



NORTHERN  
MIDLANDS  
COUNCIL

## PROJECT BRIEF

# NORTHERN MIDLANDS

# LAND USE & DEVELOPMENT STRATEGY

## BACKGROUND

**Council invites tenders from appropriately qualified and experienced consultants to produce the Northern Midlands Land Use and Development Strategy over two financial years, commencing in July 2017.**

The last major planning study for the Northern Midlands was undertaken around 20 years ago. With the upcoming introduction of the Tasmanian Planning Scheme, it is timely to undertake a Land Use and Development Strategy.

The purpose of the strategy is to update the strategic planning vision and to provide the basis of the local planning provisions required to make the Tasmanian Planning Scheme.

The Land Use and Development Strategy must be sufficiently detailed to enable rezoning and planning scheme amendments to be supported, whilst being flexible enough to support the dynamic evolution of land use demand over the life of the strategy.

## PURPOSE

The primary purpose of the strategy is twofold:

1. To inform land use planning decisions for the Northern Midlands municipality for the next 20 years.
2. To prepare the local provisions schedule to form part of the Tasmanian Planning Scheme.

## OUTCOMES

The Land Use and Development Strategy will provide a comprehensive vision for the development of the Northern Midlands municipality by:

- Providing a blueprint for how the towns in the municipality should grow and expand. The strategy will incorporate the outcomes of the Perth Structure Plan, and prepare structure plans to a similar level of detail for Longford, Evandale, Campbell Town, Ross, Cressy and Avoca;
  - Providing urban design guidelines detailing streetscape designs for all urban growth areas, including residential and commercial land;
  - Reviewing the existing application of the Rural Living, Low Density Residential and Environmental Living Zones with respect to character, supply and demand, and the suite of zones included in the draft TPS.
  - Establishing and identifying infrastructure constraints and opportunities;
  - Establishing and identifying any land hazard constraints to facilitate the preparation of the LPS;
  - Establishing and identifying any environmental values to facilitate the preparation of the LPS;
  - Identifying and documenting any local heritage and scenic values to facilitate the preparation of the LPS;
  - Preparing a settlement hierarchy which includes provision for Commercial and Industrial land;  
Identifying the delineation between Rural and Agricultural Zones, including identifying suitable sites for Rural Processing.
- The resulting Strategy needs the flexibility to support innovative opportunities in line with Council's Strategic Plan 2017-2027.

## METHODOLOGY

The strategy is to be undertaken in the following stages, and by completing the following tasks.

### 1 PREPARATION OF LOCAL PROVISIONS SCHEDULE

#### 1.1 Zone Transition Report

- Review the Interim Planning Scheme ordinance and mapping to make recommendations suitable transitions to the Tasmanian Planning Scheme;
- Review the Rural Resource Zone and make recommendations regarding the spatial application of the Rural Zone and the Agricultural Zone;

- Review the spatial application of the Rural Living Zone. Taking into consideration the character of each area determine if Rural Living A or B is applicable;
- Identify and document any areas required to be zoned Particular Purpose;
- Identify and document any areas that require a Special Area Plan or Site Specific Qualification. (Noting that any Particular Purpose Zones, Specific Area Plans or Site Specific Qualifications approved before 17 December 2015 can be carried over into the LPS);
- Identify and document any areas requiring a clear change of zone in order to further the Regional Land Use Strategy and any strategy adopted by the Northern Midlands Council;
- The consultant will present the recommendations to a council meeting for endorsement.

## **1.2 Code Preparation and Application**

- Review and report on Codes listed under G. of this request for tender including, preparation of a background report for community consultation based on desktop surveys, site inspections, literature reviews, analysis of data, and consultation with council staff, the council's Local District Committees and relevant authorities.
- The consultant will present the recommendations to a council meeting for endorsement.

## **2. PREPARATION OF DRAFT STRATEGY**

### **2.1 Background Report**

- Preparation of a background report for community consultation based on desktop surveys, site inspections, literature reviews, analysis of data, and consultation with council staff, the council's Local District Committees and relevant authorities.
- The consultant will present the background report to a council meeting for endorsement.

