmania, Meander Report, Department of Primary Industry, Tasmania, Australia.

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1 March 2019

Brett Robinson
Chief Executive Officer
Traders In Purple
PO Box 1984
Macquarie Centre NSW 2113

Dear Brett

Re: Ridgeside Lane Evandale, Road Capacity Assessment

I refer to the Midson Traffic review of the pitt&sherry Road Capacity Assessment.

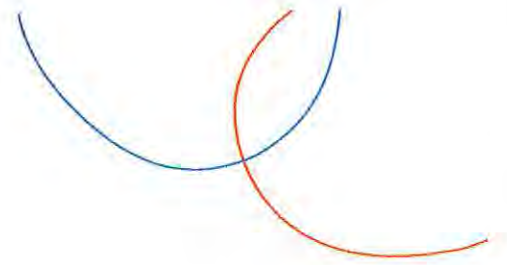
The Midson Traffic review states that the Road Capacity Assessment does not consider all land uses proposed at the site.

The purpose of the Road Capacity Assessment was to determine whether any residential lots could initially be developed on the property before construction of an Evandale Bypass road to access the site. This assessment was not intended as a Traffic Impact Assessment of the full development. Other higher density land uses including the village, hotel, resort, health and wellbeing centre etc. are proposed to be developed after the delivery of required new roads such as a potential Evandale Bypass road. There are 14 rural residential lots that could be accessed from Logan Road regardless of the construction status of an Evandale Bypass road.

High level daily volumes were considered appropriate as a small number of developed residential dwellings are not likely to have major impacts to the peak hour operation of the intersections in the vicinity. It was expected that that mid-block road sections with parking on both sides would result in the highest delays to traffic. The Local Government Road Hierarchy and the Local Government Association of Tasmania (LGAT) Standards refer to the allowable daily traffic.

The Midson Traffic review states that the parking assessment should include a Sunday. pitt&sherry are aware of the Sunday Evandale Market. A Sunday was not considered for the residential dwellings assessment as although the traffic volumes and parking demand in Evandale are higher on a Sunday, the traffic generation of the residential dwellings would be expected to be significantly lower on a Sunday than a weekday.

The Midson Traffic report states that the analysis does not consider the capacity impacts at key intersections. It is intended to complete a Traffic Impact Assessment for the entire development that would include this assessment as well as the Sunday parking survey.

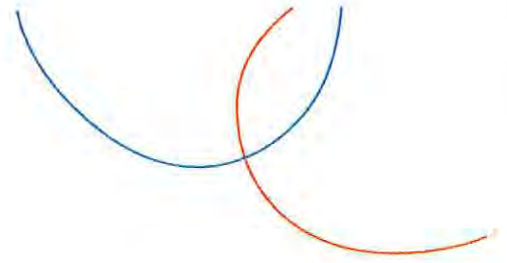


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The Traffic Impact Assessment for the development would include:

- Traffic impact assessment and traffic modelling of nearby intersections on a weekday and Sunday
- Parking surveys on a Sunday
- Impact of a proposed Evandale Bypass road
- Assessment against the applicable sections of the Northern Midlands Planning Scheme.

Should you require any further information please contact me on 03 6210 1402.

Yours sincerely

Rebekah Ramm
Roads and Traffic Engineer

Letter and Information Sheet from the Minister for
Planning – Reviewing and Amending the Regional
Land Use Strategies

Minister for Human Services
Minister for Housing
Minister for Planning

Level 5 4 Salamanca Place, Parliament Square Building HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7686
Email: minister.jaensch@dpac.tas.gov.au



Cr Mary Knowles
Mayor
Northern Midlands Council

Email: gippscreek@skymesh.com.au

Dear Mayor

Information Sheet – Reviewing and Amending the Regional Land Use Strategies

I write in relation to the three regional land use strategies that are currently in effect and the importance they have to the land use planning system in Tasmania.

The regional land use strategies have a significant role to play in setting the medium to longer-term strategic directions for each region. As Minister for Planning, I am committed to regularly and periodically reviewing the strategies as required by section 5A(6) of the *Land Use Planning and Approvals Act 1993* to ensure they can address both current and emerging land use planning issues.

Amendments to the regional land use strategies will need to be considered over time for a number of reasons. Accordingly, recent amendments have been made to the Northern Tasmania Regional Land Use Strategy (NTRLUS) and the Southern Tasmania Regional Land Use Strategy (STRLUS).

