

construction of the Bypass progressing with likely completion prior to the LPS coming into effect. See draft LPS zone map sheets Devon Hills, Devon Hills-Perth and Perth.

Zone Application Guideline – AZ 1 (a) and UZ 1 (a).

Ross

A significant number of lots south of Portugal Street and East of Fitzroy Street were identified as potentially constrained, see Figure 12 below.

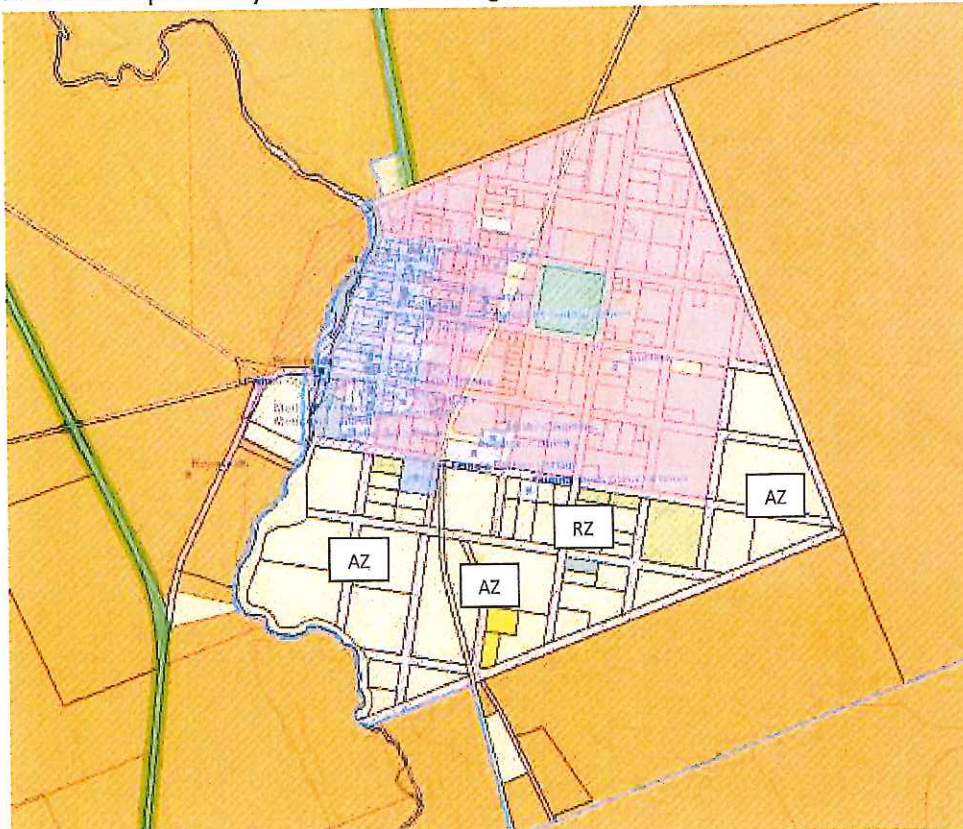


Figure 12 - Potentially constrained land south of Ross.

All lots are within the Midlands Irrigation District. Lots with common ownership or larger than 3ha were transitioned to Agriculture Zone. The smaller lots near the Original Ross Burial Ground were transitioned to Rural Zone, based on more disparate ownership and smaller lot sizes.

Zone Application Guideline – AZ 3 (a), (b), (c) and (d) and RZ 2 and RZ 3(a).

Rossarden

Land identified as potentially constrained within and surrounding Rossarden (outlined

in red in Figure 13 below) is not located within an irrigation district. Accordingly the proposed transition is from Rural Resource to Rural Zone including land:

- identified as potentially constrained (Criteria 2A and 2B); and
- zoned Rural Resource (the larger parcels are within DPIPWE (Crown Land Services) authority);

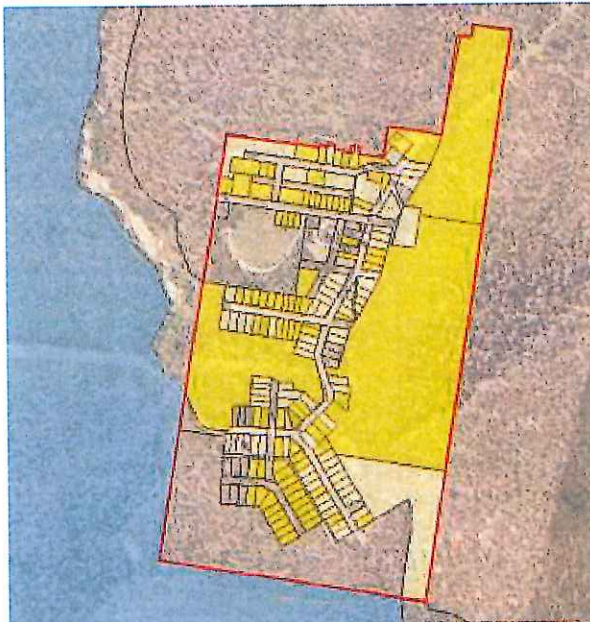


Figure 13 - Rossarden township land to be zoned Rural (Source ListMap)

Zone Application Guideline – AZ 3 (a), (b), (c) and (d); AZ 6 (d) and RZ 2 and RZ 3 (a) and (b).

Royal George

Land outlined in red in Figure 14 below, was transitioned from Rural Resource to Rural Zone including land:

- identified as potentially constrained (Criteria 2A and 2B); and
- zoned Rural Resource.

Land abutting in the north east zoned Open Space in the NMIPS2013 along the waterway is to transition to Open Space Zone. Land comprising the Royal George waster transfer station is also subject to the Attenuation Code.

Land outside the red area coloured light olive is subject to Private Conservation Covenants and has been transitioned to Landscape Conservation Zone.

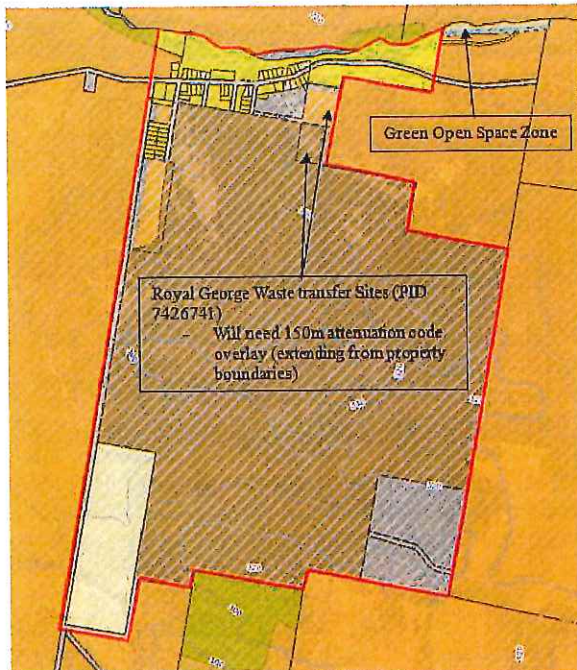


Figure 14 - Proposes zoning Royal George (source ListMap)

Zone Application Guideline – AZ 3 (a), (b) (c) and (d); RZ 2, RZ 3 (a) and (b); OSZ 1 and LCZ 1 and LCZ 3.

4. CODES

Section LPI.7 of the LPS provides the requirements for how Code mapping should be applied in each municipal area with additional guidance from the Guidelines.

Section LPI.8 provides the requirements for where Code lists in Tables are to be populated.

The following Codes have no requirement for mapping or other input in the LPS, and are not mentioned in the following sections:

- C1.0 Signs Code
- C5.0 Telecommunications Code

4.1. C2.0 Parking and Sustainable Transport Code

Parking Precinct Plan

The Code allows for a parking precinct plan overlay which can be applied to land where the intention is to reduce the amount of parking. It can be applied to activity centres and activity sites. Council has no parking precinct plans or similar and have not used this overlay.

Pedestrian Priority Street

A pedestrian priority street overlay may be applied to a road where pedestrian movement and activity are to take priority over siting of vehicle parking and access to facilitate active street frontages. These may apply to a specific area such as key streets within the main business or retail areas. Council has undertaken a number of Township Structure plans and priority projects that focus on streetscape elements however these will require further work before they provide sufficient guidance on whether to use this overlay. At this stage, it is not used in the draft LPS.

4.2. C3.0 Road and Railway Assets Code

Future road or railway

The Code allows for an overlay map to be provided over areas which are reserved for future major road or a future railway. Two areas that were considered candidates for this overlay were the Perth Bypass and the Translink Rail Corridor extension (Evandale Road upgrade). At the time of preparing this report, spatial information only existed for the Perth Bypass.

The construction of the Perth Bypass is well underway with the western section completed. Accordingly it was considered more appropriate to transition the lots associated with the Perth Bypass to 26.0 Utilities Zone rather than identifying them via the Future road or railway Overlay.

There being no other candidate sites the future road and railway overlay is not shown in the draft LPS overlay maps.

Road and railway attenuation

Each LPS may contain an overlay map showing a road or railway attenuation area for the application of the Road and Railway Assets Code.

However, Guideline RRAC 1 states “a road or railway attenuation overlay should only be applied as an alternative to the 50m attenuation area specified in the definition to account for local details.”

As such, the road or railways attenuation area overlay is not shown along the road and railway corridors as there is no justification to vary the 50m attenuation area.

4.3. E4.0 Electricity Transmission Infrastructure Protection Code

The Code provides for the protection of transmission infrastructure such as the transmission line that runs west of Cressy and Longford and south of Conara and Avoca.

The LPS includes a mapped overlay based on data supplied by TasNetworks as required by Guideline ETIPC 1. The overlay essentially provides a buffer area around transmission lines and substations and any use or development within that area must satisfy TasNetworks.

4.4. E6.0 Local Historic Heritage Code

The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.

Heritage places

The Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register (THR). Some sites may have dual listings for mutually exclusive parts of the same lot or lots, therefore, the code does not apply to that part of the site listed on the THR.

The Guidelines note (LHHC 1):

Inclusion of THR places in the LPS local heritage places list provides for the automatic application of the Local Historic Heritage Code to such places if they are de-listed from the THR in the future. The Local Historic Heritage Code will not apply to any THR places if they are included on the LPS code list while they remain listed on the THR.

The NMIPS 2013 has an existing list of Heritage Place which includes both locally listed places and THR listed places, categorised as located within Heritage Precincts and Outside of Heritage Precincts. The PPU has identified that Table E13.1 Local Heritage Precincts; and Table E13.2 Local Heritage Places Outside Precincts; and Table F2.1 Heritage Places Insider Heritage Precincts of NMIPS 2013 can be transitioned in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(3) of LUPAA.

The Draft LPS includes THR listed places in the local heritage places list (Table C6.1). Some changes were made to the transitioning information to comply with the formatting prescribed in the LPS Schedule, including:

- reformatting of the Reference No.;
- addition of the THR Number;
- splitting the address field into Town/Locality and Street Address fields;
- addition of the Folio of the Register details; and
- replacing of the 'Ref' field with the 'Description Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values' field.

It is considered that the inclusion of the THR listed properties provides for a 'one-stop shop' for local and state heritage listings, thereby providing clarity for planners and the public.

It should be noted that a number of properties included in the Northern Midlands Interim Planning Scheme 2013 have been delisted from the Tasmanian Heritage Register but have been retained in Table C6.1 as local heritage places due to their local importance.

It is further noted that in the preparation of Table C6.1 a number of data quality issues were identified between the Council list of Heritage Places, the THR register and the State Cadastre layer in the LIST. Table C6.1 includes the list of places resulting from reconciliation between these various data sources and is considered to represent the best possible information. However, as the project is not the custodian of the underlying databases, corrections made to the records in Table C6.1 have not necessarily been translated into the underlying data sets. Accordingly it was not possible to show all places in Table C6.1 on the Local Heritage Places overlay maps. The matter has been raised as requiring further collaboration between the respective data custodians to resolve.

Local heritage precinct

The Guidelines note (LHHC 2):

If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code.

Campbell Town, Cressy, Evandale, Longford, Perth, and Ross all contain Local Heritage Precincts as defined in Table E 13.1 Local Heritage Precincts in NMCIPS 2013. The precinct spatial areas and descriptions are transitioned to Table C6.2 Local Heritage Precincts and the LPS overlay maps, in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(2) of LUPAA.

Local heritage landscape precincts

Not used in the LPS.

Place or precinct or archaeological potential

Not used in the LPS.

Significant trees

The Guidelines note (LHHC 4), that each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.

Northern Midlands undertook an audit of Historic Trees within the Municipality listed on the Australian Heritage Register and the results have been included in the draft LPS in Table C6.5 Significant Trees and shown on the LPS Schedule Code overlay maps.

This is a new element in the draft LPS.

4.5. C7.0 Natural Assets Code

The Natural Assets Code is comprised of three mapped overlays:

- Waterway and coastal protection area;
- Future coastal refugia area; and
- Priority vegetation area.

The LPS Requirements at Section LPI.7.5 of the SPPs, specifies the requirements for the Natural Assets Code and each of the respective overlays.

Waterway and coastal protection area

The waterway and coastal protection overlay map was derived from the LIST's 'Waterway and Coastal Protection Area Guidance and has been updated to reflect the requirements of Guideline NAC 3 which provides for

- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

Future coastal refugia area

Not used in the NMC LPS.

Priority vegetation area

Section LPI.7.5(c) of the SPP requires that each LPS must contain an overlay map showing priority vegetation areas that:

- include threatened native vegetation communities as identified on TASVEG Version 3 published by DPIPWVE;
- be derived from threatened flora data from the Natural Values Atlas published by DPIPWVE;
- be derived from threatened fauna data from the Natural Values Atlas for the

identification of significant habitat for threatened fauna species, published by DPIPWWE.

Section LPI.7.5(d) allows a planning authority to modify the priority vegetation area derived from the above listed datasets, if field verification, analysis or mapping undertaken at a local or regional level by the planning authority, or a suitably qualified person on behalf of the planning authority:

- finds any anomalies or inaccuracies in the State data,
- provides more recent or detailed local assessment of the mapping and data; or
- identifies native vegetation or habitat of local importance.

The mapping prescribed in section LPI.7.5 of the SPP was of a high level and does not necessarily include vegetation and habitat of 'local importance', which may also contribute to the protection of the State's biodiversity.

To that end, the planning authorities across the Southern, Northern & North-West Region engaged Natural Resource Management Pty Ltd to undertake an analysis based on the 'Regional Ecosystem Model' (REM) and prepare the priority vegetation areas to be mapped as part of the LPSs. A detailed explanation of the REM and how it relates to the priority vegetation overlay is provided in Appendix 6.

This approach provides for consistency across all municipal areas that is well-informed and directly comparable when assessing not only the LPSs, but also when assessing future development applications.

The REM is a complex layering of biodiversity values that refines the focus on areas of importance. In summary, the model:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

One challenge with implementing the REM, and the SPP more generally, is that it is not possible to expressively prioritise or preference higher biodiversity values over others. The current interim planning scheme allows for an assessment of the quality, representativeness and value of the habitat. In contrast, all priority vegetation is equally important under the

SPP framework.

Similarly, the REM also recognises that some biodiversity values are more important than others and assigns each Issue a 'Level of concern' and a Biodiversity Management Priority.

At the time of writing there was some debate around whether the NAC provisions in the SPPs were fit for purpose and whether they should be amended. Furthermore, there are still issues with interrogating the REM data in the GIS layers. However, it is understood that a standard reporting template for the priority vegetation area overlay will be rolled out to all Council's across the State shortly. An example of the template, which is provided by Meander Valley Council, is provided at Appendix 7.

Generally the priority vegetation mapping generated through the REM has been accepted for use in the LPS, except for in the zones required by Guideline NAC 13.

The constraint of not being able to apply the priority vegetation area overlay to the Agriculture Zone has been somewhat problematic and has required the planning authority to prioritise the protection of agricultural land over natural assets or vice versa, even where it may be possible for the two to co-exist. For example, areas with priority vegetation can be utilised for bush runs for sheep. Additionally, responsible land managers may welcome the knowledge that the priority vegetation area overlay provides and seek to maintain or enhance these areas.

The Guidelines provide very little guidance where there are competing agricultural and priority vegetation values, particularly as the planning authority generally rely on advice from agricultural and environmental consultants, who themselves have different priorities.

As discussed in section 3.2.1 above, the planning authority has used the best available information in its decision to split zone some land to allow the priority vegetation areas to exist where less intensive agricultural use may also be possible.

4.6. C8.0 Scenic Protection Code

Clause LPI.7.6 of the SPP allows each LPS to contain overlay maps showing the area of the scenic protection area or the scenic road corridor for the spatial application of the Scenic Protection Code.

The Guidelines allow for the scenic protection area and the scenic road corridor to only be shown on the overlay map for the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;

- (e) Environmental Management Zone; or
- (f) Open Space Zone.

The information provided in clause C8.3.1 defining the Code terms is unworkable as it does not provide quantified setback distances. This issue was highlighted to the Planning Policy Unit (PPU) in the Department of Justice and the most recent advice received April 2019 is shown below:

The minor amendment to the SPPs is yet to be finalised. Unfortunately, we haven't been in a position to further progress the amendment until now due to a number of competing demands. The Minister for Planning recently wrote to the Commission seeking their advice in accordance with s.30H(1) of LUPAA on whether public exhibition is not required, before progressing with the assessment of the amendment.

The proposed wording for the definition of 'scenic road corridor' in the Scenic Protection Code has not changed from that outlined in my email below. This was the meaning that was originally intended in the SPPs.

Means:

- (a) an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic road corridor; or*
 - (b) the area of land that is within:*
 - (i) 100m of the frontage to a road shown on an overlay map in the relevant Local Provisions Schedule as a scenic road; or*
 - (ii) where there is no frontage, 120m of the edge of the carriageway of a road shown on an overlay map in the relevant Local Provisions Schedule as a scenic road,*
- and is listed and described in the scenic road corridors list in the relevant Local Provisions Schedule.*

The amendment will hopefully be finalised in the coming months.

In applying the revised proposed definition it was discovered that the underlying property parcels comprising road corridors are multiple and varied making it difficult to determine the "edge of the carriageway of a road" and in some instance the frontage to a road coincided with the road centerline.

To overcome the data vagaries in the state cadaster, the Code overlay created for protection of the existing Scenic Roads within the Northern Midlands, sought to create areas that would comply with (a) above, based on road centerline data and applying the overlay to a distance from the centerline that approximates the distances outlined in (b) (i) and (ii). It is considered that the area of land included within the Scenic Road Protection overlay is no larger than the area identified by the proposed SPP definition.

A number of Scenic Protection Areas were identified in the map overlay data, which did not have corresponding descriptions in the NMIP2013. The draft Ministerial Declarations identified that the map overlay were not subject to Schedule 6, Clause 8D(2) of the Act and accordingly would transition to the LPS. To meet the drafting requirements NOR-Table C8.1 Scenic Protection Areas has been updated to provide the required elements including Scenic Protection Area Name, Description, Scenic Value and Management Objectives; for all Scenic Protection Areas including those not described in the NMIPS2013.

4.7. C9.0 Attenuation Code

Clause LPI.7.7 of the SPP allows each LPS to contain an overlay map showing attenuation areas for the spatial application of the Attenuation Code.

The Attenuation Code provides for an attenuation area overlay to be applied around existing activities as a variation to the generic attenuation distances specified in the Tables. An attenuation area depicted by an overlay prevails over the generic attenuation distances specified in the Tables.

The Northern Midlands Interim Planning Scheme 2013 includes EII Environmental Impacts and Attenuation Code, however the scheme maps do not show any such areas.

Hence no overlay areas are subject to the transitional provisions. Council requested the inclusion of overlays for a number of activities to improve communication of scheme requirements to the community. The overlay areas applied are based on the Attenuation Distances in Table C9.1 Attenuation Distances of the SPP.

A summary of the specific sites (EPA level 2 activities and known key processing and infrastructure sites) identified for the application of the Code Overlay maps are listed in Appendix 5. The table in Appendix 5 is a subset of all the potential sites to which the Code may apply and hence the draft LPS Overlay Maps are not exhaustive.

4.8. C10.0 Coastal Erosion Hazard Code

The Coastal Erosion Hazard Code is not used in the NMC LPS.

4.9. C11.0 Coastal Inundation Hazard Code

The Coastal Inundation Hazard Code is not used in the NMC LPS.