### **2.2 Community Consultation on Background Report**

- Community consultation will be undertaken to test and validate the initial findings of the background report, and provide opportunities for a deeper understanding of issues and opportunities in the Northern Midlands. This will

be done in accordance with the consultant's proposed consultation strategy in response to this brief, or as otherwise agreed with the council in writing.

- In conjunction with the consultation strategy, the council will undertake public exhibition of the background report by: placing public notices in the Examiner; by displaying the report on the council's website, and also in Longford, Evandale, Campbell Town, Ross and Avoca; and by providing the district committees with the report.
- The consultant will also provide a written report on the results of the community consultation.

### **2.3 Production of Draft Strategy**

- The consultant will produce a draft strategy based on the findings of the background report and with the results of community consultation.

## **3 COMMUNITY CONSULTATION ON DRAFT STRATEGY**

- The consultant will undertake community consultation on the draft strategy in accordance with the consultant's proposed consultation strategy in response to this brief, or as otherwise agreed with the council in writing.
- In conjunction with the consultation strategy, the council will undertake public exhibition of the draft strategy by placing public notices in the Examiner, displaying the draft strategy on the council's website, in Longford, Evandale, Campbell Town, Ross and Avoca, providing the district committees with the draft strategy, and writing to participants and respondents of the draft strategy's availability.
- The consultant will produce a report on the results of the community consultation.

## **4 PREPARATION OF FINAL STRATEGY**

### **4.1 Production of Final Strategy**

- The strategy will be finalised based on feedback provided during the second consultation stage.

### **4.2 Adoption of the Strategy**

- The consultant will make any changes to the draft strategy as a result of public exhibition and council comment.
- The consultant will present the final strategy to a council meeting.
- The consultant will make any amendments to the final strategy required by the council, and include in the strategy the date of the council's decision to adopt the strategy.

- The council will undertake public notification of the adopted strategy by placing public notices in the Examiner, displaying the strategy on the council’s website, in Longford, Evandale, Campbell Town, Ross and Avoca, providing the district committees with a copy and writing to participants and respondents advising of the strategy’s availability.

**RELEVANT CONSIDERATIONS**

**A. Relevant Documents**

- The strategy will take into account relevant documents, including:
  - Northern Midlands Interim Planning Scheme 2013;
  - Draft State Planning Provisions of the Tasmanian Planning Scheme;
  - Any application guidelines prepared by the State for the preparation of local provisions schedules;
  - Northern Midlands Council Strategic Plan 2007-2017;
  - Launceston Gateway Precinct Project
  - Regional Land Use Strategy of Northern Tasmania;
  - Northern Tasmania Industrial Land Study;
  - Northern Tasmania Housing Needs Study;
  - Northern Integrated Transport Plan;
  - Greater Launceston Plan;
  - Development Plans for Campbell Town, Cressy, Evandale, Longford, and Perth;
  - Perth Structure Plan;
  - NMC Priority Projects.

**B. Regional Land Use Strategy**

Reflect the Regional Land Use Strategy documents and provide rationale for any recommended variation from the Strategy.

**C. Council’s Strategic and Specific projects**

Provide a relationship with, and between, all the strategic and specific projects on the council’s priority list.

**D. Services**

<ul style="list-style-type: none"> <li>• Water</li> <li>• Sewer</li> </ul>	Consult with the relevant service providers. Assess the current service infrastructure, and factor this into the assessment of land zones.
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<ul style="list-style-type: none"> <li>• Stormwater;</li> <li>• Electricity</li> <li>• Gas</li> <li>• Phone</li> <li>• NBN</li> </ul>	Make recommendations with regard to the provision, utilization, upgrade, and protection of infrastructure.
	Opportunities to extend provision of reticulated gas.
	Opportunities to extend provision of the NBN.
	Assessment and recommendation of appropriate frequency level of storm events, etc. for planning and infrastructure purposes, in accordance with current best practice.