Amendments to the strategies will generally occur as part of the reviews that are conducted by the Minister for Planning. For example, comprehensive reviews will be undertaken of all three strategies following the implementation of the future Tasmanian Planning Policies and I have also committed to a medium-term review of the STRLUS commencing after the lodgement of the draft LPSs with the Tasmanian Planning Commission for assessment.

Amendments to a strategy may be considered outside the normal review periods under exceptional circumstances. Amendment requests will be subject to a rigorous assessment process to ensure the agreed strategic directions are not undermined and that the intended regional land use planning outcomes are achieved.

To assist local councils seeking amendments to the regional land use strategies, I have asked the Planning Policy Unit in the Department of Justice to prepare an Information Sheet, which I have enclosed, to provide guidance on the process and information requirements to support amendment requests. The Information Sheet is also available on the Planning Policy Unit's website: www.planningreform.tas.gov.au.

I also draw your attention to my letter to all councils of 21 September 2018 outlining my commitment to assisting councils in preparing their Local Provisions Schedules (LPSs) and setting a target date of 30 June 2019 for their lodgement with the Tasmanian Planning Commission for assessment.

The process of preparing, assessing and approving the draft LPSs is likely to continue for a number of years. Given the time to prepare and assess the draft LPSs, it is important that any amendments made to the regional land use strategies during this period do not unnecessarily disrupt or delay the preparation or assessment of the draft LPSs.

An amendment to a strategy can cause a significant diversion of resources and significant policy changes may cause the re-assessment of a draft LPS that is part way through the assessment process. Such amendments will not be considered unless it is needed to address an 'urgent' strategic direction for a region or the State.

If you have any specific questions in relation to the enclosed Information Sheet, or the process and information requirements for amending a regional land use strategy, I encourage you to make contact with staff from the Planning Policy Unit.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Jaensch', enclosed within a large, loopy circular flourish.

Hon Roger Jaensch MP
Minister for Planning

cc:Des Jennings
General Manager

REVIEWING AND AMENDING THE REGIONAL LAND USE STRATEGIES

Purpose

This information sheet is issued by the Department of Justice, Planning Policy Unit and provides information on when and under what circumstances the regional land use strategies are reviewed and amended. It also provides information on the requirements and processes for reviewing and considering amendments to the regional land use strategies.

Background

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. Essentially, the regional land use strategies provide the linkage between the Schedule 1 objectives of LUPAA, State Policies established under the *State Policies and Projects Act 1993*, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes. They provide the mechanism by which the strategic directions of the State and each region are implemented through the land use planning system.

The regional land use strategies set out the key agreed strategic directions for a region over the medium to longer-term. They aim to provide certainty and predictability for Government, local councils, developers and the community on where, when and what type of development will proceed.

Three regional land use strategies are currently in place in Tasmania. The Minister for Planning¹ originally declared the Cradle Coast, Northern and Southern regional land use strategies on 27 October 2011².

The three regional land use strategies provide the strategic direction for future land use and development in each region over a 25-year time horizon. The strategic directions, policies and actions contained within the regional land use strategies aim to deliver sustainable settlements that are integrated across each region, integrated with services and infrastructure, and complemented

¹ Minister for Planning, the Hon Bryan Green MP.

² The three regional land use strategies are: Living on the Coast – The Cradle Coast Regional Land Use Planning Framework; Northern Tasmania Regional Land Use Strategy; and Southern Tasmania Regional Land Use Strategy 2010-2035.

by built and open space environments. They also provide directions, policies and actions to protect Tasmania's agricultural estate and other resource-based industries and protect the State's cultural and natural environments.

Regional land use strategies may also incorporate or reference specific local strategic documents for the purposes of reflecting the application of each strategy within a particular municipal area or sub-regional area.³

Since their declaration, a number of subsequent amendments have been made to both the northern and southern regional land use strategies. The amendments range from minor revisions and refinements to improve consistency and revisions to align with the latest planning reforms, through to broader reviews to implement more strategic changes, such as the review of the Northern Tasmania Regional Land Use Strategy to allow for components of the Greater Launceston Plan.

The regional land use strategies are currently implemented in the land use planning system through statutory zoning and planning provisions in interim planning schemes. They are a key consideration when amendments to the interim planning schemes and other existing planning schemes are being assessed. The regional land use strategies will similarly be implemented through the Local Provisions Schedules (LPSs) that form part of the Tasmanian Planning Scheme.