4.10. C12.0 Flood-Prone Hazard Code

Clause LPI.7.10 requires the LPS to contain an overlay showing the areas for the application of the Flood-Prone Areas Hazard Code if a planning authority has flood-prone

areas in the municipal area.

Accordingly the existing Flood Prone Area overlay covering a number of Waterways and inland wetland areas will be transitioned to the LPS.

Council has provided additional updated local flooding information for Sheepwash Creek in Perth, Western Junction and Longford which have been included in the LPS Overlay Maps.

4.11. C13.0 Bushfire-Prone Areas Code

Clause LPI.7.11 of the SPP states that each LPS may contain an overlay map showing bushfire prone land for the purposes of the application of the Bushfire-Prone Areas Code.

The draft LPS incorporates a bushfire-prone area overlay which has been provided by the Tasmanian Fire Service. The supporting report from the TFS is provided at Appendix 8.

It is noted that the overlay has already been imported in the LIST map layers as at June 2019.

4.12. C14.0 Potentially Contaminated Land Code

Clause LPI.7.13 of the SPP states that each LPS may contain an overlay map showing potentially contaminated land for the purposes of the application of the Potentially Contaminated Land Code.

The Potentially Contaminated Land Code provides identification of potentially contaminated land via a potentially contaminated land overlay. The Code Application clauses at C14.2 provide alternative ways of identifying potentially contaminated land, which is what Council will rely on to “call in” land in the absence of an overlay.

Council does not currently hold a database of all potentially contaminated land. Only one site was identified, as part of the review of sites to which the E 9.0 Attenuation Code overlay should be applied as detailed in Appendix 5.

4.13. C15.0 Landslip Hazard Code

Clause LPI.7.12 of the SPP requires the LPS to contain an overlay map produced by the Department of Premier and Cabinet, showing landslip hazard areas for the application of the Landslip Hazard Code.

Guideline LHC 1 requires the landslip hazard area overlay must include the four landslip

hazard bands as depicted in the 'Landslide Planning Map – Hazard Bands 2013|022' layer published on the LIST, unless modified.

The NMC area does not include any areas identified as falling within the High Landslip Hazard band, hence the overlay maps only show Low landslip hazard band; Medium landslip hazard band; and Medium-active landslip hazard band.

4.14 CI 6.0 Safeguarding of Airports Code

Clause LPI.7.14 of the SPP requires the LPS to contain an overlay map showing the airport noise exposure area and the airport obstacle limitations area if such information is sourced from an airport masterplan.

The draft LPS overlay maps have been prepared on revised information provided by the TPC on 11 July 2019, clarifying that the airport obstacle limitation area is to be defined with reference to AHD.

5. Tasmanian Planning Scheme Appendix A

5.1 Local Provision Schedule Local Overriding Provisions

LUPAA requires that any PPZ, SAP or SSQ that applied to a planning scheme immediately before the commencement date of 17 December 2015 (when the Act was amended to provide for the TPS) must be included in the LPS [Schedule 6, clause (8)(1)]. Section 32(4) of LUPAA does not apply to these PPZs, SAPs and SSQs.

The Minister can declare that a SAP, PPZ or SSQ is not subject to this requirement after consultation with the Commission. The effect of doing so provides that the SAP, PPZ or SSQ is not automatically contained in the LPS.

To assist Councils in the preparation their LPSs, and in anticipation of the Minister releasing an appropriate advisory statement, the Department of Justice's Planning Policy Unit (PPU) completed an audit of NMIPS 2013 local overriding provisions. The PPU audit forms the basis of the transitional arrangements (or otherwise) discussed below.

In circumstances where a PPZ, SAP or SSQ did not apply in a planning scheme prior to 17 December 2015, or alternatively a planning authority proposes the inclusion of a new PPZ, SAP or SSQ they may be included provided they are capable of meeting section 32(4) of LUPAA.

Section 32(4) essentially requires demonstration that an overriding provision will provide

significant benefit or is required to cater for unique site qualities.

Generally, the development of additional PPZ and SAPs for the NMC LPS has resulted from:

- The inability to update transitioning provisions to reflect new needs;
- Existing uses becoming prohibited in the transitioning zone (viz. Service Stations in Rural Zone)
- Loss of Open Space provisions within Subdivision Development Standards and
- The NMC Land Use Development Strategy.

The Northern Midlands LPS proposes to transition:

- Particular Purpose Zone –Service Station
- Translink Specific Area Plan and
- Various site specific qualification, detailed in section 5.3

The Northern Midlands LPS proposes to include:

- a new Particular Purpose Zone for Vehicle Fuel Sales;
- specific area plans for the townships of Campbell Town, Cressy, Evandale, Longford, Perth and Ross and the low density residential area at Devon Hills.

These are discussed below.

5.2. Particular Purpose Zones

Guideline No.1 describes that a PPZ may be applied where the intended planning outcomes cannot be achieved through one or more SPP zones.

The SPPs outline the content requirements for any PPZs at LPI.4. All transitioning post 17 December 2015 PPZ, and new PPZs meet these requirements.

The draft LPS contains 2 PPZs:

- NOR-PI.0 Particular Purpose Zone – Service Station and
- NOR-P2.0 Particular Purpose Zone – Epping Forest and Breadalbane

NOR-P1.0 Particular Purpose Zone – Service Station is a transitioning element as per Section 87C and Schedule 6, Clause 8A (1) of LUPAA.

The transitioning PPZ has been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions.

NOR-P2.0 Particular Purpose Zone – Epping Forest and Breadalbane is a new provision to ensure that the regionally important Service Station at Epping Forest is able to continue operating and so that planning permits issued for Vehicle Fuel Sales facilities can

be acted upon. Zone Application Guideline RZ 1 required transitioning of the land to Rural Zone however within this zone the Vehicle Fuel Sales and Service is a prohibited Use Class.

In keeping with the NMC Land Use Development Strategy principles, to maintain existing use rights wherever possible, NOR-P2.0 PPZ (based on the NOR-P1.0 Particular Purpose Zone – Service Station) was developed for the following two specific sites:

- Caltex Epping Forest, 13490 Midland Highway; CT 81286/1 where the entire site is proposed to be transitioned to the PPZ; and
- 16523 Midland Highway, CT 170419/1 – which has approval for two Service Station via Planning Permits P15-270, P17-293-01 and P17-293-02. It is proposed to split zone the lot, with the majority of the lot transitioning to Rural to protect the existing EPA Level 2 quarrying facilities. The portion of the lot identified in the planning permits for Vehicle Fuel Sales it proposed to be zoned PPZ as outlined in Figure 15 below.

Transitioning provisions of the Act, prevent the inclusion of the two sites into the existing NOR-P1.0 Particular Purpose Zone - Service Station. Accordingly NOR-P2.0 PPZ is proposed, based on the provisions of NOR-P1.0 Particular Purpose Zone – Service Station.

The new PPZ modifies some of the provisions within NOR-P1.0 Particular Purpose Zone, specifically the Stormwater Management provisions are removed to better align with the SPPs.

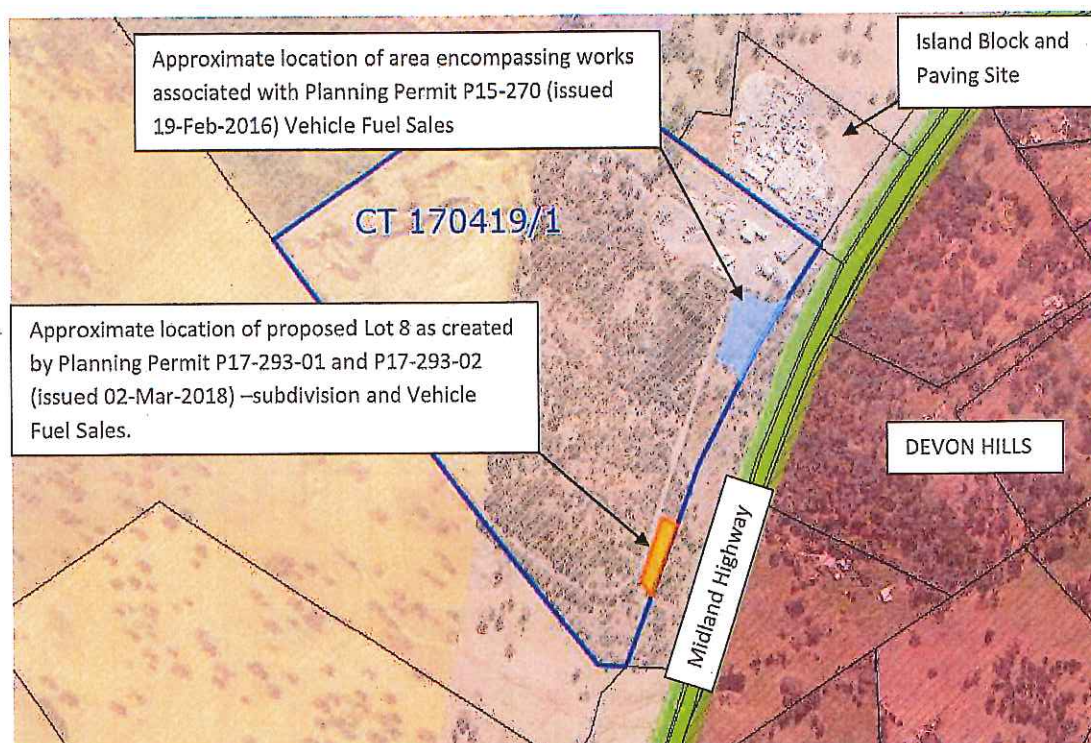


Figure 15 Proposed areas to be split zoned Particular Purpose Zone

Transition Guideline AZ 6 (b) and (d); and RZ (d); and PPZ I.

5.3. Specific Area Plans

The SPPs outline the content requirements for any SAPs at LPI.5. All transitioning, post 17 December 2015 and new SAPs meet these requirements.

The draft LPS contains 8 SAPs. These SAPs comprise one transitioning SAP and seven new SAPs as listed below:

- NOR-S1.0 Translink Specific Area Plan , a transitioning SAP
- NOR-S2.0 Campbell Town Specific Area Plan; (new)
- NOR-S3.0 Cressy Specific Area Plan; (new)
- NOR-S4.0 Devon Hills Specific Area Plan; (new)
- NOR-S5.0 Evandale Specific Area Plan; (new)
- NOR-S6.0 Longford Specific Area Plan; (new)
- NOR-S7.0 Perth Specific Area Plan; (new) and
- NOR-S8.0 Ross Specific Area Plan. (new)

5.2.1 NOR-S1.0 Translink Specific Area Plan

This is a transitioning SAP as per Section 87C and Schedule 6, Clause 8A(1) of LUPAA and remains substantially the same. One change made to clarify the policy intent was the inclusion

of the words “within Area 7” in the Acceptable Solution Criteria A7 and Performance Criteria P7 of clause NOR-SI.81 Subdivision.

Otherwise the transitioning SAP has only been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions.

5.2.2 The proposed new Township SAPs (NOR-S2.0, 3.0, 5.0, 6.0, 7.0 and 8.0)

The Township SAPs are spatially defined as those areas within the urban growth boundary for each township. Public consultation undertaken in 2018 identified the unique character associated with each township as well as community feedback on the desire to maintain the rural township feel, maintain and increase the amount of parks and green spaces, as well as provide protection to existing streetscapes. Details are provided in Appendix B of the Northern Midlands Land Use Development Strategy.

The historic residential development pattern in Northern Midlands' townships comprises General Residential lots of generally 800 m² or greater in area. The SPP 450 m² lot size for subdivision, and minimum area per multiple dwelling of 325 m² is unsustainable in terms of settlement and environmental considerations, including the proximity to land zoned Agriculture and or Rural adjoining the urban growth boundaries.

Most townships also have areas of land zoned Low Density Residential, especially within the outer urban growth area on land not serviced by sewer infrastructure. Lots in these areas are generally larger than the SPP 1500 m² (acceptable solution) and 1200 m² (performance criteria) minimum lot sizes. The SPP lot sizes are considered appropriate for single dwellings as they more closely represent traditional residential development patterns and provide opportunities for appropriate separation between sensitive residential use and agricultural and rural uses that may exist on land adjoining the urban growth boundaries. The SPP multiple dwelling area requirements, 1500 m² (acceptable solution) and 2000 m² (performance criteria) are not considered appropriate as it potentially leads to the underdevelopment of this land.

The residential land supply analysis undertaken during the preparation of the NMC Land Use Development Strategy identified that sufficient residential land exists within these Townships to deliver a total of 623 lots across GRZ and LDRZ zoned land. At the proposed SAP densities this will support an additional 567 single and 133 multiple dwellings. To facilitate the provision of this land to the market, the Township SAPs include Precinct Development Masterplans as Acceptable Solutions for subdivisions, to promote subdivision designs that reflect the expressed community expectations.

The Precinct Development Masterplans also provided a mechanisms to incorporate landscaping and streetscape requirements to provide improved capability to deal with anticipated impacts of climate change and the improved connectivity and accessibility to urban green space.

At the municipal and local level the SAPs provide the mechanism to retain the rural character of townships whilst allowing for managed development so that core agricultural and rural land is protected from residential encroachment. Both these elements are considered to have

significant social and economic benefits. The Precinct Development Masterplans provide greater certainty for both developers and the community.

The community consultation emphasised the importance of maintaining the rural and historic township character and highlighted that the SPP provisions provide fewer protections for residential and historic amenity. Both of these elements are particularly important to the Municipality, which relies on the economic benefits provided by Heritage Tourism. Community expectation for additional protections was particularly expressed by residents of Evandale and Ross and the SAPs for these two Townships include additional provisions to provide for future development to be more in keeping with the existing heritage streetscapes.

The Township SAPs include a combination of departures including substitution, modification or additions to a number of the SPP elements. The SAPs have been drafted to be consistent with the prescribed SPP format and drafting instructions.

It is considered that the Township SAPs satisfy s.32(4) of the Act as the areas of land have particular social, environmental, economic and spatial qualities that are not provided for in the SPPs as examined above.

5.2.3 The Devon Hill SAP (NOR-4.0)

This SAP is a response to the advice received from the PPU. Namely that the only element of the NMIPS 2013 Devon Hills No Subdivision Overlay that could transition was the provision *A1.2 Subdivision at Devon Hills will not result in any new lots*; and that it could be transitioned to either a SAP or a Site Specific Qualification; subject to Schedule 6, Clause 8 of LUPAA.

To respond to this advice the subdivision restrictions were transitioned via a Site Specific Qualification, see Section 5.3 for more details.

The new Devon Hill SAP seeks to maintain other elements of NMIPS 2013 Devon Hills No Subdivision Overlay, including the spatial area to which it is applied and the use table provisions which preclude multiple dwellings within the overlay area.

The land within the SAP is considered to provide a strategic buffer to the north east of Perth to both the surrounding Rural and Agricultural land but also the Translink SAP and Launceston Airport precinct. The latter creates noise overlays that impact on the Devon Hills area making it unsuitable for dense sensitive uses. Accordingly the SAP is considered to deliver significant environmental and social benefits.

The Devon Hill SAP includes a combination of departures including substitution, modification or additions to a number of the SPP elements. The SAP has been drafted to be consistent with the prescribed SPP format and drafting instructions.

It is considered that the Devon Hill SAP satisfies s.32(4) of the Act as the area of land has particular social, environmental and spatial qualities that are not provided for in the SPPs as examined above.

5.3. Site Specific Qualifications (SSQs)

The PPU audit of the NMIPS 2013 SSQ identified that eight of the existing SSQs are able to be transitioned to the Draft LPS (See Table NOR-Site Specific Qualifications in the draft LPS).

The Devon Hills No Subdivision Overlay has been transitioned to SSQ- NOR-10.1 and applies to the overlay map NOR-S4.0.

The SSQs that could not be transitioned have been previously addressed in section 3.2 of this report with specific details provided in Table 5.

7. Comments on the SPPs

Throughout this report a number of issues with the content of the SPPs have been identified. The development of the SPPs involved consultation with key stakeholders, including councils, and the community. Some, but not all comments made by Council and local government planners were adopted in the approved SPP.

Under s.35G of LUPAA, the planning authority may notify the Minister as to whether amendment of SPPs is required after public exhibition of the draft LPS. However, it is appropriate for a planning authority to comment on SPPs in this report to provide the public with a greater understanding of the impact the TPS may have on their local area and the position of the planning authority.

It is hoped that the SPPs will be subject to continual review for improvement as Council's submit their LPS and more issues come to light.

The following is an initial list of policy positions in the SPP that should be subject to review. It is by no means a comprehensive list, but summarises a number of the issues mentioned throughout this report.

General comments

- The Tasmanian Planning Policies should be created and Regional Land Use Strategies reviewed.

The State Governments current reform has been implemented the wrong way around. A key plank to the Tasmanian Planning Reform is the Tasmanian Planning Policies (TPPs) which "will provide strategic direction for Tasmania's planning system and regional land use strategies." The TPPs should have been created as a first step in the reform process followed by a review of the Regional Land Use Strategies to be followed by the creation of the SPPs. The STRLUS was the basis for the creation of the SPPs and is in desperate need of a review. Section 2.5.2 of this report identifies a number of areas where the SPPs are not consistent with the STRLUS. The TPPs need to be created and STRLUS reviewed as a matter of urgency and amendments to the

SPPs should be made accordingly.

- The LPS should be able to include Codes.

Under the current arrangements all local overriding provisions must be applied spatially, which is seriously flawed. Codes allow local overriding provisions to uses and development. For example, a planning authority may want to introduce particular standards for car washes, service stations or multiple dwelling design guidelines similar to what has been done in other jurisdictions. Under the current arrangement this could only be done through a SAP applied to all zones where these uses are allowed.

- Landscaping needs to be a development standard in the LPS for all multiple unit, commercial and industrial development. This is critical for a high quality built environment and liveable communities.

- Internal lots and cul-de-sacs must continue to be discouraged.

The subdivision standards under the interim schemes are explicit in discouraging internal lots and cul-de-sacs, which results in highly connected subdivisions with efficient movement networks that assist accessibility and mobility of the community. The SPPs standards are ambiguous and may lead to poorly connected subdivision layouts.

- Encourage multiple dwelling unit developments to be subdivided as part of a consolidated application with residential development.

Encouraging subdivision will lead to improved development layouts, promote terrace housing, removal of unnecessary visitor parking and unnecessary body corporates to be established.

- Subdivision standards for new roads to require planting of street trees.

Street trees contribute positively to neighbourhoods through energy savings, air quality improvements, stormwater management, aesthetics and other benefits that all lead to more liveable neighbourhoods.

- Reduce the number of discretionary uses in Business and Industrial zones

The increased discretionary uses across these zones result in the zones becoming too similar and inappropriate uses potentially eroding the functionality of the zones.

- The SPP should include a Stormwater Management Code

Managing stormwater runoff at the development application stage is critical for ensuring stormwater volume and quality is adequately managed. The SPPs do provide for conditions and restrictions to be imposed on planning permits under clause 6.1.1.2(g), but there are no standards. This will lead to Councils developing their own stormwater policies resulting in an inconsistent approach across the state which goes against the intent of the TPS.

The General, residential zone should be modified to:

- Include design standards to require variation in materials and break up large expanses of walls, particularly in larger developments.
- Encourage housing diversity for larger developments, including the requirement for a mix of dwellings with a different number of bedrooms.
- Amend the use table so that development of 5 multiple dwelling units or more become a discretionary use.
- Reinstate the north facing window to habitable room requirement.
- Introduce public open space design considerations for public open space and/or cash-in-lieu contributions.
- Maximum lot size standards should be reinstated to ensure that the desired residential densities are achieved.

The Rural Living Zone should be modified to:

- Reinstate design standards for vegetation retention, protection of skylines and ridgelines appropriate colours.
- Reinstate outbuilding standards to ensure they don't dominate the landscape.

The Agriculture Zone should be modified to:

- Exclude the excision of existing visitor accommodation and dwellings, and review subdivision provisions, and provide a consistent approach to dwellings in association with agriculture.
- Allow for consideration of priority vegetation.

The Environmental Management Zone should be modified to:

- To make all uses on public land Discretionary other than those listed as No Permit Required.

The Local Historic Heritage Code should be modified to:

- Include aboriginal heritage, or an Aboriginal Heritage Code should be created.

The Potentially Contaminated Land Code should be modified to:

- To become the "Contaminated Land Code" and provide standards for avoiding land contamination at the source as well as dealing with potentially contaminated land.

The vegetation exemptions should be modified to:

- Allow for tree protection under a SAP or PPZ in areas where trees form part of the character of the area.