**E. Land Use**

Review the application of all zones available in the Tasmanian Planning Scheme review, assess and report on the existing zoned land and recommend any land to be re-zoned. Undertake the additional specific tasks identified for each zone.

<b>Zone</b>	<b>Additional Specific Tasks</b>
General Residential  Low Density  Rural Living  Village	Assess and report on appropriate residential densities.
	Review and report on urban growth boundaries in the context of reported appropriate residential densities.
Recreation & Open Space	In reviewing these zones, take a particular view towards sport and recreation precincts.
	Prepare parkland, open space, horse trail, cycle path, and walkway concept plans for the projected need over next 5 years, highlighting needs for additional projects to meet longer time frames.
General Business  Local Business  Commercial	Review and report on any areas requiring rezoning.
Light Industrial  General Industrial	Undertake an analysis of sites for heavy/noxious industry in the Northern Midlands.
Rural  Agriculture	Review and report on the current zoning of Rossarden, Royal George, Breadalbane, Cleveland and Conara, and recommend an appropriate zones under the SPPs.
	Identify sites for a rural processing centre.

Utilities	-
Environmental Management	
Landscape Conservation	
Any Particular Purpose Zones	Review and make recommendations for any area that meets the test in the Land Use Planning and Approval Act 1993 for the application of the PPZ.

#### F. Specific Area Plan

TRANSlink	Review and report on the extent of the TRANSlink Specific Area Plan.
	Review and report on the TRANSlink scheme provisions.
	Undertake the Launceston Gateway Precinct project in accordance with its specific brief.
Identify alternative suitable sites (if any)	Review and make recommendations for any area that meets the test in the Land Use Planning and Approval Act 1993 for the application of SAP's.

#### G. Codes

Parking	Report on, and produce maps of, any recommended pedestrian priority streets in accordance with the SPPs.
	Report on, and produce maps of, any recommended parking precinct plans in accordance with the SPPs.
Roads	Produce maps showing road attenuation areas in accordance with the SPPs.
	Consult with the Department of State Growth regarding any required land to be mapped future major road in accordance with the SPPs and produce maps accordingly.
Railways	Produce maps showing railway attenuation areas in accordance with the SPPs.
	Consult with TasRail and the Department of State Growth regarding any required land to be mapped future railway in accordance with the SPPs, and produce maps accordingly.
Local Historic Heritage Places	Develop criteria for the assignment of individual local heritage places in accordance with the SPPs.
	Review and report on the individual heritage listings in accordance with the identified criteria.
	Develop criteria for the assignment of heritage precincts in accordance with the SPPs.

Local Historic Heritage Precincts	Review and report on heritage precinct boundaries in accordance with the defined criteria.
	Produce maps for any recommended changes to the boundaries of the heritage precinct boundaries in accordance with the defined criteria.
Local Historic Heritage Landscapes	Develop criteria for the assignment of historic landscape precincts in accordance with the SPPs.
	Assess, report on, and produce maps for any recommended historic landscape precincts in accordance with the defined criteria.
Local Historic Heritage Significant Trees	Develop criteria for the assignment of significant trees in accordance with the SPPs.
	Assess, report on, and produce maps for any recommended significant trees in accordance with the defined criteria.
Priority Vegetation	Assess, report on, and produce maps of priority vegetation areas in accordance with the SPPs.
Waterway Protection	Assess, report on, and produce maps of waterway protection areas in accordance with the SPPs.
Scenic protection areas	Develop criteria for the assignment of scenic protection areas in accordance with the SPPs.
	Report on and produce maps of scenic protection areas in accordance with the defined criteria.
Scenic Road Corridors	Develop criteria for the assignment of scenic road corridors in accordance with the SPPs.
	Report on and produce maps of scenic road corridors in accordance with the defined criteria.
Attenuation	Identify all activities listed in the Attenuation Code of the SPPs.
	Produce maps showing attenuation distances around those activities in accordance with the Attenuation Code.
	Produce a map showing the Launceston Airport prescribed airspace area in accordance with the SPPs.
	Produce a map showing the Launceston Airport noise buffer area in accordance with the SPPs.
Potentially contaminated land	By sourcing local knowledge, and council and EPA records, produce a list of all identified sites in the municipality that have, or have had, a potentially contaminated activity as listed in the SPPs.
Riverine Inundation	Produce maps showing riverine inundation hazard areas in accordance with SPP's.
Bushfire	Consult with the Tasmanian Fire Service to produce maps identifying areas that are not bushfire prone.