Legislative context

The regional land use strategies are given legal effect through section 5A of LUPAA.

The Minister for Planning may declare a regional land use strategy for a regional area. Amendments to a regional land use strategy may also be made by the Minister declaring an amended strategy and the Minister is also responsible for keeping the strategies under regular and periodic review.

In addition, comprehensive reviews of all three regional land use strategies will be undertaken following the implementation of the future Tasmanian Planning Policies.

When declaring a regional land use strategy under section 5A of LUPAA, the Minister must first consult with the:

- Tasmanian Planning Commission;
- planning authorities; and
- relevant State Service Agencies and State authorities.

LUPAA specifically requires all planning schemes and any amendments to a planning scheme to be, as far as practicable, consistent with the relevant regional land use strategy.

Before certifying and publicly exhibiting a draft planning scheme amendment, a local council, acting as a planning authority, needs to be satisfied that the draft amendment is consistent with the relevant regional land use strategy.

³ Before being incorporated into (or referenced in) a regional land use strategy, local strategic documents would need to be based on verifiable evidence, supported by Government and demonstrate how they reflect the strategic application of a relevant strategy.

Equally, the Tasmanian Planning Commission must be satisfied that a draft planning scheme amendment is consistent with the relevant regional land use strategy before approving the amendment. Similar legislative requirements apply to all future LPSs, and amendments to LPSs that will be in place under the Tasmanian Planning Scheme.

Reviewing and amending the regional land use strategies

Regional land use strategies have a significant role to play in setting the medium to longer-term strategic directions for each region. Therefore, it is important that the strategic directions, policies and actions contained within each strategy appropriately address both current and emerging land use planning issues. To achieve this, the Minister for Planning is committed to regularly and periodically reviewing the strategies.

Amendments to regional land use strategies will need to be considered over time for a number of reasons. Importantly, amendments to the strategies will generally occur as part of the reviews that are conducted by the Minister for Planning. The Minister for Planning may consider an amendment to a strategy outside the normal review periods under exceptional circumstances.

Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.

The request would also be subject to a rigorous assessment process to ensure that the agreed medium and longer-term strategic directions contained in the relevant strategy are not undermined. This is necessary to ensure that any site-specific amendments to a regional land use strategy do not lead to unintended regional planning outcomes.

An amendment to a regional land use strategy may need to be considered for purposes such as:

- implementing broader legislative reform or overarching State policies or strategies (e.g. the future Tasmanian Planning Policies);
- implementing any revised background analysis of issues in response to changes such as demographics, emerging planning issues, housing supply and demand, or population growth projections;
- incorporating or referring to local or sub-regional strategy planning work that is based on verifiable and agreed evidence and reflects the application of a regional land use strategy in a municipal area or sub-regional area;
- incorporating contemporary community expectations; or
- making minor refinements to correct errors or clarify the operation of a strategy.

It is also important to consider that amending a regional land use strategy is not always the most appropriate course of action to facilitate use and development within a region. This is because the strategies represent the agreed and approved strategic directions for each 'entire' region and provide certainty to the broad community, infrastructure providers and governments as to medium and long-term investment decisions. Consequently, use and development should be directed in the first instance to those agreed areas identified in the relevant strategy.⁴

Information requirements to support an amendment request

The information requirements for considering a request to amend a regional land use strategy will be dependent on the nature of the proposed amendment.

Before an individual or a planning authority considers whether or not to make a request to amend a regional land use strategy, it is recommended that early discussions take place with the Planning Policy Unit within the Department of Justice to determine if specific information requirements will be required to enable the consideration of the proposed amendment.

All requests to amend a regional land use strategy should include, as a minimum, the following information.

Minimum information requirements to support an amendment request

1. All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority** or **regional body representing the local planning authorities in the region**.
2. All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority** or **regional body representing the local planning authorities in the region**.
3. The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.
4. The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:
 - (a) furthers the Schedule 1 objectives of LUPAA;
 - (b) is in accordance with State Policies made under section 11 of the *State Policies and Project Act 1993*;
 - (c) is consistent with the Tasmanian Planning Policies, once they are made; and
 - (d) meets the overarching strategic directions and related policies in the regional land use strategy.

⁴ For example, the Northern Tasmania Regional Land Use Strategy and Southern Tasmania Regional Land Use Strategy 2010-2035 direct residential development in areas within a relevant Urban Growth Boundary or growth corridors.