The Application Requirements be modified to:

- Require either a full title, or no title seeing that the planning authority has access to it.
- Require landscape plans.

8. APPENDICES

APPENDIX 1 – ZONE COMPARISON TABLE (NMIPS2013 TO TPS)

APPENDIX 2 – RURAL RESOURCE DECISION TREE

APPENDIX 3 – DRAFT MINISTERIAL DECLARATIONS

APPENDIX 4 – STATE MAPPING OF ‘LAND POTENTIALLY SUITABLE FOR AGRICULTURE

APPENDIX 5 – ATTENUATION CODE SITES

APPENDIX 6 – SUMMARY OF REGIONAL ECOSYSTEM MODEL (REM) OF TASMANIA

APPENDIX 7 – EXAMPLE REM TEMPLATE MEANDER VALLEY

APPENDIX 8 – BUSHFIRE-PRONE AREAS TFS REPORT

9. References

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APPENDIX 1

ZONE COMPARISON TABLE (NMIPS2013 TO TPS)

COMPARISON

NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013

VS

TASMANIAN PLANNING SCHEME - STATE PLANNING PROVISIONS

notes

Comparison completed on the basis of additions/deletions implemented in the new TPS only: uses remaining in the same category are not listed. For a complete list of all uses in all zones readers are directed to the TPS, State Planning Scheme available at

https://planningreform.tas.gov.au/data/assets/pdf_file/0014/412322/State-Planning-Provisions-Draft-Amendment-01-2017-compiled-version.pdf

(+) = addition

(-) = deletion

AS = acceptable solution

PC = performance criteria

NPR = No permit required

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

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.	qualification in the draft LPS.
13.0 Rural Living	11.0 Rural Living	NPR (5) (+) 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 Patena 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 ²	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						
ZONE NOT USED IN INTERIM PLANNING SCHEME								
14.0 Environmental Living								
16.0 Village	12.0 Village	NPR (4) (+) Utilities - minor <u>PERMITTED (11)</u> (-) Crematoria and cemeteries (-) Hotel Industry (-) Hospital services (-) Utilities - minor <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 ² (+) 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	ZONE NOT USED IN INTERIM PLANNING SCHEME						
20.0 Local Business	14.0 Local Business	<u>NPR (Z)</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	NPR (Z) (+) 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							
		<p><u>PERMITTED (9)</u></p> <p>(+) Community meeting and entertainment</p> <p>(+) Educational and occasional care</p> <p>(+) Emergency services</p> <p>(+) Pleasure boat facility</p> <p>(+) Residential</p> <p>(-) Business and professional services</p> <p>(-) Food services</p> <p>(-) General Retail and hire</p>					<p>Min. lot area decrease from 200 to 100 m²</p> <p>Min. frontage decrease from 5 to 3.6m</p>	
		<p><u>DISCRETIONARY (15)</u></p> <p>(+) Custodial facility</p> <p>(+) Equipment and machinery sales and hire</p> <p>(+) Hospital services</p> <p>(+) Resource processing</p> <p>(+) Vehicle fuel sales and service</p> <p>(+) Visitor accommodation</p>						

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							
ZONE NOT USED IN INTERIM PLANNING SCHEME								
23.0 Commercial	17.0 Commercial							
ZONE NOT USED IN INTERIM PLANNING SCHEME								
24.0 Light Industrial	18.0 Light Industrial	<u>NPR (3)</u> (+) Utilities <u>PERMITTED (9)</u> (+) Emergency services (+) Manufacturing and processing (+) Port and shipping (+) Transport depot and distribution (+) Vehicle fuel sales and service (-) Utilities <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 ² (-) 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)	(-) Emissions (+) Discretionary uses					
	19.0 General Industrial	<u>NPR (3)</u> (+) Utilities <u>PERMITTED (12)</u> (+) Emergency Services (+) Port and shipping		Increase from 10 to 20m	Frontage setback decrease from 15 to 10m 6m setback from road/landscap		Min. lot size increase from 1000 to 2000 m ² (-) 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		(-) 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> NB- Resource development -no qualification; NB- Utilities - if minor <u>PERMITTED (15)</u> NB - Extractive Industries - no qualification NB- Resource Processing - no qualification (+) Educational and occasional care	(+) Discretionary use (-) Dwellings (-) Irrigation Districts	AS- One standard for all buildings - 12m	(+) AS1 - 5m for non-sensitive use buildings AS2 - 200m for sensitive use buildings (allowance for existing buildings)	(+) 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 (+) Access for each lot	Resource development moves from Permitted Use Class with qualifications to NPR Use Class without qualifications. Deletion of 'Vehicle Parking' from Discretionary Use - it is a site-specific qualification for Evandale Market Vehicle Fuel Sale and Service; Hotel Industry; Equipment Sales and Hire; are

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Emergency Services (+) General retail and hire (+) Manufacturing and processing (+) Pleasure boat facility (+) Research and development (+) Storage (+) Utilities (-) Community meeting and entertainment (-) Crematoria and cemeteries (-) Hotel industry (-) Resource development (-) Sports and Recreation						moved to Prohibited Use Class.
		DISCRETIONARY (20) (+) Community meeting and entertainment (+) Crematoria and cemeteries (+) Custodial facility						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Manufacturing and processing (+) Pleasure boat facility (+) Residential (+) Storage (-) Emergency Services (-) Equipment and machinery sales and hire (-) Extractive industries (-) Hotel industry (-) Resource development (-) Resource processing (-) Utilities (-) Vehicle fuel sales and service (-) Vehicle parking	(+) Discretionary use NB - no AS all provisions rely on Performance Criteria (-) Dwellings (-) Irrigation Districts	AS- One standard for all buildings - 12m	(+) AS1 - 5m for non-sensitive use buildings AS2 - 200m for sensitive use buildings	(+) Access for new dwellings (-) Prohibition of strata subdivision on land zoned Rural Resource	Subdivision does not create additional lots (i.e. boundary reorganisation only) Min lot size is 1ha.	A number of uses are moved into the Prohibited Use Class including: Business and professional service; Equipment and machinery sales and hire; Hotel Industry; Motor racing;
26.0 Rural Resource	21.0 Agriculture	NPR (4) NB- Resource development - with qualification; NB- Utilities - if minor PERMITTED (4)						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK (allowance for existing buildings)	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) General retail and hire (qualification) (+) Pleasure Boat Facility (boat ramp) <u>DISCRETIONARY (17)</u> (+) Domestic Animal Breeding, Boarding and Training (+) Manufacturing and Processing (qualification) (+) Residential (qualification) (+) Storage (qualification) (-) Business and professional service (-) Equipment and machinery sales and hire (-) Hotel Industry (-) Motor racing facility (-) Recycling and waste disposal (-) Service Industry (-) Sports and recreation (-) Vehicle fuel sales and service					Subdivision for the creation of purely residential lots is not supported. (+) Access for each lot.	Recycling and waste disposal; Service Industry; Sports and recreation; Vehicle fuel sales and service; Vehicle parking.

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
26.0 Rural Resource	22.0 Landscape Conservation	<p>(-) Vehicle parking</p> <p>NPR (2)</p> <p>(-) Resource development</p> <p>(-) Utilities</p> <p>Permitted (2)</p> <p>NB Residential (different qualification)</p> <p>NB - Utilities - if for minor</p> <p>(-) Business and professional services</p> <p>(-) Domestic animal breeding, boarding and training</p> <p>(-) Community meeting & entertainment</p> <p>(-) Crematoria and cemeteries</p> <p>(-) Extractive Industries</p> <p>(-) Food Services</p> <p>(-) Hotel Industry</p> <p>(-) Research and development</p> <p>(-) Resource Development</p>	<p>(+) Community Meeting and Entertainment, Food Services, and General Retail and Hire</p> <p>(+) Visitor Accommodation</p> <p>(+) Discretionary Use</p>	<p>(+) Building height, siting and exterior finishes</p> <p>AS 1 - 6m height for all buildings</p> <p>AS 2 - frontage setback 10m</p> <p>AS 3 - side and rear setbacks 20m</p> <p>AS 4 - sensitive use 200m</p> <p>AS 5 - Light reflectance no more than 40%; dark natural tones of grey, green or brown.</p>	<p>(-) Building location and Appearance</p>	<p>(+) Site coverage</p> <p>(+) Access to a road</p> <p>(+) Landscape protection</p>	<p>(-) Align existing titles with zone boundaries and no additional lot created.</p> <p>(+) 50 ha minimum lot size</p> <p>(+) minimum frontage 40m</p> <p>(+) Access for each lot</p> <p>(+) able to accommodate On-site Wastewater Management system</p>	<p>Provisions reflect primary purpose of the Landscape Conservation zone, which is protection and conservation of landscape values and provide compatible use or development that does not adversely impact on the landscape values.</p> <p>May be relevant for hill slopes containing priority vegetation but still allow grazing of stock as required by land holders.</p>

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Resource processing <u>Discretionary (11)</u> (+) Community meeting and entertainment (qualification) (+) Domestic Animal breeding, boarding or training (-) Bulky goods sales (-) Business and professional services (-) Educational and occasional care (-) Equipment and machinery sales and hire (-) Extractive industries (-) Hotel Industry (-) Motor racing facility (-) Recycling and waste disposal (-) Research and development (-) Resource processing (-) Service Industry (-) Transport depot						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(-) Vehicle fuel sales and service (-) Vehicle parking						
ZONE NOT USED IN INTERIM PLANNING SCHEME <i>But may be a target zone for some areas of land currently zoned Rural Resource - see comparison above</i>								
27.0 Significant Agriculture								
ZONE NOT USED IN INTERIM PLANNING SCHEME <i>But may be a target zone for some areas of land currently zoned Rural Resource - see comparison above</i>								
14.0 Environmental Living	22.0 Landscape Conservation							
ZONE NOT USED IN INTERIM PLANNING SCHEME <i>But may be a target zone for some areas of land currently zoned Rural Resource - see comparison above</i>								
29.0 Environmental Management	23.0 Environmental Management	<u>NPR (2)</u>	(-) Reserved Land: use requires RAA (now under development standards)	No change	No change	Development area changed from 20% to 500 m ²	(-) Align existing titles with zone boundaries and no additional lot created.	
		<u>PERMITTED (13)</u>	(+) Discretionary uses			(+) Exterior finishes (light reflectance) (+) Vegetation management (-) Landscaping (Inc. fencing)		
		(+) Community meeting and entertainment** (+) Educational and occasional care** (+) Emergency services** (+) Food services** (+) General retail and hire** (+) Pleasure boat facility						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		(+) Research and development (+) Residential (+) Resource development (+) Sport and Recreation (+) Tourist Operation** (+) Utilities** (+) Visitor accommodation** ** = 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	ZONE NOT USED IN INTERIM PLANNING SCHEME						

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
31.0 Port and Marine	25.0 Port and Marine	ZONE NOT USED IN INTERIM PLANNING SCHEME						
28.0 Utilities	26.0 Utilities	<p><u>NPR (3)</u> (+) Passive Recreation</p> <p><u>PERMITTED (4)</u></p> <p><u>DISCRETIONARY (4)</u> (-) Extractive industries (-) Passive recreation (+) Storage (+) Tourist operation</p>	<p>(+) All uses (hours of operation) (+) Discretionary uses (replaces 'Capacity of existing utilities')</p>	No change	Increase from 3 to 5m	<p>(+) Fencing (+) Outdoor storage area</p>	<p>(+) Use by Crown/Council/ State authority (+) Consolidation of another lot (+) Services</p>	
17.0 Community Purpose	27.0 Community Purpose	<p><u>NPR (3)</u> (+) Utilities</p> <p><u>PERMITTED (8)</u> (+) Business and professional services (+) Residential (+) Tourist operation (-) Recycling and waste disposal (-) Sport and recreation (-) Utilities</p>	<p>(+) Non-residential use (-) Zone character</p>	Increase from 8 to 10m	No significant changes	<p>(+) Fencing (+) Outdoor storage area</p>	<p>New min. lot size (600 m²) - previously no Acceptable Solution Min. 10m frontage</p>	<p>Potentially increased subdivision due to introduction of minimum lot size (previously none).</p>

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
		<p><u>DISCRETIONARY (9)</u></p> <p>(+) Custodial facility (+) General retail and hire (+) Recycling and waste depot (+) Sports and recreation (+) Vehicle parking (-) Residential</p>						
18.0	28.0	<p><u>NPR (4)</u></p> <p>(+) Sports and recreation (+) Utilities</p> <p><u>PERMITTED (1)</u></p> <p>(-) Crematoria and cemeteries</p> <p><u>DISCRETIONARY (13)</u></p> <p>(+) Domestic animal breeding, boarding and training (+) Educational and occasional care (+) Food services (+) General retail and hire (+) Vehicle parking</p>	<p>Newly introduced hours of operation for flood lighting and commercial vehicle movements</p> <p>(+) Extensions of major sporting facility within 100m of residential zone not to increase spectator capacity</p>	<p>Increase from 7 to 10m</p>	<p>Decrease from 10m to 5m</p>	<p>(+) Min. 10m from residential zones for extraction, compressors (+) Outdoor storage area</p>	<p>(-) Align existing titles with zone boundaries and no additional lot created. Min lot frontage decrease from 4 to 3.6m</p>	

ZONES		USE TABLE	USE STANDARD	HEIGHT	SETBACK	OTHER DEV. STANDARDS	SUBDIVISION	COMMENTS
IPS	TPS							
19.0 Open Space	29.0 Open Space	<u>NPR (3)</u> (+) Utilities <u>PERMITTED (0)</u> <u>DISCRETIONARY (13)</u> (+) Crematoria and cemeteries (+) Resource and development (+) Transport depot and distribution (+) Visitor accommodation	(+) Discretionary uses (-) Open space character Flood lighting now permitted in restricted times	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	
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 ² 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.

APPENDIX 2

RURAL RESOURCE DECISION TREE

NMC LPS Project - Rural Resource Decision Tree

Land zoned Rural Resource offers potentially three transition zone options:

- 1) Rural
- 2) Agriculture
- 3) Landscape Conservation

The transition tree flow chart (Figure 1) shows the decision tree commencing with the land identified by the PPU project (details in Appendix 3) as unconstrained – suitable for Agriculture Land and then applying the filters as agreed with NMC:

- A. Land with Private Forest Reserves to transition to Rural Zone;
- B. Land with Level 2 EPA Mining activity to transition to Rural Zone;
- C. Land steeper than 1 in 5 (more than 50%) to go to rural holding zone ;
- D. If none of the above apply to transition to Agriculture Zone.

The land in the rural holding zone was then filtered to see if:

- i. The Scenic Protection Overlay and the Priority Vegetation Overlay applied (to more than 50%), if yes then the entire lot was to transition to Landscape Conservation; and
- ii. The land was subject to Private Conservation Covenants, if yes then that portion of the lot subject to the covenant was transitioned to Landscape Conservation.

NB: Initial output from primary flow chart was the map as shown in Figure 2 below that showed extensive areas of land in the east, south and west of the Municipality being allocated to Landscape Conservation (Bright green areas).

This option was considered as providing a result that would not be acceptable to NMC as it effectively removed significant areas of land within Irrigation Districts from the Agriculture Zone.

The second transition approach modified step C and removed step i. (removing the circled steps in the flow chart) as follows:

- A. Land with Private Forest Reserves to transition to Rural Zone;
- B. Land with Level 2 EPA Mining activity to transition to Rural Zone;
- C. Land steeper than 1 in 5 (more than 50%) to go to Rural zone ;
- D. If none of the above apply to transition to Agriculture Zone.

The land in the rural zone was then filtered to see if:

- i. The land was subject to Private Conservation Covenants, if yes then that portion of the lot subject to the covenant was transitioned to Landscape Conservation.

NB: The output from this transition approach was a map as shown in Figure 3 below which showed that the only areas of land now zoned Landscape Conservation were isolated parcels –reflecting the private conservation covenants. It also retained the land zoning as predominantly rural in the eastern, south and western areas and retained the core non township Municipality areas as Agriculture Zone.

The second output is the basis for the next level of analysis for the Rural Land to fine tune the transition, including:

- 1) All land identified as being subject to a Level 2 EPA activity (refer Attenuation Code table Appendix 4);

- a. follow zoning recommendation in table, most EPA sites would transition to Rural with the exception of the Berry Farms and 16523 Midland Highway, Perth – Particular Purpose Zone –Perth and Epping Forest
- 2) Land excluded from the PPU analysis;
 - a. should transition to the underlying zone in the NMC IPS, if rural resource
- 3) Land that is identified in the PPU analysis as potentially constrained; and- manually interrogate zone maps and consider guidelines in the Agricultural Land Mapping Project – Background Report (May 2017) Section 3.2 How should the mapping be used (pp22 to 24; and
- 4) Land surrounding townships and sensitive use needs to be reviewed; manual interrogation and consideration of guidelines in the Agricultural Land Mapping Project – Background Report (May 2017) Section 3.2 How should the mapping be used (pp22 to 24)