## H. Strategic Vision, Sense of Place and Character Statements

- Determine the sense of place – the intrinsic character of a place and the meaning people give to it – for the Northern Midlands as a whole, and for the individual townships.
- Formulate sense of place and character statements for the settlements within the municipality.
- Recommend ways to protect the sense of place and character identified for each settlement.
- Formulate concept plans visually presenting the strategic vision for the municipality.

## I. Mapping

- Mapping is to use the grid patterns as used in the current Northern Midlands Interim Planning Scheme maps and overlays, for consistency and ease of use.

### Fees

- The consultant is to submit a detailed fee schedule, including a schedule of tasks and resource allocation (i.e. allocated to whom).
- Progress payments are to detail the work being claimed in relation to the fee schedule.
- PDF and electronic.

### Project Management

A project management team will be formed to manage the project and will meet as required.

### Deliverables and Timeframes

The consultancy should deliver in three stages over two financial years.

Stage 1	Information to support the preparation of the Local Provision Schedules for inclusion in TPS for internal Council review	Not more than 16 weeks after the consultant is engaged
Stage 2(A)	Preparation of LPS for inclusion in TPS for internal Council review.	Not more than 8 weeks after the completion of Stage 1.

Stage 2(B)	Background Report for Council endorsement and exhibition in accordance with consultation plan.	Not more than 16 weeks after the completion of Stage 1
Stage 3	Draft Land Use and Development Strategy	Not more than 16 weeks after exhibition comments are returned.

Council understand that the timeframes are tight and it is considered that some elements of the project can run in parallel subject to resourcing. Council notes that timeframes for Stage 1 and Stage 2(A) may vary depending upon State Government requirements for drafting of Local Provision Schedules.

All reports are to be presented in:

- Hard copy form; and
- Electronic form.

### Budget and Payment Schedule

A formal contract will be signed with the consultant.

The payment schedule will be:

- First payment (20% of total) upon commencement of the project
- Second payment (20% of total) on the satisfactory completion of stage 1
- Third payment (30% of total) upon satisfactory completion of stage 2(A) and (B)
- Final payment (30% of total) upon satisfactory completion of stage 3

### Intellectual Property Ownership and Research/Investigation Documentation

Any intellectual property rights associated with this project will be assigned to the Council. On completion of the study, all materials produced in the course of the project will be delivered to the Council.

### Selection Criteria

Proposals will be assessed by the Project Team on the basis of:

- Appreciation of the work required **(40%)**:
  - Details of the methodology and scope of works to be conducted.
  - The consultant's understanding of the nature and scope of the project, and the need to appreciate and manage stakeholder interests and expectations
- Experience on similar projects **(35%)**:
  - Description of similar projects undertaken by the consultant
- Capacity to undertake the work **(Required)**:

- Qualifications and availability of consultants to be assigned to the task, and qualifications and availability of planned sub-consultants
- Management systems **(Required)**:
  - Outline of systems to manage costs, time and quality associated with the task
- Financial **(25%)**:
  - The proposed budget for the consultancy

### Request for Tender

A Request for Tender will be publicly called from appropriately qualified and experienced consultants.

Tenders are to be submitted by 5.00pm on Monday 1<sup>st</sup> May 2017.

### Further Information

Further information can be obtained from Paul Godier of Northern Midlands Council on 03 6397 7303 or by emailing [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au).