As the regional land use strategies represent the agreed and approved strategic directions for the planning authorities that are located in a particular region and the State, any proposed amendments need to consider the impacts on these entities and should be based on an agreed position.

To assist with the consideration of an amendment to a regional land use strategy, it is strongly recommended that written endorsement for the proposed change is sought from all the planning authorities in the relevant region.

It is also strongly recommended that consultation with relevant State Service agencies, State authorities and other infrastructure providers be undertaken before making a request for an amendment to ensure that any significant issues are avoided when the Minister for Planning consults as part of considering the merits of the amendment request.

In addition, amendments that seek to modify an urban growth boundary (or equivalent), settlement growth management strategies, or seek other modifications to a regional settlement strategy, will usually require additional supporting information such as an analysis of current residential land supply and demand, using accepted contemporary and verifiable data sources, that considers the region in its entirety.

The following additional supporting information should also be included.

1. Justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance.
2. Analysis and justification of the potential dwelling yield for the proposed additional area of land.
3. Analysis of land consumption (i.e. land taken up for development) since the regional land use strategy was declared.
4. Justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport, and activity centres that provide social services, retail and employment opportunities.
5. Consideration of appropriate sequencing of land release within the local area and region.
6. Consideration of any targets for infill development required by the regional land use strategy.
7. Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.

The following matters must be considered if an amendment is proposed to a regional land use strategy to develop 'greenfield' land⁵. These matters may also need to be considered for amendments relating to some infill development (such as 'brownfield' and 'greyfield' development⁶).

The following matters should be considered.

1. How the amendment accords with the other strategic directions and policies in the relevant regional land use strategy.
2. Impacts on natural values, such as threatened native vegetation communities, threatened flora and fauna species, wetland and waterway values, and coastal values.
3. Impacts on cultural values, such as historic heritage values, Aboriginal heritage values and scenic values.
4. The potential loss of agricultural land from Tasmania's agricultural estate (including but not limited to prime agricultural land and land within irrigation districts) or land for other resource-based industries (e.g. extractive industries).
5. The potential for land use conflicts with adjoining land, such as agricultural land and nearby agricultural activities, other resource-based industries (e.g. forestry and extractive industries) and industrial land taking into account future demand for this land.
6. Risks from natural hazards, such as bushfire, flooding, coastal erosion and coastal inundation, and landslip hazards.
7. Risks associated with potential land contamination.
8. The potential for impacts on the efficiency of the State and local road networks (including potential impacts/compatibility with public transport and linkages with pedestrian and cycle ways), and the rail network (where applicable).

Process for considering an amendment request

The process for considering an amendment request to a regional land use strategy will depend on the nature and scope of the request and the adequacy of the supporting documentation.

As a minimum, the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service agencies (e.g. Department of State

⁵ Greenfield land is generally former agricultural or undeveloped natural land on the periphery of towns and cities that has been identified for urban development

⁶ Brownfield sites are underutilised or former industrial or commercial sites in an urban environment characterised by the presence of potential site contamination. Greyfield sites are underutilised, derelict or vacant residential or commercial sites in an urban environment that are not contaminated.

Growth) and State authorities (e.g. TasNetworks) on all amendments to regional land use strategies).

The Minister will consult with these relevant entities for a period of at least 5 weeks. The Minister may also need to consult with other infrastructure providers, where relevant, such as TasWater and TasGas.

For amendments seeking to incorporate broader strategic changes to a regional land use strategy, the Minister for Planning is also likely to seek public input through a formal public exhibition process during this 5 week consultation period. Broader strategic changes have the potential to affect property rights and the community should be afforded natural justice before the Minister declares an amended strategy.

The Minister for Planning will also require all planning authorities in the relevant region to agree to the proposed amendment.

Following the consultation period, the Minister for Planning will consider any submissions received and seek advice from the Department of Justice, Planning Policy Unit before determining whether or not to declare an amended regional land use strategy and whether any modifications are required to the amendment prior to declaration. Procedural fairness will be afforded to all parties prior to making a decision on the amendment request.

Where can I get more information?

General enquiries about the requirements and process for considering amendments to the regional land use strategies should be directed to:

Planning Policy Unit
Department of Justice
GPO Box 825
HOBART TAS 7001

Telephone (03) 6166 1429
Email: planning.unit@justice.tas.gov.au

January 2019