Figure 1 - Rural Resource Transition Tree Flow Chart

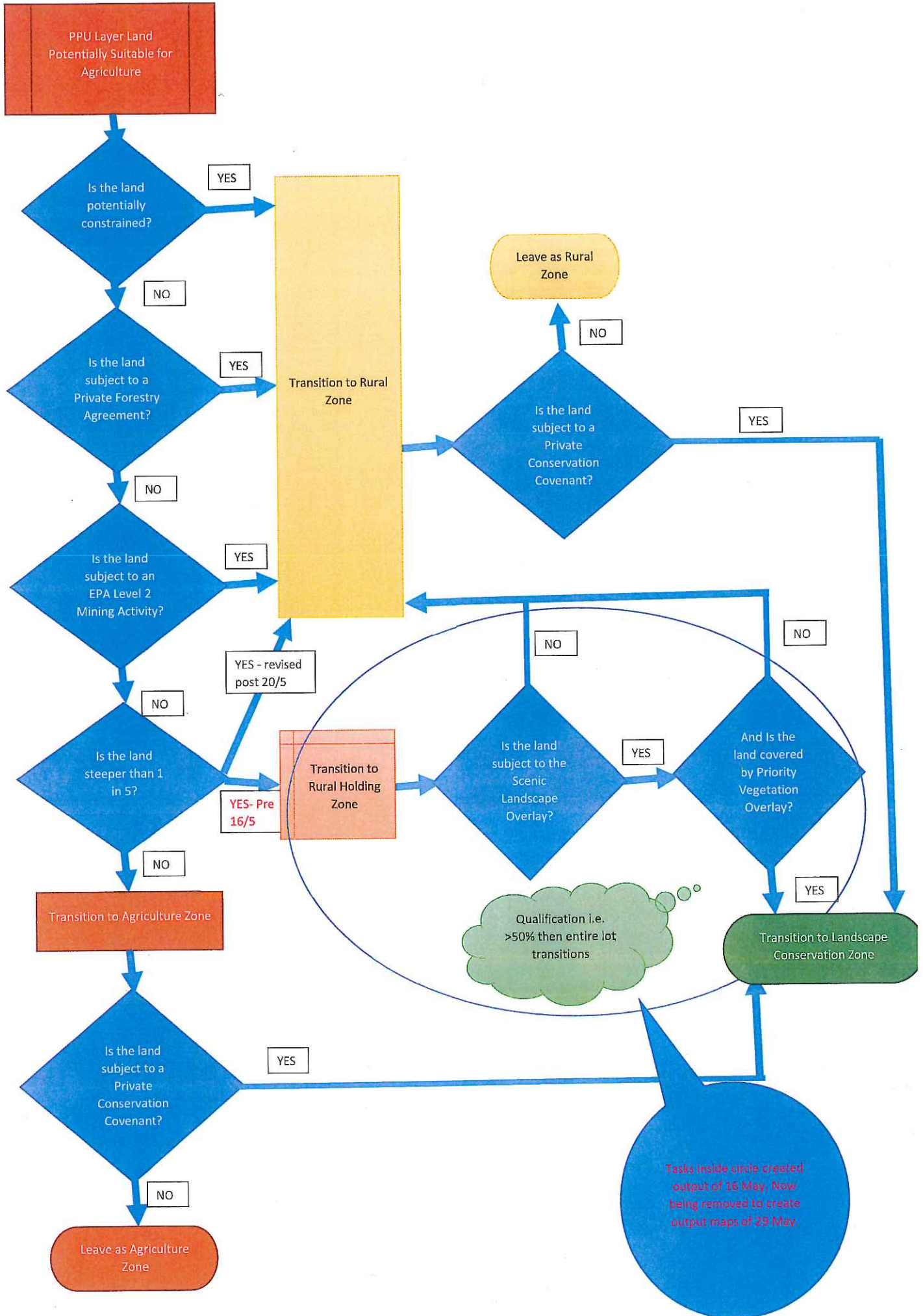




Figure 2-Image of Decision Tree Output 1-> 16 May 2019

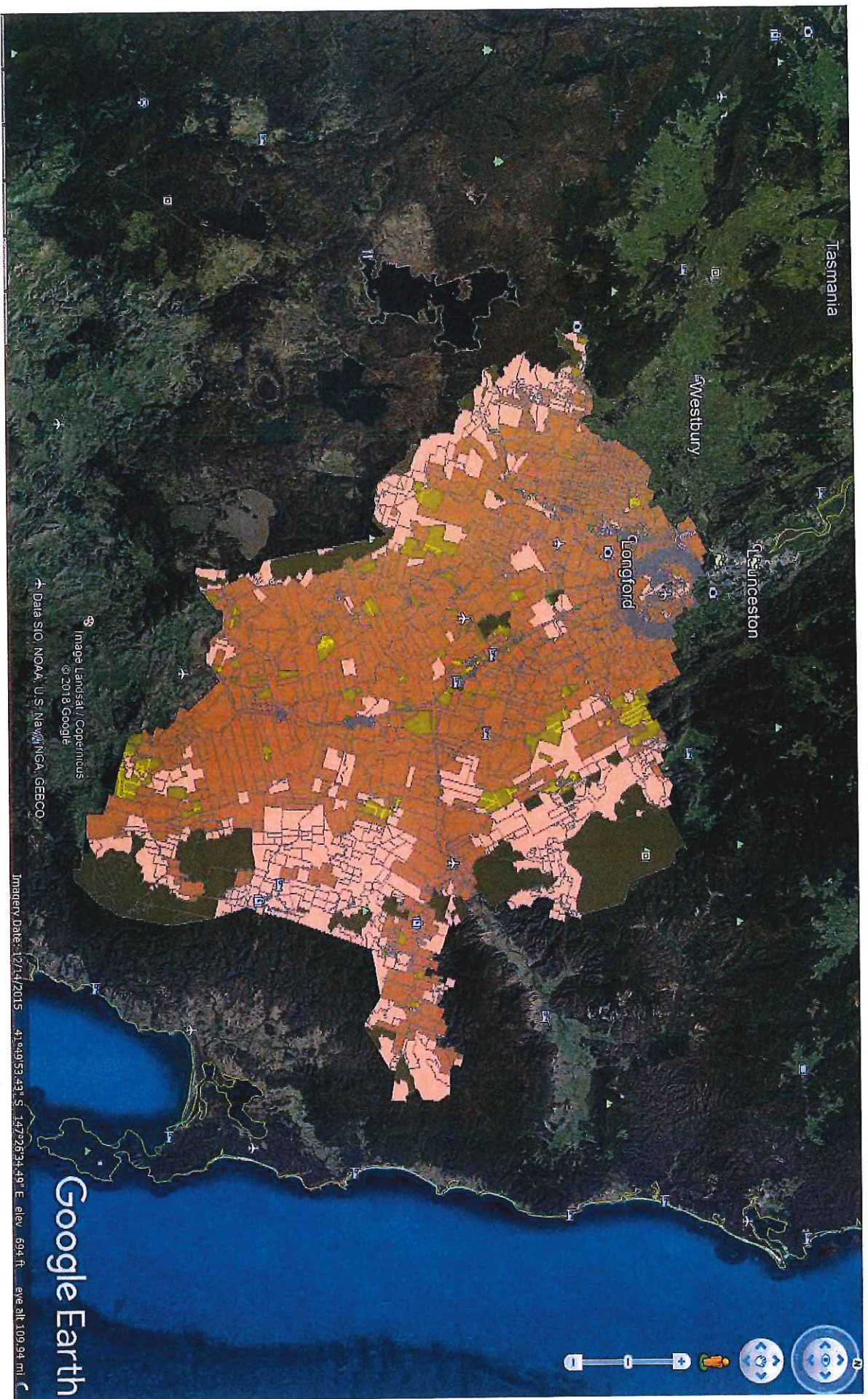


Figure 3 - Image of Decision Tree output 2 -> 29 May 2019

APPENDIX 3

DRAFT MINISTERIAL DECLARATIONS

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, Clauses 1, 8, 8A(1), 8D(2)

This document has been prepared by the Department of Justice, Planning Policy Unit to clarify the operation of the of the Minister's declarations made in accordance with Schedule 6, Clauses 8(4), 8A(1), and 8D(3) of the *Land Use Planning and Approvals Act 1993* ("the Act"). This document identifies the provisions to which the Minister's declarations do not apply, specifically:

- particular purpose zones, specific area plans and site-specific qualifications that are subject to Schedule 6, Clause 8(1) of the Act (refer to Schedule 1);
- particular purpose zones, specific area plans and site-specific qualifications that are not subject to Schedule 6, Clause 8A(1) of the Act (refer to Schedule 2); and
- code-applying provisions that are subject to Schedule 6, Clause 8D(2) (refer to Schedule 3).

This document also provides information on specific provisions in the Northern Midlands Interim Planning Scheme 2013 that do not meet the definition of site-specific qualification or specific area plan under Schedule 6, Clause 1 of the Act.

Schedule 1

Particular Purpose Zones, Specific Area Plans and Site-specific Qualifications subject to Schedule 6, Clause 8 of the Act

Provision	Application
General Residential Zone – 10.2 Use Table General Retail and Hire discretionary – "If a hairdressing salon and the sale of clothing and accessories only on the land described in CT 110036/1 (4 Nile Road, Evandale)"	Site-specific Qualification
General Residential Zone – 10.2 Use Table Vehicle Parking discretionary – "If on CT 135864/3 and directly associated with the Evandale market"	Site-specific Qualification
Low Density Residential Zone – 12.4.3.1 A1.2 & P1.3 Lot Area, Building Envelopes and Frontage A1.2 - Subdivision at Devon Hills will not result in any new lots. P1.3 - Land in Devon Hills must not be further subdivided.	Specific Area Plan or Site-specific Qualification

Provision	Application
Rural Living Zone – 13.2 Rural Living Zone Use Table Equipment and Machinery Sales and Hire discretionary – “If on CT 122423/2 (201 Pateena Road, Longford)”	Site-specific Qualification
Rural Living Zone – 13.2 Rural Living Zone Use Table Manufacturing and Processing discretionary – “If on CT 122423/2 (201 Pateena Road, Longford)”	Site-specific Qualification
Rural Living Zone – 13.2 Rural Living Zone Use Table Storage discretionary – “If for a contractors yard on CT 122423/2 (201 Pateena Road, Longford)”	Site-specific Qualification
Community Purpose – 17.2 Community Purpose Zone Use Table General Retail and Hire – “Only if in a building on CT 153988/1 that existed at the effective date of the scheme”	Site-specific Qualification
Light Industrial Zone – 24.2 Use Table Residential use discretionary – “If for a dwelling where all habitable rooms are limited to the first floor and above on the land described on CT 56239/1 (10 Union St, Longford)”	Site-specific Qualification
Rural Resource Zone – 26.2 Use Table Vehicle Parking discretionary – “If on CT 135864/3 and directly associated with the Evandale market”	Site-specific Qualification

Schedule 2

Particular Purpose Zones, Specific Area Plans and Site-specific Qualifications not subject to Schedule 6, Clause 8A(1) of the Act

Provision	Reason
Nil	

Schedule 3

Code-applying Provisions subject to Schedule 6, Clause 8D(2) of the Act

Code-applying Provision	Application
<p>E5.0 Flood Prone Areas Code</p> <ul style="list-style-type: none"> The Flood-prone Area overlay 	<p>For application through the Local Provisions Schedule as the flood-prone hazard area overlay for the State Planning Provisions Flood-Prone Hazard Areas Code.</p>
<p>E7.0 Scenic Management Code</p> <ul style="list-style-type: none"> The Scenic Management Area overlay, if on land that is a zone listed in C8.2.1 of the State Planning Provisions. Clause E7.1 Local Scenic Management Areas The Scenic Management – Tourist Road Corridor (scenic corridor) overlay, if on land that is a zone listed in C8.2.1 of the SPPs. 	<p>The Scenic Management Area overlay is for application through the Local Provisions Schedule as the Scenic Protection Area overlay for the State Planning Provisions Scenic Protection Code.</p> <p>Clause E7.1 Local Scenic Management Areas is for application through the Local Provisions Schedule as the Scenic Protection Area list for the State Planning Provisions Scenic Protection Code.</p> <p>The Scenic Management – Tourist Road Corridor (scenic corridor) overlay is for application through the Local Provisions Schedule as the Scenic Road Corridor overlay for the State Planning Provisions Scenic Protection Code.</p>
<p>E13.0 Local Historic Heritage Code</p> <ul style="list-style-type: none"> The Local Heritage Precincts overlay; Table E13.1 Local Heritage Precincts; and Table E13.2 Local Heritage Places Outside Precincts, <p>unless the place or tree has been inserted or removed by amendment after the commencement day.</p>	<p>The Local Heritage Precincts overlay is for application through the Local Provisions Schedule as the Local Heritage Precinct overlay for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table E13.1 Local Heritage Precincts is for application through the Local Provisions Schedule as the Local Heritage Precinct list for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table E13.2 Local Heritage Places Outside Precincts is for application through the Local Provisions Schedule as the Local Heritage Places list for the State Planning Provisions Local Historic Heritage Code.</p>
<p>F2.0 Heritage Precincts Specific Area Plan</p> <ul style="list-style-type: none"> The Heritage Precincts overlay; and Table F2.1 Heritage Places Inside Heritage Precincts, <p>unless the place or tree has been inserted or removed by amendment after the commencement day.</p>	<p>The Heritage Precincts overlay is for application through the Local Provisions Schedule as the Local Heritage Precinct overlay for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table F2.1 Heritage Places Inside Heritage Precincts is for application through the Local Provisions Schedule as the Local Heritage Places list for the State Planning Provisions Local Historic Heritage Code.</p>

Schedule 4

Provisions that do not meet the definition of a Specific Area Plan or Site-specific Qualification under Schedule 6, Clause 1 of the Act

Provision	Reason
<p>Low Density Residential Zone – 12.2 Use Table</p> <p>Sports and Recreation discretionary – “Including horse training or veterinary establishments on land in South Longford described on CT 110574/1-2; 111673/1-2; southern part of 112949/3; 113908/1-2; 122095/3; 124312/1; 135118/1-3; 140326/1; 157278/1-2; 19327/2-3; 244840/1; 244841/1; 26599/1; 63989/1”</p>	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision applies to multiple areas.</p>
<p>Rural Living Zone – 13.4.2 Subdivision</p> <p>Permitted minimum lot size of:</p> <ul style="list-style-type: none"> • 10ha for Blackwood Creek, Deddington, Norwich Drive and Pateena Road. • 2ha for Caledonia Drive, Kalangadoo. 	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1, of the Act as the provision:</p> <ul style="list-style-type: none"> • does not modify, substitute or add to the provisions of the planning scheme as it simply establishes the minimum lot size requirements for different areas; and • applies to multiple areas. <p>Does not meet the definition of a Specific Area Plan under Schedule 6, Clause 1 of the Act as the provision:</p> <ul style="list-style-type: none"> • simply establishes minimum lot sizes for different areas; and • does not specifically map the areas to which it applies.

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, clause 8A(1)

NOTICE OF DECLARATION

To: Northern Midlands Council

Take notice that in accordance with Schedule 6, Clause 8A(1) of the *Land Use Planning and Approvals Act 1993* ("the Act") I, ROGER CHARLES JAENSCH, Minister for Planning, after having consulted with the Tasmanian Planning Commission, declare that the draft Northern Midlands Local Provisions Schedule prepared and the Northern Midlands Local Provisions Schedule made in relation to the municipal area of Northern Midlands under Part 3A of the Act must contain the specific area plans, particular purpose zones and site-specific qualifications provisions identified in the Schedule to this Notice.

Dated this XX day of XXXXX, 2019

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications declared subject to Schedule 6, Clause 8A(1) of the Act

Provision
33.0 Particular Purpose Zone – Service Station
F1.0 Translink Specific Area Plan

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, clause 8D(3)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Planning, acting in accordance with Schedule 6, Clause 8D(3) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that Schedule 6, clause 8D(2) of the Act does not apply in relation to the code-applying provisions identified in the Schedule to this declaration in relation to the municipal area of Northern Midlands.

Dated this XX day of XXXXX, 2019

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Code-applying Provisions declared not subject to Schedule 6, Clause 8D(2) of the Act

Code	Reason
E1.0 Bushfire-Prone Areas Code	The code contains no relevant Code-applying Provisions.
E2.0 Potentially Contaminated Land Code	The code contains no relevant Code-applying Provisions.
E3.0 Landslip Code	The Local Provisions Schedule requirements at clause LP1.7.12 of the State Planning Provisions specify the mapping to be used for the Landslip Hazard Area overlay for the State Planning Provisions Landslip Hazard Code.
E4.0 Road and Railway Assets Code	The code contains no relevant Code-applying Provisions.
E5.0 Flood Prone Areas Code, excluding: <ul style="list-style-type: none">the Flood Prone Area overlay.	The only relevant Code-applying Provision is: <ul style="list-style-type: none">the Flood Prone Area overlay.
E6.0 Parking and Sustainable Transport Code	The code contains no relevant Code-applying Provisions.

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, clause 8(4)

NOTICE OF DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Planning, acting in accordance with Schedule 6, Clause 8(4) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare the specific area plans, particular purpose zones and site specific qualifications identified in the Schedule to this declaration to be plans zones and qualifications to which Schedule 6, Clause 8 of the Act does not apply.

Dated this XX day of XXXXX, 2019

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications declared not subject to Schedule 6, Clause 8 of the Act

Provision	Reason
General Residential Zone – 10.2 Use Table Residential permitted – "If for multiple dwellings, except on CT 152543/1"	The provision is inconsistent with the: <ul style="list-style-type: none">• purpose of State Planning Provisions General Residential Zone which is to provide for residential use or development that accommodates a range of dwelling types; and• State Planning Provisions General Residential Zone Use Table 8.2 as it downgrades the status of the Residential use class in the zone.
General Residential Zone – 10.2 Use Table Residential discretionary – "If on CT 152534/1 retirement village only"	The provision is inconsistent with the: <ul style="list-style-type: none">• purpose of State Planning Provisions General Residential Zone which is to provide for residential use or development that accommodates a range of dwelling types; and• State Planning Provisions General Residential Zone Use Table 8.2 as it downgrades the status of the Residential use class in the zone.

Northern Midlands Interim Planning Scheme 2013

Land Use Planning and Approvals Act 1993

Section 87C, Schedule 6, clause 8D(5)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Planning, acting in accordance with Schedule 6, Clause 8D(5) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that the requirement in Clause LP1.8.1 of the State Planning Provisions (SPPs), specifically the statement "all information requirements are to be completed in the tables", as it relates to the code-applying provisions identified in the Schedule to this declaration when they are included in the draft Northern Midlands Local Provisions Schedule and Northern Midlands Local Provisions Schedule in accordance with Schedule 6, clause 8(2) of the Act does not apply in relation to the draft Northern Midlands Local Provisions Schedule and Northern Midlands Local Provisions Schedule.

Dated this XX day of XXXXX, 2019

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Code-applying Provision
E13.0 Local Historic Heritage Code Table E13.2 Local Heritage Places Outside Precincts
F2.0 Heritage Precincts Specific Area Plan Table F2.1 Heritage Places Inside Heritage Precincts

Provision	Reason
General Residential Zone – 10.2 Use Table Food Services discretionary – “If a Restaurant on the land described in CT 3040/81 (114 Marlborough Street, Longford)”	The provision is provided for by State Planning Provisions General Residential Zone Use Table 8.2 which provides for all Food Services as discretionary “if not for a take away food premises with a drive through facility”.
General Residential Zone – 10.2 Use Table Recycling and Waste Disposal discretionary – “If on CT 135864/3”	The provision is provided for the State Planning Provisions clause 7.6, which provides for a discretionary decision in relation to this use of the land.
General Residential Zone – 10.2 Use Table Resource Development discretionary – “If on CT 135864/3”	The provision is provided for the State Planning Provisions clause 7.6, which provides for a discretionary decision in relation to this use of the land.
Low Density Residential Zone – 12.2 Use Table Food Services discretionary – “If a Restaurant on the land described in CT 200085/1 (part of 31-41 Grant Street, Campbell Town”	The provision is provided for by State Planning Provisions Low Density Residential Zone use Table 10.2 which provides for all Food Services as discretionary “if not for a take away food premises with a drive through facility”.
32.0 Particular Purpose Zone – Future Residential	The provision is provided for by the State Planning Provisions Future Urban Zone.
E3.0 Landslip Code	The provision is provided for by the State Planning Provisions Landslip Hazard Code.
E5.0 Flood Prone Areas Code	The provision is provided for by the State Planning Provisions Flood-Prone Areas Hazard Code.
E7.0 Scenic Management Code	The provision is provided for by the State Planning Provisions Scenic Protection Code.
E8.0 Biodiversity Code	The provision provided for by the State Planning Provisions Natural Assets Code.
E12.0 Airports Impact Management Code	The provision is provided for by the State Planning Provisions Safeguarding of Airports Code
E13.0 Heritage Code	The provision is provided for by the State Planning Provisions Local Historic Heritage Code
F2.0 Heritage Precincts Specific Area Plan	The provision is provided for by the State Planning Provisions Local Historic Heritage Code which provides for the application of local heritage precincts and local heritage places.

Code	Reason
<p>E7.0 Scenic Management Code, excluding:</p> <ul style="list-style-type: none"> • the Scenic Management Area overlay if on land that is a zone listed in C8.2.1 of the State Planning Provisions; • Clause E7.1 Local Scenic Management Areas; and • the Scenic Management – Tourist Road Corridor (scenic corridor) overlay, if on land that is a zone listed in C8.2.1 of the State Planning Provisions. 	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> • the Scenic Management Area overlay; • Clause E7.1 Local Scenic Management Areas; and • the Scenic Management – Tourist Road Corridor (scenic corridor) overlay.
<p>E8.0 Biodiversity Code</p>	<p>The Local Provisions Schedule requirements at clause LP1.7.5 of the State Planning Provisions, and guidelines NAC 7 to NAC 12 of Guideline No. 1, specify how the Priority Vegetation Area overlay is to be created for the State Planning Provisions Natural Assets Code.</p>
<p>E9.0 Water Quality Code</p>	<p>The code contains no relevant Code-applying Provisions.</p>
<p>E10.0 Recreation and Open Space Code</p>	<p>The code does not relate to an equivalent State Planning Provisions Code.</p>
<p>E11.0 Environmental Impacts and Attenuation Code</p>	<p>The code contains no relevant Code-applying Provisions.</p>
<p>E12.0 Airports Impact Management Code</p>	<p>The Local Provisions Schedule requirements at clause LP1.7.14(a) of the State Planning Provisions and guidelines SAC 1 to SAC 5 in Guideline No. 1 specify the how the Airport Noise Exposure Area and the Airport Obstacle Limitation Area overlays are to be created for the State Planning Provisions Safeguarding of Airports Code.</p>
<p>E13.0 Local Historic Heritage Code, excluding:</p> <ul style="list-style-type: none"> • The Local Heritage Precincts overlay; • Table E13.1 Local Heritage Precincts; and • Table E13.2 Local Heritage Places Outside Precincts, <p>unless the place or precinct has been inserted or removed by amendment after the commencement day.</p>	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> • the Local Heritage Precincts overlay; • Table E13.1 Local Heritage Precincts; and • Table E13.2 Local Heritage Places Outside Precincts.
<p>E15.0 Signs Code</p>	<p>The code contains no relevant Code-applying Provisions.</p>
<p>F2.0 Heritage Precincts Specific Area Plan, excluding:</p> <ul style="list-style-type: none"> • the Heritage Precincts overlay; and • Table F2.1 Heritage Places Inside Heritage Precincts, <p>unless the place or precinct has been inserted or removed by amendment after the commencement day.</p>	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> • the Heritage Precincts overlay; and • Table F2.1 Heritage Places Inside Heritage Precincts.