Draft Local Provisions Schedule Approval Process

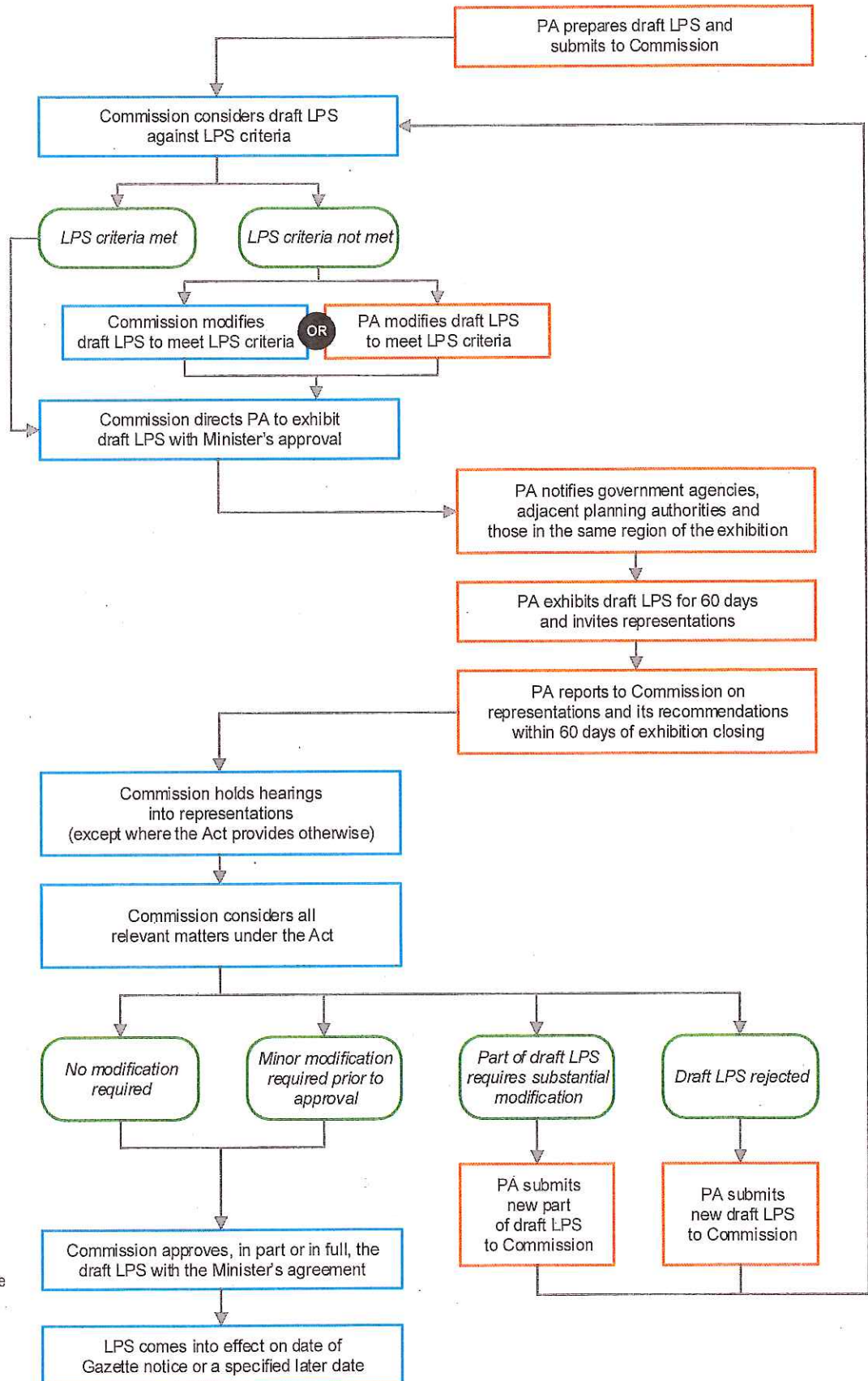
Preparing draft LPS

Consideration

Exhibition

Hearings

Decision



- LPS Local Provisions Schedule
- PA Planning Authority
- Planning authority step
- Commission step
- Decision point