APPENDIX 4

STATE MAPPING OF 'LAND POTENTIALLY SUITABLE FOR AGRICULTURE'

Agricultural Land Mapping Project

Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone

Background Report

May 2017

Agricultural Land Mapping Project - Identifying land suitable for inclusion within the Tasmanian
Planning Scheme's Agriculture Zone

Background Report

Prepared and published by Department of Justice, Planning Policy Unit
in conjunction with Macquarie Franklin and Esk Mapping and GIS.

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1.0 Background

1.1 *What is the purpose of the agricultural land mapping project?*

The agricultural land mapping project was commissioned and project managed by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government in support of the State Planning Provisions, which form part of the Tasmanian Planning Scheme.

The State Planning Provisions represent the consistent statewide provisions of the Tasmanian Planning Scheme. The local component of the Tasmanian Planning Scheme are the Local Provisions Schedules, which will apply to each municipal area and include zoning and code overlay mapping, as well as other provisions to deal with local issues.

The Rural Zone and Agriculture Zone in the State Planning Provisions reflect a recalibration of the Rural Resource Zone and Significant Agriculture Zone (the rural zones) that are currently applied in Interim Planning Schemes.

The primary aim of the project is to identify Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area. This will avoid a repeat of the inconsistent use and application of the zones that occurred in the preparation of the Interim Planning Schemes.

The project scope focuses on land currently within the Rural Resource Zone and Significant Agriculture Zone in Interim Planning Schemes and the Rural Zone in the *Flinders Planning Scheme 2000*, or in other words, land that has already been strategically identified and protected for rural or agricultural purposes.

The project provides guidance as to how land currently zoned as Rural Resource or Significant Agriculture can be reassigned to either the Rural Zone or Agriculture Zone. Assignment of land to either the Rural Zone or Agriculture Zone does not affect existing or future agricultural activity occurring. The key difference between the two zones is how non-agricultural activity is managed.

The mapping is intended as a strategic land use planning tool to assist local planning authorities in mapping the recalibrated rural zones in the Tasmanian Planning Scheme, specifically by identifying and mapping land that is potentially suitable for inclusion within the Agriculture Zone.

1.2 *What are the parameters of the agricultural land mapping project?*

The project provides the broad statewide strategic basis for spatially identifying the Agriculture Zone based on common objective criteria and analysis. The analysis of potential agricultural land does not incorporate some of the more finer-grain information based on local circumstances. It is appropriate that local planning authorities perform this local assessment and verification exercise, as part of the preparation of their Local Provisions Schedules, as is the case with the application of all other zones.

The project has not focussed on the spatial application of the Rural Zone as the characteristics of this land are not so readily defined. The Rural Zone will largely be applied to the remaining rural land following the identification of the Agriculture Zone.

The extent of native vegetation cover, including the presence of threatened native vegetation communities or threatened species, was not considered in the analysis of potential agricultural land. It was considered problematic to consistently and objectively incorporate such analysis into the project at a statewide scale. Any resultant mapping would also not provide an accurate reflection of the potential agricultural land in the State.

It is also important to acknowledge that the presence of native vegetation cover should not always be seen as a hindrance to agricultural use or routinely considered for alternate zoning. Agricultural use comes in many forms and there are many alternatives for land to be used in creating a balance between agriculture and conservation. Areas of native vegetation cover are often maintained as part of operating farms, providing many ecological and economic benefits.

The project focussed on land currently zoned for rural and agriculture purposes, and therefore did not examine land outside the rural zones. Strategic decisions have already been made to zone such land for other purposes and the analysis did not seek to re-examine past decisions. Land outside the rural zones also falls outside the scope of 'agricultural land' as defined under the *State Policy on the Protection of Agricultural Land 2009* (the PAL Policy), as the land has been zoned for other purposes.

1.3 Why were the rural zones in Interim Planning Schemes recalibrated?

The Rural Resource Zone and the Significant Agriculture Zone formed part of the suite of zones under *Planning Directive No. 1 – The Format and Structure of Planning Schemes* (PD1), which specified the template for all Interim Planning Schemes.

It is clear from the resultant Interim Planning Schemes that the Rural Resource Zone and Significant Agriculture Zone were not fit for purpose. They were unable to be applied in a manner that reflected the character, complexity and diversity of Tasmania's agricultural land, covering the broad range and mix of enterprises, along with variables associated with soils, water and climate. As a result, the two rural zones were inconsistently applied across the three regions in part because both zones attempted to cover the State's agricultural land.

The Significant Agriculture Zone was very narrow in its scope, with the Zone Purpose limiting it to "land for higher productivity value agriculture dependent on soil as a growth medium". The Rural Resource Zone was then required to capture all other agricultural land that was not deemed as having 'higher productivity value'.

The Cradle Coast and Northern regions determined that it was not appropriate to use the Significant Agriculture Zone, instead opting to apply the Rural Resource Zone to an array of rural land. Both regions considered the two zones created an artificial split and that it was not possible to separate the 'higher productivity value' land from the other agricultural land based on the actual farming operations and complex matrix of land capability.

The Southern region applied both zones, but effectively used similar provisions across both zones in order to implement the PAL Policy. The two zones were also applied inconsistently across municipal areas in the Southern region.

The resultant Interim Planning Schemes demonstrated a need to more broadly identify and protect agricultural land in accurately implementing the PAL Policy.

Opportunities for implementing a single rural zone were considered in the drafting of the State Planning Provisions. A single rural zone would need to provide for competing demands, absorb a range of non-agricultural uses, and cover broad land characteristics. The result would be a complex zone with inadequate identification and protection of agricultural land.

Initial regional mapping produced as part of the regional land use strategies demonstrated that significant areas of land assigned to existing rural zones had limited or no potential for agricultural use. Variances were evident between municipal areas however, at a statewide level there was a clear need for two rural zones.

The recalibrated rural zones in the State Planning Provisions aim to address these issues directly by creating two zones which:

- provide a broader scope for identification and protection of agricultural land (the Agriculture Zone); and
- allows the zoning land with limited potential for agricultural use and which is not otherwise identified for the protection of specific values (the Rural Zone).

1.4 What is the intent of the Rural and Agriculture Zones?

The aim of the rural zone recalibration is to strategically zone agricultural land much in the same way as urban land is strategically zoned for particular purposes, such as the identification of industrial land. This ensures that agricultural land is adequately protected and reduces reliance on a case-by-case assessment of individual development applications in determining the importance of the land for agriculture.

The rural zone recalibration aims to accurately deliver the intent of the PAL Policy as well as implementing Principle 7 of the PAL Policy through consideration of the local and regional significance of the land for agricultural use. Principle 7 of the PAL Policy provides for decisions to be made on the significance of the land at a strategic planning level in determining the level of protection afforded to the non-prime agricultural land.

The key difference between the Agriculture Zone and Rural Zone is how they deal with non-agricultural uses. Non-agricultural uses are largely discretionary in the Agriculture Zone to protect the primacy of agricultural uses consistent with the zone purpose. The Rural Zone provides for a broader range of Permitted uses that may require a rural location for operational reasons, such as Extractive Industry, Resource Processing and certain types of Manufacturing and Processing and Storage.

Agriculture Zone

The Agriculture Zone aims to broadly capture and protect Tasmania's agricultural land, or Tasmania's 'agricultural estate'. In broad terms the 'agricultural estate' refers to land currently supporting existing agriculture or with the potential to support agriculture, taking into account the significance of the land for agriculture at a local, regional and State level.

Tasmania's 'agricultural estate' encompasses more than prime agricultural land or land within irrigation districts. It captures land with varying soil and climatic characteristics and provides for a broad range of agricultural enterprises.

The Agriculture Zone provisions provide a clear pathway for all agricultural uses. Agricultural uses are largely No Permit Required under the Agriculture Zone Use Table. Some limitations are imposed on plantation forestry and agricultural uses that do not utilise the soil as a growth medium, if on prime agricultural land. These requirements aim to address Principles 2 and 10 of the PAL Policy for the protection of prime agricultural land. However, agricultural uses that do not use the soil as a growth medium maintain a No Permit Required status if they are conducted in manner that does not preclude the soil from being used in the future.

The Agriculture Zone applies tight controls on non-agricultural use as required by the PAL Policy to protect agricultural land from unnecessary conversion to non-agricultural uses. Non-agricultural uses, other than residential use, must be required to locate on the site for operational or security reasons or to minimise impacts on other uses. This includes uses that:

- require access to specific naturally occurring resources in the zone;
- require access to infrastructure only located in that area;
- require access to a particular product or material related to an agricultural use;
- service or provide support to an agricultural use;
- provide for the diversification or value adding to an agricultural use; or
- provide essential emergency services or utility infrastructure.

Residential use must be either required as part of an agriculture use or located on land not capable of supporting agricultural use and not confine or restrain any adjoining agricultural use.

There are also specific requirements for non-agricultural uses on prime agricultural land in accordance with the requirements of the PAL Policy.

No minimum lot size is specified for the Agriculture Zone. This recognises that the amount of land required is dependent on the agricultural use and the circumstance under which it operates. All subdivision, beyond minor subdivision for public use, utilities or irrigation infrastructure, or the consolidation of lots, must be considered through the Performance Criteria as a Discretionary development. This provides for an appropriate assessment of the subdivision having regard to the impact this may have the agricultural productivity of the land and the capacity of the new lots for agricultural use.

The Agriculture Zone provides for subdivision where it can be demonstrated as necessary for the operation of an agricultural use if for the:

- creation of additional lots for agricultural use;
- reorganisation of lot boundaries without creating any additional lots; and
- the excision of an existing use or development, such as a dwelling.

A summary comparison between the Agriculture Zone and Rural Zone provisions is contained in Table 1 below.

Rural Zone

The Rural Zone is aimed at the remaining rural land (or non-urban land) with limited or, no potential, for agriculture, and which has not been identified for the protection of specific values, such as landscape conservation or environmental management.

The provisions of the Rural Zone acknowledge that the land may be able to support some agriculture, but the land is of lower significance as compared to the Agriculture Zone. The Rural Zone also provides for the protection of agricultural land and agricultural uses in accordance with the PAL Policy by ensuring that Discretionary uses, including Residential use, minimise the conversion of agricultural land and are compatible with agricultural use. While the Rural Zone provides for a range of other Permitted uses that may require a rural location for operational purposes, it still provides for agricultural uses as No Permit Required through the use table.

Non-agricultural uses provided for in the Rural Zone include Domestic Animal Breeding, Boarding and Training, Extractive Industry, Resource Processing and a limited range of Manufacturing and Processing, Storage and other uses that are associated with agricultural uses or Resource Processing.

As with the Agriculture Zone, the *Primary Industry Activities Protection Act 1995* (the PIAP Act) also applies to protect the rights of farmers to conduct their farming activities in an appropriate manner. The PIAP Act applies to land characterised as a farm on land “within a zone, designated to the land under the *Land Use Planning and Approvals Act 1993*, that enables the land to be used for the purposes of primary industry”. The Rural Zone is such a zone. The allocation of land to either the Agriculture Zone or Rural Zone also has no impact any exemptions for Land Tax for land classified as Primary Production Land under the *Land Tax Act 2000*.

Discretionary uses in the Rural Zone must demonstrate they are appropriate for a rural location and must not confine or restrain existing use on adjoining properties.

The Rural Zone provides a Permitted minimum lot size of 40ha for subdivision and, like the Agriculture Zone, provides a Permitted pathway for subdivision associated with public use, Utilities, irrigation infrastructure and the consolidation of existing lots.

The 40ha minimum lot size in the Rural Zone reflects a common minimum lot size for rural zones that has appeared in planning schemes in Tasmania for many years. It aims to provide reasonable opportunities for subdivision without creating additional opportunities for rural living development. A lot of 40ha is considered large enough to discourage rural living type development and provide buffers to rural industries and adjoining areas within the Agriculture Zone.

The Performance Criteria provides the opportunities for the subdivision lots less than 40ha, but only for:

- a use, other Residential use or Visitor Accommodation, that requires a rural location for operational reasons and minimises the conversion of agricultural land; or

- the excision of a dwelling or Visitor Accommodation if necessary for the operation of a agricultural use.

Table 1 Summary comparison of provisions in the Agriculture and Rural Zones

Provision	Agriculture Zone	Rural Zone
Agricultural use	<p>Generally No Permit Required.</p> <p>Discretionary if plantation forestry on prime agricultural land.</p> <p>Discretionary if on prime agricultural land and not using soil as growth medium and precludes future use of soil.</p>	No Permit Required.
Non-agricultural uses	<p>Generally Discretionary if required to access or provide resources/infrastructure or support/value add to agricultural use.</p> <p>Permitted if for Food Services or General Retail and Hire associated with agricultural use or Resource Processing.</p>	<p>Permitted for Domestic Animal Breeding, Boarding and Training, Emergency Services, Extractive Industry, Resource Processing and a range of other uses that are associated with agricultural use or Resource Processing or require a rural location of operational reasons.</p> <p>Discretionary for a range of other uses if demonstrated they require a rural location for operation reasons. Discretionary uses must minimise conversion of agricultural land.</p>
Residential use	Generally Discretionary, required as part of agricultural use or on land not capable of supporting agriculture and not confine or restrain agricultural use on adjoining properties.	Generally Discretionary and must minimise conversion of agricultural land.
Building height	12m Permitted, otherwise Discretionary.	12m Permitted, otherwise Discretionary.
Setbacks	<p>5m; or</p> <p>200m or not less than existing for sensitive uses, otherwise Discretionary</p>	<p>5m; or</p> <p>200m or not less than existing for sensitive uses from Agriculture Zone, otherwise Discretionary</p>
Subdivision	<p>Permitted if lots for public use, utilities, irrigation infrastructure or consolidation of lots.</p> <p>Discretionary if provides for agricultural use, including creation of additional lots, reorganisation of existing lots, excision of existing use or development.</p>	<p>Permitted if for lot not less than 40ha, public use, utilities, irrigation infrastructure or consolidation of lots.</p> <p>Discretionary if provides for a use that requires a rural location for operation reasons (other than Residential or Visitor Accommodation), or if provides for agricultural use and for excision of existing dwelling or Visitor Accommodation.</p>

2.0 Methodology

2.1 Who has been involved in the mapping project?

The mapping project has been undertaken by an expert consultant team comprising a consortium between Macquarie Franklin and Esk Mapping and GIS.

An Advisory Committee was established to provide guidance to the mapping project and ensure the mapping produced was fit for purpose. The Advisory Committee membership consisted of representatives from:

- Department of Primary Industries, Parks, Water and the Environment's (DPIPWE) Agricultural Policy Branch and Sustainable Land Use and Information Management Unit;
- Tasmanian Farmers and Graziers Association;
- Local Government Association of Tasmania; and
- three local councils, one from each of the three regions.

Targeted consultation was also undertaken with a number of key stakeholders prior to the finalisation of the mapping. This included local government, the Tasmanian Farmers and Graziers Association, key forestry stakeholders, and other key rural stakeholders consulted during the drafting of the State Planning Provisions.

2.2 What analysis has been undertaken for the mapping project?

The methodology for the agricultural land mapping project has been developed and workshopped with the Advisory Committee. It was further tested and refined by the consultants through the mapping analysis to ensure the desired outcomes were being achieved.

The finalised methodology and draft mapping was then further workshopped with the Advisory Committee.

The mapping has adopted a very conservative approach to ensure that land with any reasonable level of agricultural potential was considered for inclusion in the Agriculture Zone.

In broad terms, the land that is considered suitable for the Agriculture Zone is that defined as:

- having all of the requirements for agriculture to be sustainable;
- part of a critical mass of land with similar characteristics; and
- is strategically important from a local, regional or State perspective.

The mapping exercise was undertaken through the following steps.

2.2.1 Step 1 – Definition of study area

The study area (shown in Figure 1) was limited to land currently within the Rural Resource Zone and Significant Agriculture Zone in Interim Planning Schemes and the Rural Zone in the *Flinders Planning Scheme 2000*. The analysis did not seek to review land not currently zoned for rural or agricultural purposes.

Land within the Tasmanian Reserve Estate, such as national parks, conservation areas and other public reserves, and Future Potential Production Forest, was also removed from the study area, even if within a current rural zoning. Land under conservation covenants and variable term private reserves, such as management agreements, were retained within the study area as these are often managed in conjunction with working farms.

The total area within the Agricultural Land Mapping Project study area is 38,334 square km.

2.2.2 Step 2 – Mapping land potentially suited to agricultural production

Agriculture in Tasmania is complex due to the broad range and mix of enterprises, along with variables and complexities associated with soils, water and climate. The Department of Primary Industries, Parks, Water and the Environment (DPIPWE) Enterprise Suitability Mapping (DPIPWE 2015) was a key dataset used in the mapping of potential agriculture land and formed the basis for most of the initial analysis and mapping for this project.

The project has utilised the Enterprise Suitability Mapping as the basis for most of the analysis in determining the suitability of land for agriculture. Land capability classification data as in the Land Capability Handbook (Grose, 1999) along with the DPIPWE's TASVEG 3.0 mapping was utilised in determining areas potentially suitable for broadacre dryland pastoral areas.

The Enterprise Suitability Mapping was used as it provides the most contemporary and sophisticated statewide analysis on the suitability of land for a range of agricultural enterprises. The production of the Enterprise Suitability Mapping involved analysis of a number of different agricultural enterprises and includes a number of important climatic, topographical and soil parameters. The Enterprise Suitability Maps are derived from a combination of new digital soil mapping, localised climate data, and complex crop rules and detailed modelling is completed at a scale of 1:50,000. With this data, climate and soil information has been used to match the known soil and climate requirements of a range of crops to a given area.

While land capability classification data has historically been used for mapping potential agricultural land in Tasmania, it has many limitations. There is only partial coverage of the State and large portioned modelling has been used with limited ground-truthing. The land capability classification mapping is at a broad scale of 1:100,000 and does not reflect the potential agricultural enterprise value. For example, land capability class 5 indicates the land is only really suited to dryland grazing with low economic return, but such areas may have soils ideally suited to viticultural production with a high economic return.

To reflect 'typical' farming enterprises found within Tasmanian agriculture, five broad Enterprise Suitability Clusters (ES Clusters) were compiled by grouping Enterprise Suitability Mapping and other key datasets, as listed in Table 2 below.

Table 2 Enterprise Suitability Clusters

Enterprise Suitability Cluster	Dataset Used	Data and Assumptions	Access to Irrigation Water Required
(ES1) Irrigated Perennial Horticulture	Enterprise Suitability Mapping, DPIPW	Example crops include: table wine grapes, sparkling wine grapes and cherries	Y
(ES2) Vegetable Production		Example crops include: carrots, onions, poppies, potatoes and pyrethrum	Y
(ES3) Irrigated Grazing – Dairy		Rye Grass only	Y
(ES4) Broadacre – Cropping and Livestock		Example crops include: wheat, barley, poppies, lucerne and ryegrass	N
(ES5) Broadacre – Dryland Pastoral	TASVEG 3.0, DPIPW	Remaining cleared agricultural land (identified as FAG – Agricultural land in TASVEG 3.0), including native grasslands	N
	Land Capability data, 1:100,000, DPIPW	Remaining land with a land capability class of between 1-6	

2.2.3 Step 3 – Potential access to water for irrigation

The Enterprise Suitability Mapping used to compile the ES Clusters outlined in Step 2 assumes ready access to water for irrigation. This is not practically possible for all areas in Tasmania. Land with current or future potential access to irrigation water required identification to further refine the Enterprise Suitability Mapping for the purposes of this project. It was important identified areas of potential access to irrigation water to adequately reflect the possible future potential of the land.

The area within Tasmania that has current or future potential access to irrigation water was mapped, as outlined in Table 3. This included the analysis of a number of datasets for existing irrigation or storage allocations, bores, and major watercourses, including:

- DPIPW Water Information Management System data (WIMS);
- DPIPW Hydrogeological Bore data;
- Tasmanian Irrigation – existing and planned irrigation schemes;
- DPIPW Conservation of Freshwater Ecosystem Values (CFEV) data; and
- TasWater infrastructure data.

In general, there are three main limitations for land being able to access irrigation water. These are distance from the water source, elevation difference between the land and the water source, and the quantity of water available and that needed by the agricultural enterprise.

A conservative buffer of 3km was identified around existing allocations, functioning bores with a flow rate of 10L/sec, and major watercourses, taking into account the topography, to reflect maximum distances that may be economically viable to pump irrigation water. Existing and planned irrigation schemes as identified by Tasmanian Irrigation were also included as part of this analysis. TasWater infrastructure data was also acquired to ensure the mapped area included existing farm irrigation off-takes. The applied buffer area adequately covered all existing TasWater infrastructure currently in rural zones.

All areas currently within a rural zone on Flinders Island and King Island were mapped as potentially having access to irrigation water. Irrigation water is currently limited on both islands. However, their coastal climate, latitude and relatively small distances and elevation changes means there are potential opportunities for low water use irrigated agricultural enterprises across the breadth of the islands in the future.

The output area identified with potential access to irrigation water (Figure 2) was applied as a filter to the ES Clusters mapped in Step 2. Where an ES1, ES2 or ES3 Cluster fell outside the mapped potential irrigation area, the land was allocated a suitable lesser ES Cluster which is not reliant on access to irrigation water (e.g. ES4 or ES5).

Table 3 Potential Access to Irrigation Water Methodology

<i>Dataset Used</i>	<i>Data and Assumptions</i>
Water Information Management System (WIMS), DPIPWE	Current direct take and storage allocations for irrigation mapped. 3km buffer created as a conservative maximum distance deemed as economically viable to pump.
Hydrogeological Bore Data, DPIPWE	Functioning bores mapped with a flow rate of 10 L/s or higher (suitable for irrigation). 3km buffer created as a conservative maximum distance deemed as economically viable to pump.
Irrigation Schemes – Existing & Planned, Tasmanian Irrigation	Area included.
Conservation of Freshwater Ecosystem Values (CFEV)	Major Watercourses mapped. 3km buffer created as a conservative maximum distance deemed as economically viable to pump.
Contour (10m), the LIST	Elevation data used in assessment of potential access to water
TasWater infrastructure data	Current TasWater infrastructure data used to take into account of current farm irrigation off-takes.
<i>Data combined, reviewed and edited by Senior Macquarie Franklin Water Resource consultants to practically reflect land that has potential access to water for irrigation now and in the future.</i>	

2.2.4 Step 4 – Consideration of existing forestry land

Step 4 involved the analysis of existing forestry land to identify areas of broad-scale forestry production. The aim was to identify existing forestry land that may be of higher value for agriculture as a consequence of it being potentially suited to a greater range of agricultural enterprises. Such land is potentially suitable for the Agriculture Zone.

Broad-scale forestry production often occurs on land with limited potential for other agricultural uses. Forestry production generally has a longer lifespan than most other agricultural enterprises meaning the land is likely to remain under forestry use for at least the short to medium term.

The Rural Zone is considered appropriate for most land under broad-scale forestry production given many areas have limited suitability for a broader range of other agricultural uses. The Rural Zone provides for agricultural use, including plantation forestry, as a No Permit Required use and includes appropriate protection from land use conflicts. The Agriculture Zone is considered more appropriate for forestry land with potential for a range of other agricultural uses.

The identification of any existing forestry land within the Agriculture Zone does not suggest the land should be transferred to other agricultural enterprises. It instead identifies land that may be of higher value to agriculture due to its potential to support a greater range of agricultural enterprises.

A large proportion of forestry operations also fall outside the planning system. Forestry operations within State forests and on land declared as private timber reserves are not subject to the requirements of a planning scheme.

For the purposes of Step 4, the ES Cluster mapping was overlaid with land mapped as:

- plantation hardwood or plantation softwood in the 'Forest Group' mapping layer on the LIST; and
- under the authority of Forestry Tasmania in the 'Authority Land' mapping layer on the LIST, which included all land within the Permanent Timber Production Zone.

Areas where the ES Cluster mapping overlapped with any of the above mapped forestry land were further analysed. Forestry land was identified as potentially suitable for the Agriculture Zone if it overlapped with:

- areas mapped as either ES1, ES2 or ES3 Clusters; or
- the ES Cluster mapping and the land capability classification was in the range of 1 to 4.

No land currently within the Permanent Timber Production Zone was included in the final mapping data.

Table 4 Consideration of existing forestry land

<i>Dataset Used</i>	<i>Data and Assumptions</i>
Forest Group dataset, the LIST	Existing hardwood and softwood plantations mapped
Authority Land dataset, the LIST	Existing land under the authority of Forestry Tasmania, which includes all land within the Permanent Timber Production Zone.
Enterprise Suitability Clusters, Agricultural Land Mapping Project	Where overlap occurred with 'high value' Enterprise Suitability Clusters ES1-3, land included as potentially suitable for the Agriculture Zone.
Land Capability, 1:100,000, DPIPWE	Where overlap occurred with land capability Class 1-4, land included as potentially suitable for the Agriculture Zone.

The mapping produced through Steps 1 to 4 created the Potential Agricultural Land Initial Analysis mapping layer (Mapping Layer 1) in Figure 3.

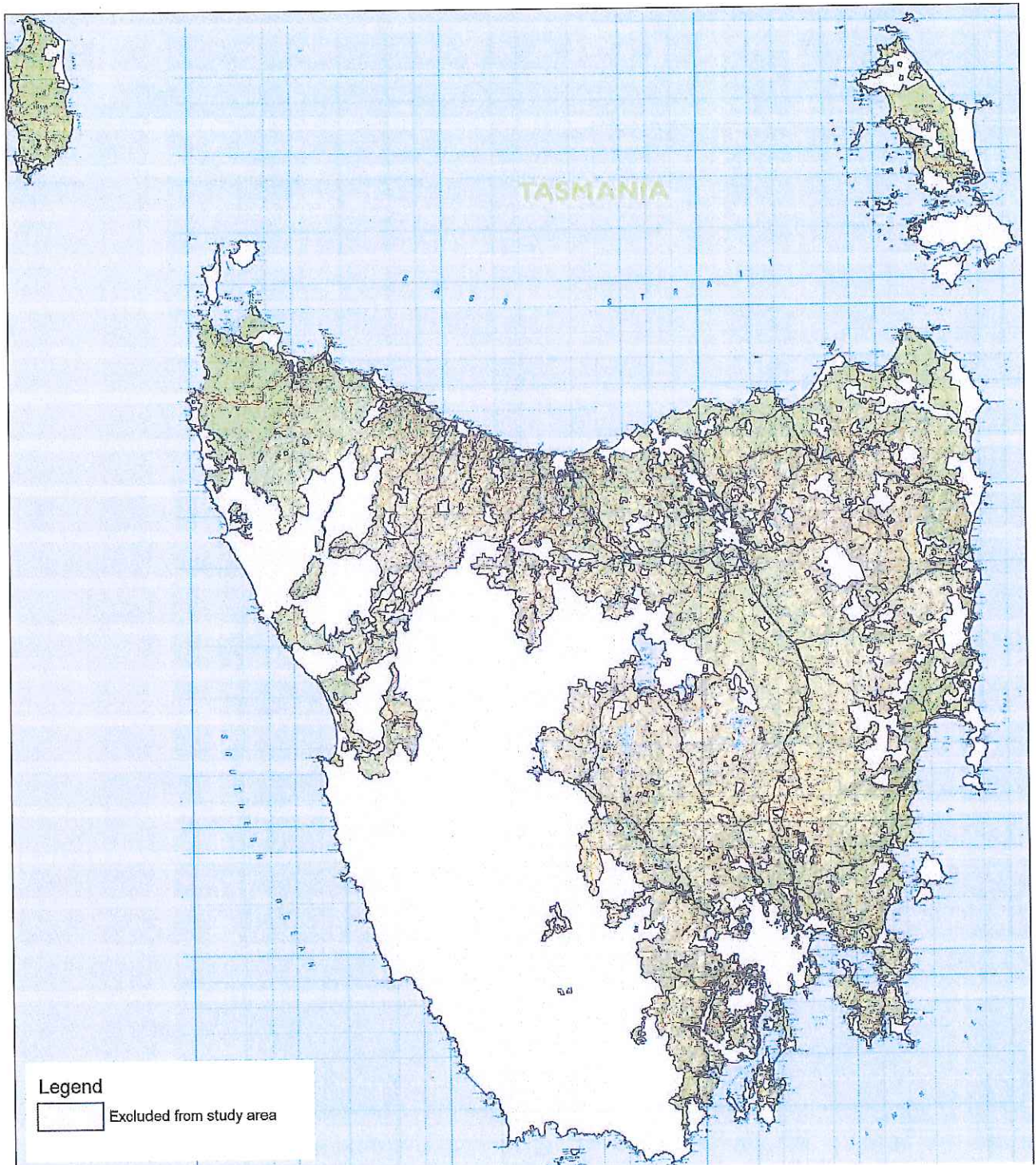


Figure 1 Agricultural land mapping project study area

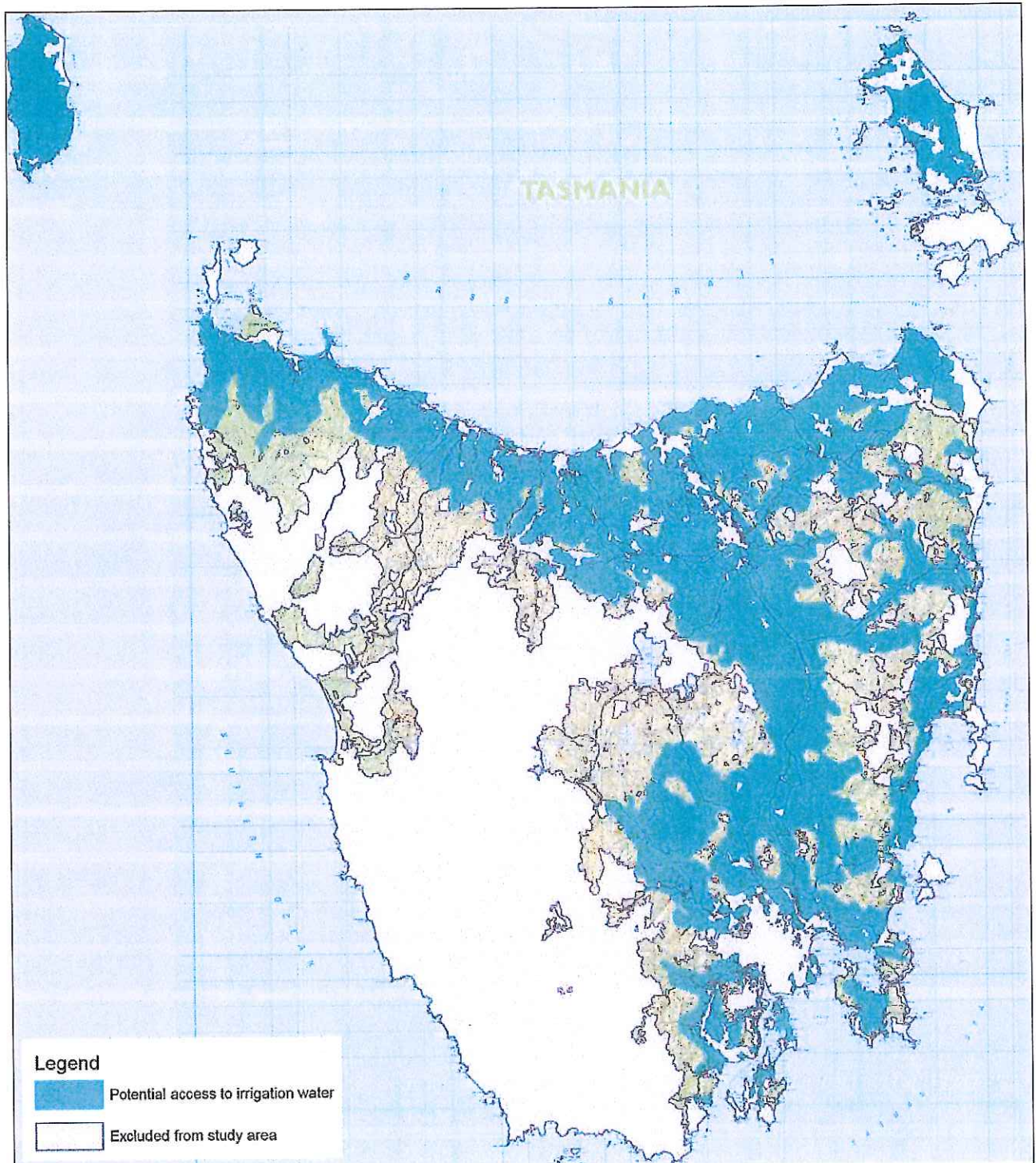


Figure 2 Potential access to irrigation water

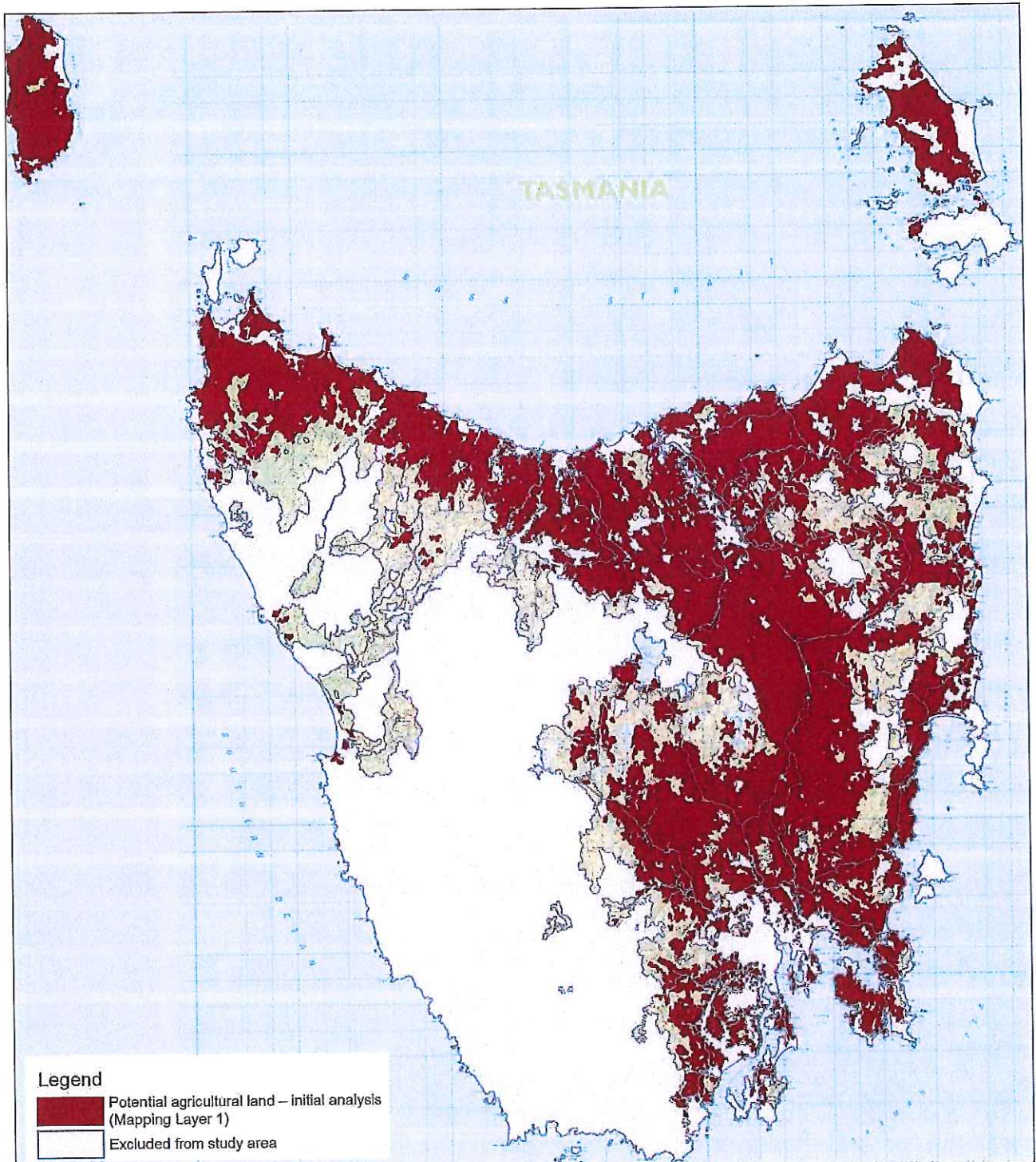


Figure 3 Potential agricultural land – initial analysis (Mapping Layer 1)

2.2.5 Step 5 – Allocation of potential agricultural land to cadastre

The initial analysis of potential agricultural land was allocated to cadastre data. Smoothing of the mapping was undertaken in an effort to refine data into a more user friendly planning tool by aligning the mapping to cadastre boundaries where appropriate. Where a title contained greater than 50% of land mapped in Mapping Layer 1, the entire title was mapped as potentially suitable for the Agricultural Zone. Titles with areas less than 50% mapped in Mapping Layer 1 were further analysed by Senior Agricultural Consultants for potential inclusion, taking into consideration the areas of mapped ES Clusters.

2.2.6 Step 6 – Potential constraints analysis

Step 6 involved an analysis of potential constraints for agricultural use on the titles mapped under Step 5. The analysis was undertaken to identify titles where agricultural use may be constrained due to the high capital value of the title, impact of isolation from other agricultural land, and the proximity of conflicting land use.

The potential constraints analysis was not meant to provide a comprehensive analysis of all factors that may contribute to constraining agricultural uses from occurring on the land. It is not possible to achieve this at a statewide level and many factors would be dependent on the agricultural enterprise, the characteristics of the operations, and the locational circumstances. It was also considered unnecessary to analyse all potential constraints for the purposes of developing a strategic planning mapping tool for the identification of the future agricultural potential of the land.

The potential constraints analysis did not exclude any titles from the mapping data. Instead the analysis aimed to highlight titles or areas that may require further investigation by local planning authorities in strategically applying the Agriculture Zone.

The constraints analysis may be useful for local planning authorities in identifying individual titles or clusters of titles where agricultural use may be significantly constrained. This aims to provide additional guidance on whether the land is suitable for the Agriculture Zone.

The mapping of titles as 'potentially constrained' does not in itself indicate or justify an alternate zoning to the Agriculture Zone for that title. Further investigation should be undertaken to determine its suitability.

The constraints analysis involved assessment against three criteria as outlined below and in Figure 4, with the approach of criteria 1 providing the first filter, criteria 2 the next and criteria 3 providing the final filter in identifying titles that may be constrained for agricultural use.

Criteria 1 – Is the title size a potential constraint for agricultural use?

A conservative approach was taken to identify minimum threshold title sizes that could potentially sustain a standalone agricultural enterprise. These were identified for each ES Cluster as shown in Figure 4.

The thresholds identified for Criteria 1 were determined by utilising models based on Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES), DPIPWE gross margins,

DairyTas, and Holmes & Sackett data, and determining typical values for estimated value of agricultural operations (EVAO).

It is acknowledged there is a high degree of disagreement amongst experts on determining potential minimum areas that are able to sustain the various agricultural enterprises. The minimum areas will depend on a number of factors including the efficiencies of the operator, the type of agricultural enterprises, technology and markets. These factors will also change overtime. Farmers are also likely to incorporate a number of different agricultural or other enterprises in order to maintain a sustainable business. Nevertheless, it was considered important to establish a suitable indicator for titles requiring further analysis of potential constraints.

A title that is below the specified size threshold does not necessarily mean there are constraints to agriculture occurring on the title. Smaller titles are, and can be, used in a variety of ways for viable agricultural uses. The purpose of Criteria 1 is to narrow down the analysis to those titles that may be more susceptible to constraints.

Smaller titles have a greater potential to become unviable for agricultural use as a consequence of being more susceptible to constraints caused by isolation from other agricultural land or fettering by conflicting land uses. The agricultural use of some smaller titles may also be cost prohibitive if its capital value is excessive.

Criteria 1 provided the first filter in identifying titles that may be constrained for agricultural use. These titles were then considered against additional criteria to identify those that may be constrained by:

- economic barriers, in that the title is of higher capital value which may inhibit the land being purchased or used for agricultural purposes (Criteria 2A);
- physical barriers, in that the surrounding land is potentially unsuitable or unviable for agriculture (Criteria 2B); or
- land use conflicts created by proximity to residential development of adjoining land which causes agricultural use on the title to be confined or restrained (Criteria 3).

Criteria 2 – Are there potential constraints for the title being used or amalgamated with adjoining agricultural land?

Criteria 2 consisted of two components to further analyse the smaller titles identified in Criteria 1. Criteria 2A considered the capital value of the title and Criteria 2B considered the land surrounding the title.

For Criteria 2A, capital value data from the Valuer General was applied to the titles and a capital value per hectare was determined. Titles with a capital value greater than a conservative value of \$50,000/ha was identified as a potential economic constraint for purchasing and amalgamating the land with neighbouring agricultural land.

Small titles with a high capital value per hectare can indicate that a high proportion of the value of the title relates to physical improvements such as buildings, structures and other fixtures. The high capital values can often indicate the presence of a dwelling on the title. The identification of such

titles can also indicate the presence of 'residential nodes', or clusters of smaller titles that are largely residential in nature with the current rural zones.

Titles with a capital value of greater than \$50,000/ha were further considered against Criteria 3. Those with a capital value of less than \$50,000/ha were considered against Criteria 2B.

For Criteria 2B, land surrounding the title was considered to determine whether the title was adjoining other agricultural land. Small titles may be compromised by having limited connectivity with other unconstrained agricultural land. Titles that were not adjoining a title above the Criteria 1 size thresholds or with a capital value of less than \$50,000/ha were identified and considered against Criteria 3.

Criteria 3 – Is residential development potentially constraining agriculture land?

Criteria 3 identified whether any of the titles were adjoining:

- a current Interim Planning Scheme General Residential Zone, Low Density Residential Zone, Rural Living Zone or Village Zone; or
- a Residential Zone, Low Density Residential Zone, Rural Residential Zone or Village Zone under the *Flinders Planning Scheme 2000*.

This analysis further aimed to identify any potential constraints due to potential land use conflicts from adjoining residential development in designated residential zones in addition to any potential constraints identified in Criteria 2A or 2B. A 25m buffer was applied around the titles to compensate for any zoning anomalies, such as a zone boundary being aligned to the centre line of a road instead of the cadastre boundary. This was a common occurrence in Interim Planning Schemes where the zone boundary corresponded with a road.

The analysis against Criteria 3 did not include the consideration of any constraints caused by clusters of smaller titles (or 'residential nodes') within current rural zones. While such clusters may create land use conflicts, their impact can be difficult to analyse. Some of these titles may be owned or occupied in conjunction with surrounding farms. The potential impact differs to that potentially caused by proximity to a residential zone, as this land has been identified strategically for residential use and development and therefore has greater potential to impact on adjoining agricultural operations.

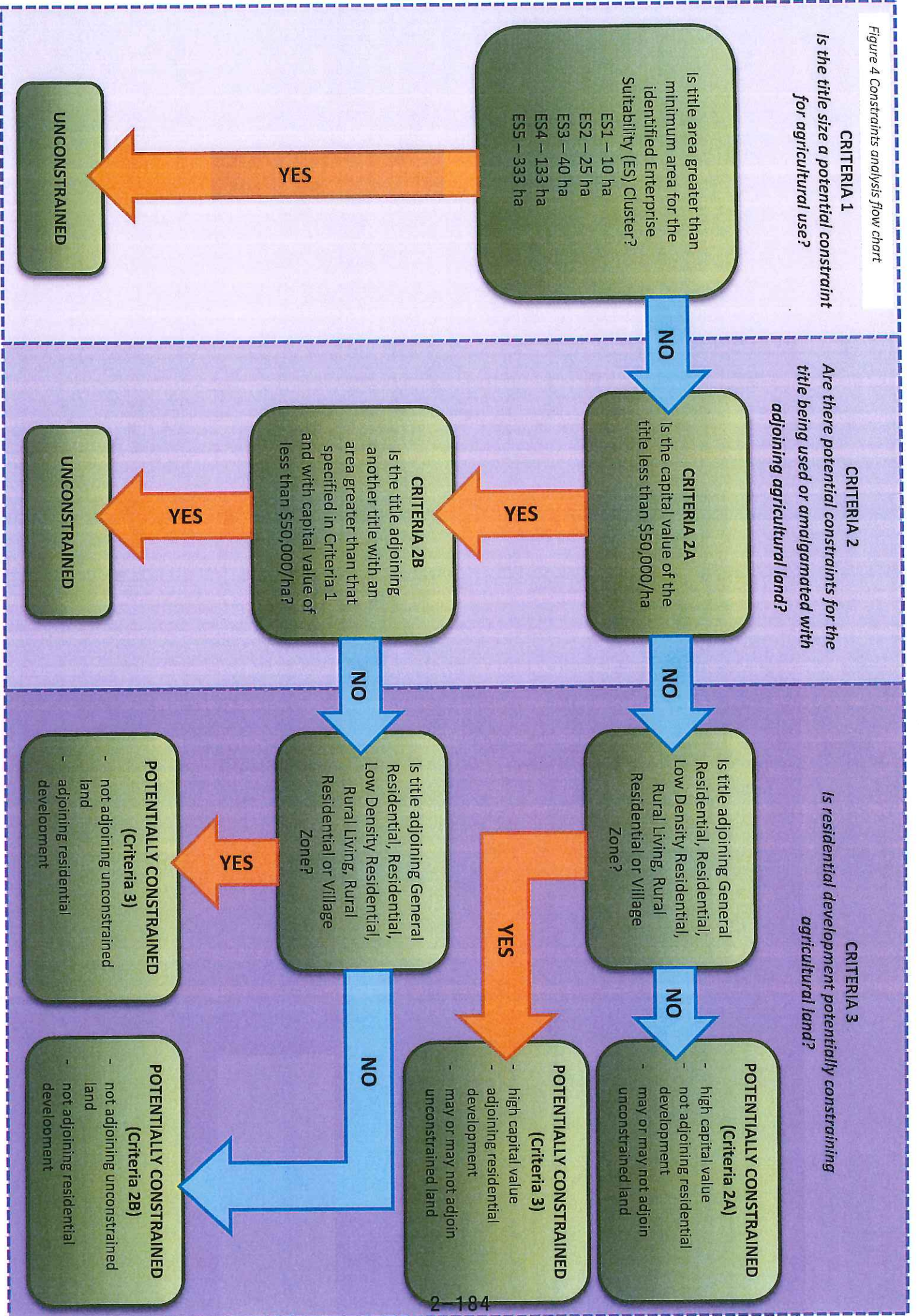
Analysis against all three criteria allocated the titles into four categories as per Table 5.

Table 5 Results on the constraints analysis

<i>Unconstrained</i>	<i>Potentially Constrained (Criteria 2A)</i>	<i>Potentially Constrained (Criteria 2B)</i>	<i>Potentially Constrained (Criteria 3)</i>
<ul style="list-style-type: none"> – an area greater than the Criteria 1 size thresholds; or – an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha. 	<ul style="list-style-type: none"> – an area less than the Criteria 1 size thresholds; – a capital value of greater than \$50,000/ha; and – not adjoining a residential zone. 	<ul style="list-style-type: none"> – an area less than the Criteria 1 size thresholds; – a capital value of less than \$50,000/ha; – not adjoining a title with an area greater than the Criteria 1 size thresholds; and – not adjoining a residential zone. 	<ul style="list-style-type: none"> – an area less than the Criteria 1 size thresholds; – a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and – adjoining a residential zone.

The constraints analysis, in conjunction with the mapping produced in the preceding steps, produced the Land Potentially Suitable for Agriculture Zone mapping layer (Mapping Layer 2) (Figure 5 and Figure 6).

Figure 4 Constraints analysis flow chart



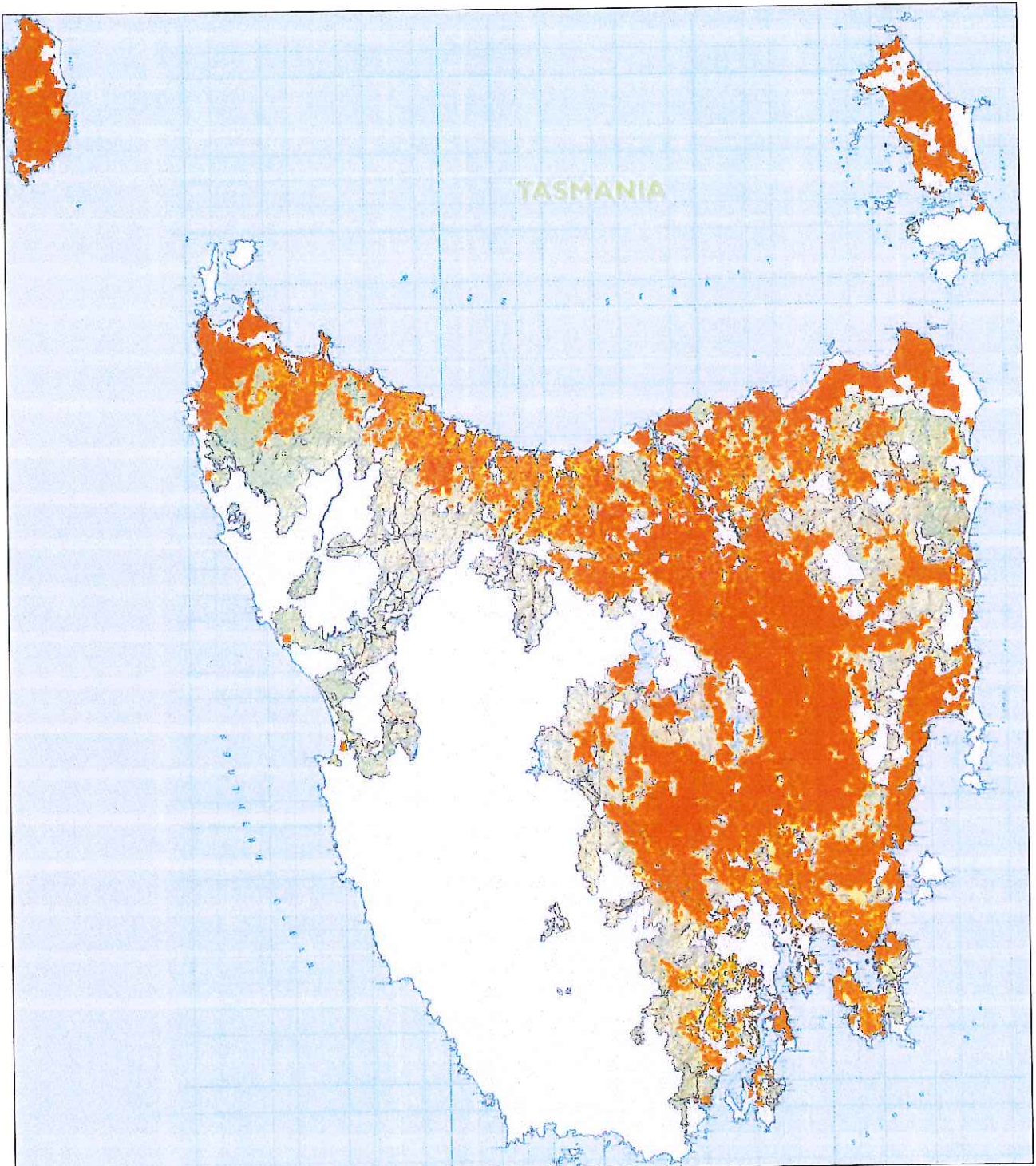


Figure 5 Land potentially suitable for the Agriculture Zone (Mapping Layer 2)

1

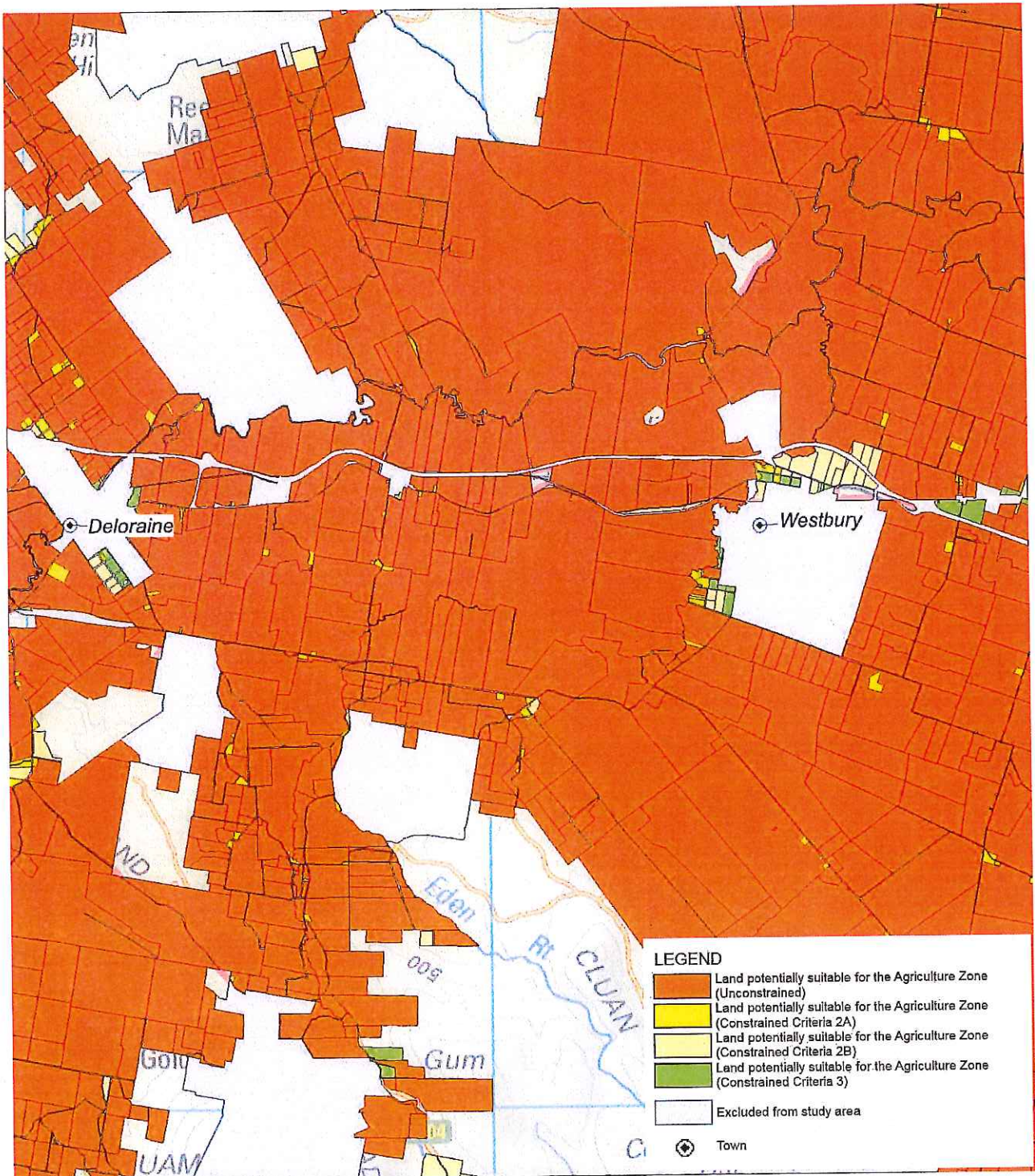


Figure 6 Distribution of land potentially suitable for the Agriculture Zone (Mapping Layer 2) within northern region between Deloraine and Westbury

3.0 Agricultural Land Mapping Data

3.1 *What mapping has been produced from the project?*

The Agricultural Land Mapping Project has produced two mapping layers that are available on the Land Information System Tasmania's website (the LIST). These mapping layers are:

1. Potential Agricultural Land Initial Analysis (Mapping Layer 1)

This represents the land identified and mapped through the initial analysis up to Step 4 in the above methodology. A total of 21,781 square km has been mapped as potential agricultural land as part of the initial analysis.

2. Land Potentially Suitable for Agriculture Zone (Mapping Layer 2)

This represents the refined mapping produced through all steps in the methodology and includes the titles mapped as part of the constraints analysis in Step 6. This layer includes:

- Unconstrained agricultural land - 20,164 square km
- Potentially Constrained agricultural land (Criteria 2A) - 245 square km
- Potentially Constrained agricultural land (Criteria 2B) – 689 square km
- Potentially Constrained (Criteria 3) - 107 square km

3.2 *How should the mapping be used?*

The mapping is to be used by local planning authorities as a guide for the spatial application of the Agriculture Zone through their Local Provisions Schedules. The mapping may also provide guidance to the Tasmanian Planning Commission in assessing the spatial application of the Agriculture Zone in the draft Local Provisions Schedules prepared by planning authorities.

Despite the sophisticated methodology, the mapping is not intended to be a definitive strategic land use planning tool as it is predominantly a desktop analysis and has only focussed on assessing the agricultural potential of the land. Local planning authorities will need to utilise this data in conjunction with a range of other data sets and information sources in making strategic land use planning decisions about some of the areas identified.

The following guidelines should be considered in using the mapping to apply the Agriculture Zone in the Local Provisions Schedules:

1. The spatial application of the Agriculture Zone should be based on the land identified in the Land Potentially Suitable for Agriculture Zone mapping layer while also having regard to:
 - (a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:
 - (i) incorporates more recent or detailed analysis or mapping;
 - (ii) better aligns with on-ground features; or
 - (iii) addresses any anomalies or inaccuracies in the Land Potentially Suitable for Agriculture Zone mapping layer, and

where appropriate, may be demonstrated in a report by a suitably qualified person, and is consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;

- (b) any other relevant data sets published on the LIST; and
 - (c) any other strategic planning undertaken at a local or regional level consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
2. Land within an interim planning scheme Significant Agriculture Zone should be included in the Agriculture Zone considered for an alternate zoning under 6.
3. Titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 may require further investigation as to their suitability for inclusion within the Agriculture Zone, having regard to:
- (a) existing land uses on the title and surrounding land;
 - (b) whether the title is isolated from other agricultural land;
 - (c) current ownership and whether the land is utilised in conjunction with other agricultural land;
 - (d) the agricultural potential of the land; and
 - (e) any analysis or mapping undertaken at a local or regional level consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
4. The Potential Agricultural Land Initial Analysis mapping layer may assist in making judgements on the spatial application of Agriculture Zone, including, but not limited to:
- (a) any titles that have or have not been included in the Land Potential Suitable for the Agriculture Zone mapping layer, including titles that are surrounded by land mapped as part of the layer;
 - (b) any titles highlighted as Potentially Constrained Criteria 2A, 2B or 3;
 - (c) outlying titles that are either included or excluded within the Land Potential Suitable for the Agriculture Zone mapping layer; and
 - (d) larger titles or those with extensive areas of native vegetation cover.
5. Titles may be split-zoned to align with areas potentially suitable for agriculture or where agriculture is constrained. This may be appropriate for some larger titles.

6. Land identified in the Land Potentially Suitable for Agriculture Zone mapping layer may be considered for alternate zoning if:
 - (a) local or regional strategic analysis has identified or justifies the need for an alternate zoning consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;
 - (b) for the identification and protection of a strategically important naturally occurring resource which require an alternate zoning;
 - (c) for the identification and protection of significant natural values which require an alternate zoning;
 - (d) for the identification, provision or protection of strategically important uses that require an alternate zone; or
 - (e) it can be demonstrated that:
 - (i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
 - (ii) there are significant constraints to agricultural use occurring on the land; or
 - (iii) the Agriculture Zone is otherwise not appropriate for the land.

7. Land not identified in the Land Potentially Suitable for Agriculture Zone mapping layer may be considered for inclusion within the Agriculture Zone if:
 - (a) local or regional strategic analysis has identified the land as appropriate for the Agriculture Zone consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;
 - (b) the land has similar characteristics to land mapped as suitable for the Agriculture Zone or forms part of a larger area of land used in conjunction with land mapped as suitable for the Agriculture Zone;
 - (c) it can be demonstrated that the Agriculture Zone is appropriate for the land based on its significance for agricultural use; or
 - (d) it addresses any anomalies or inaccuracies in the Land Potentially Suitable for Agriculture Zone mapping layer, andhaving regard to the extent of the land identified in the Potential Agricultural Land Initial Analysis mapping layer.

APPENDIX 5

ATTENUATION CODE SITES

Appendix 5 – Attenuation Code Sites

This document contains information captured following the agreed process for identifying sites in the Northern Midlands Council area to which the Attenuation Code overlays should be applied.

The filters used in the list were as follows:

- 1) Search of the List Layer – EPA Regulated Premises (LIST metadata states accurate as at 05-07-2018);
- 2) List of sites provided by NMC at the Council meeting of 17 December 2018; and
- 3) Search of the List Layers – Community, Sports and Recreation Facilities-(LIST metadata states accurate as at 02-06-2015) and LIST Points of Interests (abbreviated as Facilities – LIST metadata states accurate as at 02-06-2015)

Some data inaccuracies were discovered between the EPA sites and those provided by NMC Council. The data relied upon was that of the EPA Permit (i.e. address, ownership, site description, activity description) rather than the LIST data on its own.

Some duplication was discovered between the EPA sites and those provided by NMC Council. The data relies upon was that of the EPA Permit and duplicated Council record was deleted, but the entry was noted as also being a key NMC site.

All identified activities were reviewed against the Application parameters of C9.0 Attenuation Code of the Tasmanian Planning Scheme.

If the activity was not listed in Tables C9.1 or C9.2; or if it was identified as not applying as per C9.2.2 or C9.2.3 or C9.2.4 it was deleted.

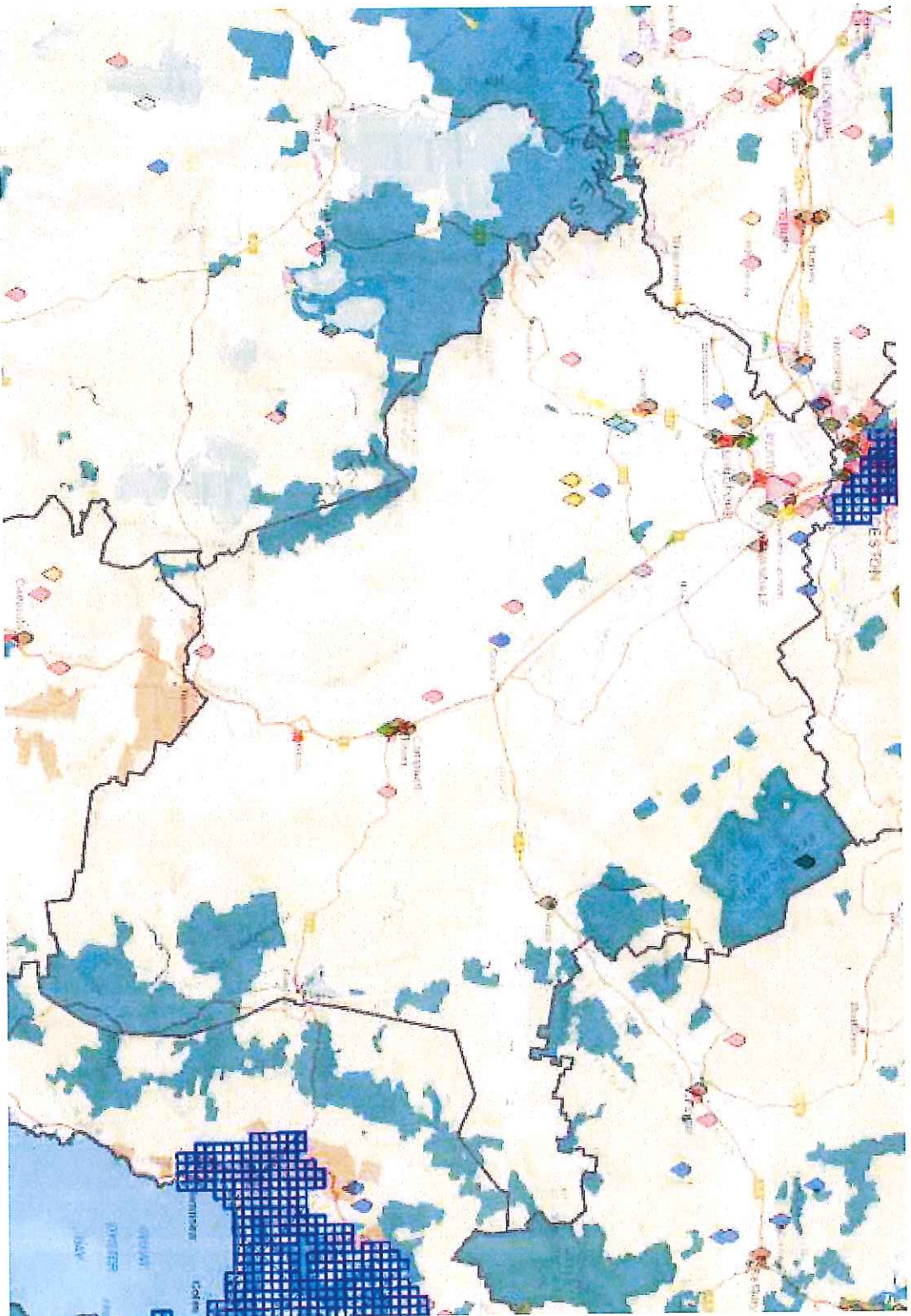
The proposed attenuation distances are based on the available information including EPA Permit information and aerial imagery. Where insufficient information was available to establish the intensity or precise nature of the Code triggering activity – the largest attenuation distance listed in Table C9.1 and C9.2 has been applied in keeping with the precautionary principle.

One site – the Caltex Particular Purpose Zone site (CT 202749/1) south of Campbell Town was identified as an EPA site – but not for the purposes of the Attenuation Code but rather C14.0 Potentially Contaminated Sites Code. This is the only site for which the C14.0 overlay area is to be applied within the NMC area. All other contaminated sites will need to be identified by NMC staff as part of normal operation processes; or as a separate project post Local Provision Schedule (LPS) implementation.

The resultant list of properties & sites was also used for a “sanity check” of the proposed Rural Resource to Rural or Agriculture Zone transition approach. Some sites (such as those for Shooting Ranges) have been transitioned to Rural Zone even though they are surrounded by Land Potentially Suitable for Agricultural Zone (unconstrained) so as to maintain existing use rights at the property. The objective of maintaining existing levels of use rights, wherever possible, is a core principal being applied to the zoning transition from the NMC LPS to the NMC LPS.

Appendix 5 – Attenuation Code Sites

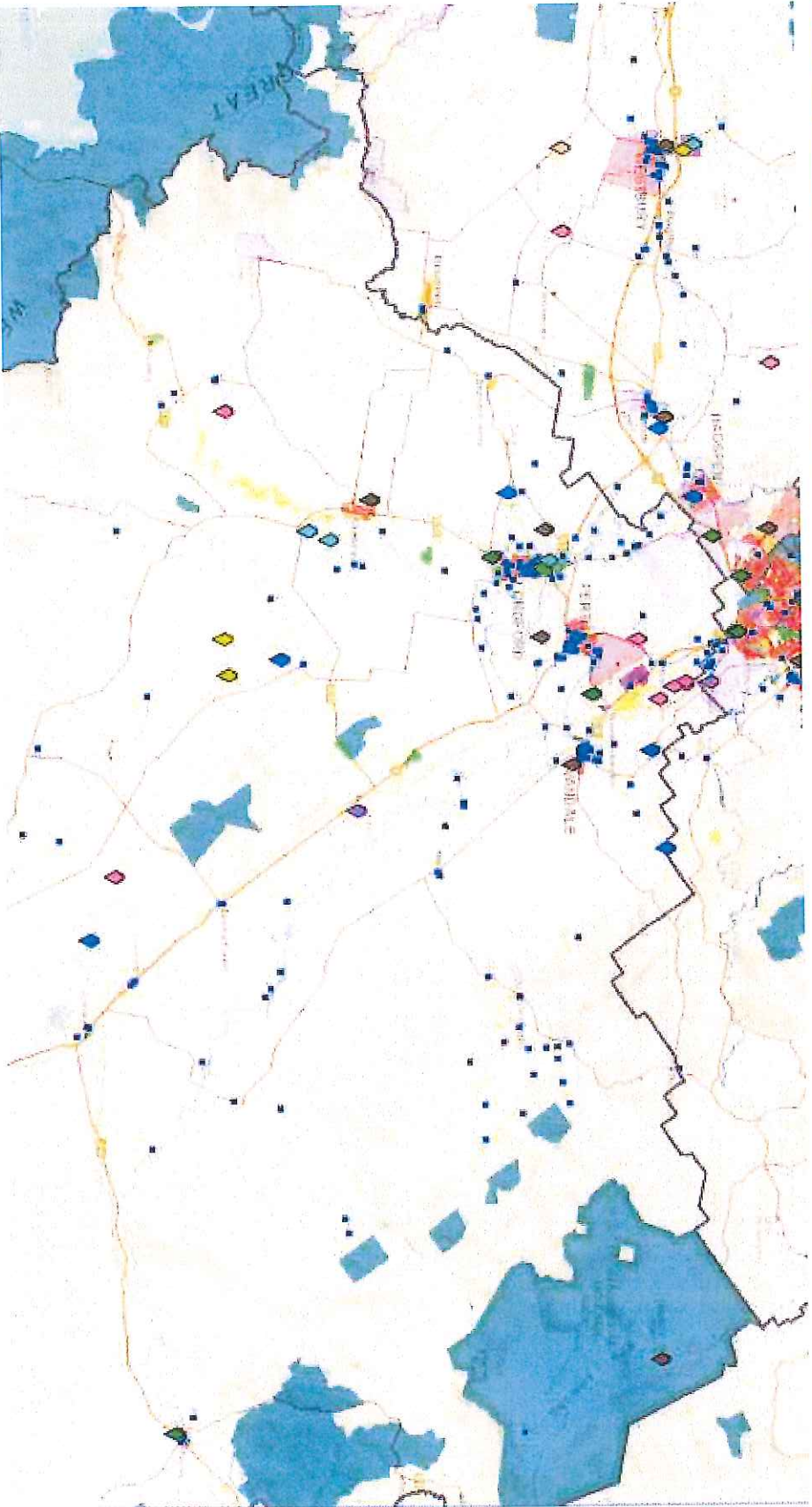
EPA regulated sites (identified by coloured diamond shapes) in the Northern Midlands Council Area – (source List Map <https://maps.theist.tas.gov.au/listmap/app/list/map?sessionid=5692A1F9B6A5F8240BB7A508F2A390D1.wombat2> accessed 3/1/2019 4.26pm)



Appendix 5 – Attenuation Code Sites

Northern NMC Council area (source ListMap

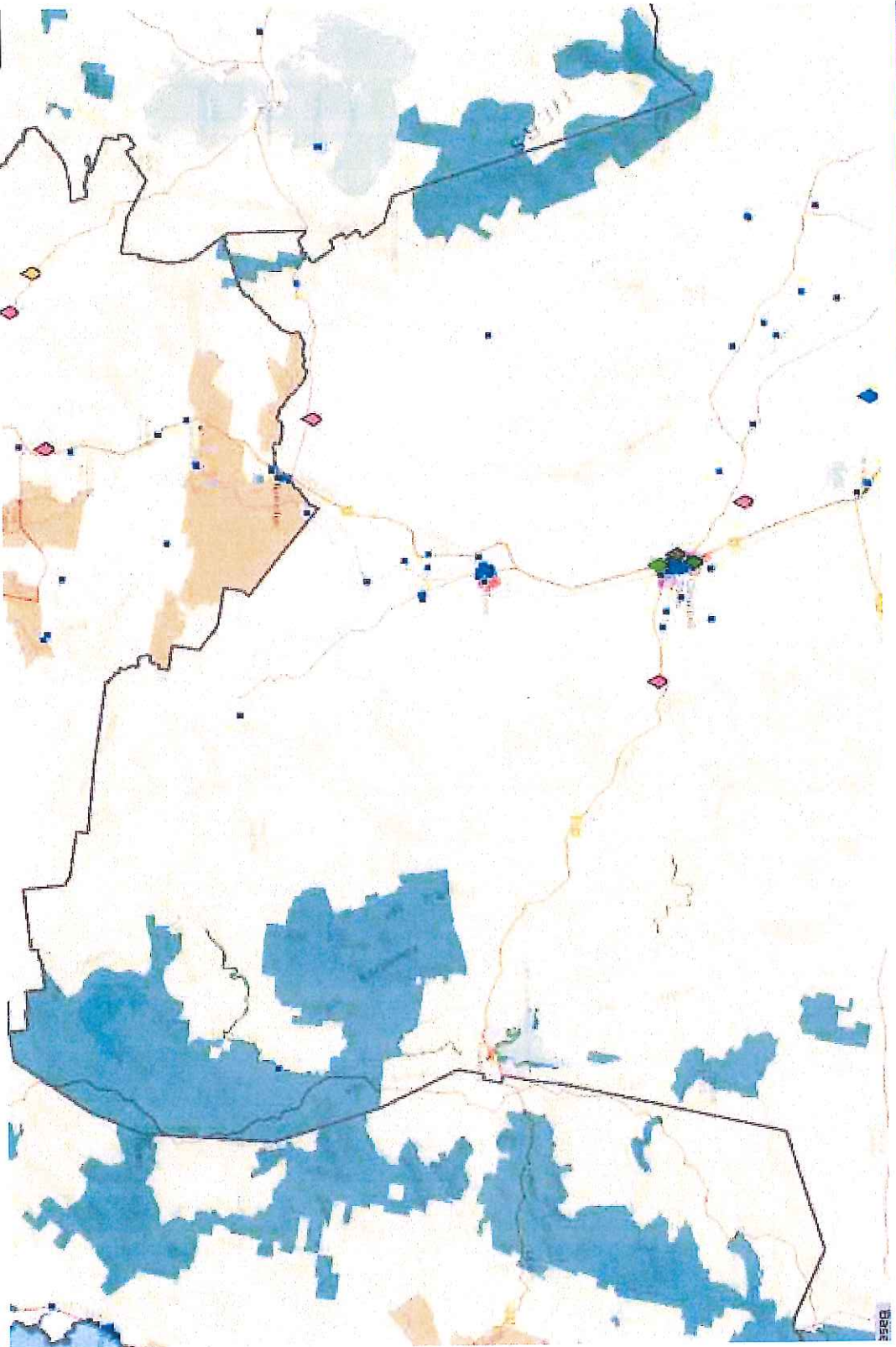
<https://maps.theistat.tas.gov.au/listmap/app/list/map;sessionid=9392C72B5525828A213A27F1B98FA228.wombat20> as at 16 April 2019)



Appendix 5 – Attenuation Code Sites

Southern NMC Council area (Source ListMap

<https://maps.thelist.tas.gov.au/listmap/app/list/map;sessionid=9392C72B5525828A213A27F1B98FA228.wombat20> as at 16 April 2019)



Appendix 5 – Attenuation Code Sites

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)	Zone in NIM IPS 2013 /Proposed LPS
1	EPA Site – Notice 8109/1 3A Wastewater Treatment Works (180 kilolitres per day design capacity to treat an average dry flow of sewage or wastewater.)	Ben Lomond National Park and Wastewater Treatment plans (before circular driveway at the end of Ben Lomond Road)	N/A (No PID either)	400m Apply 400m out from the area identified in the EPA permit; see Figure 1 at end of this list.	Environmental Management / Environmental Management
2	EPA Site – Notice 9195/1 5B Extractive Pits – 10000 cubic metres per year of product (Mining Lease 1317 P/M)	Evandale Clay Pit; White Hills Road, White Hill	136094/2	300m Apply 1000m out from the area identified in the EAP Permit; see Figure 2 at the end of this list.	Rural Resource / Rural
3	EPA Site – Notice 3374 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 175000 cubic meters per year of rocks, ores or minerals produced. Mining Lease 975 P/M	Quarry, The Springs, 81 Evandale Road, Western Junction	146280/1	1000m Apply 1000m out from the title boundary (EPA lease covers the whole property)	Rural Resource/Rural
4	EPA Site – Notice 8046 7B Pre-Mix Bitumen Plants – 5000 tonnes per year of product produced Mining Lease 1874 P/M	Raeburn Pit 59 Raeburn Road, Breadalbane	159125/2 (associated title 157107/1;	500m Apply 500m out from the area identified in the EAP Permit; see Figure 3 at the end of list.	Rural Resource/Rural
5	EPA Site – Notice 8742/3 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 55000 cubic meters per year of rocks, ores or minerals produced. Mining Lease 1985 P/M	'Mt Oriel' 833 Hobart Rd, Breadalbane,	144549/1	750m Apply 750m out from the area identified in the EAP Permit; see Figure 4 at the end of list.	Rural Resource/Rural

Appendix 5 – Attenuation Code Sites

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)	Zone in NMI IPS 2013 /Proposed LPS
6	EPA Site – 9656 (provides for blasting) 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 200000 cubic meters per year of rocks, ores or minerals produced. Mining Lease ?P16-311	Cocked Hat Hill Quarry 833 Hobart Road, Breadalbane	144549/1	1000m Apply 1000m out from the area identified in the EAP Permit; see Figure 5 at the end of list.	Rural Resource/Rural
7	EPA Site –7854/1 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) – 110000 cubic meters per year of rocks, ores or minerals produced. Mining Permit 3470	Quarry; 16523 Midland Hwy, Perth	170419/1	750m Apply 750m out from the title boundary (EPA permit covers the whole property)	Rural Resource/Rural
8	EPA Site – 7418 & 9608/1. 1D Wood Preservation Works, Petroleum and Chemical Activities 32500 cubic meters per year of product Permits 3943 & P05-387	Timber Preservation Plant 74 Tannery Road, Longford	196864/1 (associated titles 53873/1; 53873/2; 53873/3 197160/1; 53873/4; 197160/2; 106631/1; 116587/10 in party)	300m Apply 300m out from the area identified in the EAP Permit; see Figure 6 at the end of list. <i>(NB all highlighted titles to be included)</i>	General Industrial/ General Industrial
9	EPA Site 7939/1 4F1 Rendering or Fat Extraction Works (works discharging all wastewater to external approved Wastewater Treatment Works) -	Abattoir and Rendering Plants 22 Tannery Road, Longford	127128/3 (associated titles 128346/1; 127128/1; 127128/2;	1500m Apply 1500m out from the title boundaries of highlighted titles, (i.e. the	General Industrial /Rural Resource <i>Split zoning across titles to be maintained</i>

Appendix 5 – Attenuation Code Sites

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)	Zone in NMI IPS 2013 /Proposed LPS
10	EPA Site 6090 & 7407/2 (NM document labelled 7760?) Wastewater Treatment – 3A Wastewater Treatment Works 2700 Kilolitres per day of design capacity to treat an average dry weather flow of sewage or wastewater (Permits 3573 & DA12/98)	Longford Wastewater Treatment Plans Bishopsbourne Rd, Longford	132546/1 (associated title 132545/1; 132421/1)	700m Apply 700m out from the title boundaries of highlighted titles, (i.e. the outer extent of the entire group) (EPA permit does not provide a map but applies the permit to the land that falls within the area defined by this list of titles covers the whole property)	Utilities /Utilities.
11	EPA Site – 9094/1 Extractive Pits, Extractive Industries – 10000 cubic metres per year of product. (Permit No 75) Mining Lease 956 P/M	Wilmores Lane Clay Pit 356 Wilmores Lane, Longford	15047/1	300m Apply 300m out from the area identified in the EAP Permit; see Figure 7 at the end of this Table. (NB - Image not clear – so apply to entire title.)	Rural Resource/ Rural

Appendix 5 – Attenuation Code Sites

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)	Zone in NMI IPS 2013 /Proposed LPS
12	EPA Site – 9568/1 2B Ceramic Works – Manufacturing and Mineral Processing, 50000 tonnes per year of production capacity (Permit No. 5787)	Longford Brick Works 15 Weston St, Longford	230762/1	500m Apply 500m out from the title boundary. EPA document refers to the land that falls within the area defined by Title Reference 230762/1.	General Industrial / General Industrial
13	EPA Site – 480/1 & 7264/1 Cressy Wastewater Treatment Plant 3A Wastewater Treatment Works 240 Kilolitres per day of design capacity to treat an average dry weather flow of sewage or wastewater	Sewage Treatment Plant, 93 Murfett Street, Cressy	87215/1 and 87216/1	400m Apply 400m out from the title boundary. EPA document refers to the land that falls within the area defined by Title References 87215/1 and 87216/1 (NB – access strip excluded)	Utilities / Utilities
14	EPA Site – 9923/1 Cressy Hatchery 4H Finfish Farming ; Food Production and Animal and Plant Processing (Key MMC site)	Hatchery 155 Burlington Rd, Cressy	251640/1 (associated titles ¹ 251640/4; 251640/3; 251640/2) EPA permit also refers to 236228/1 & 35/1773)	100m Apply 100m out from the area identified in the EPA Permit; see Figure 8 at the end of list. (NB – only partially includes Title 35/1773)	Rural Resource/Rural
15	EPA Site 8932/1 Cressy Abattoir 4A2 Abattoirs or Slaughterhouses (works not discharging all	5 Burlington Road, Cressy AND 1696 Cressy Road, Cressy	125133/1 and 125134/1	1000m Apply 1000m out from the title boundary.	Rural Resource/Rural

¹ Other titles part of the complex are 35/1773 and 236228/1 both in the name of Hydro-Electric Corporation, aerial image indicates activity on both; other associated titles omitted)

Appendix 5 – Attenuation Code Sites

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)	Zone in NIM IPS 2013 /Proposed LPS
	wastewater to external approved Wastewater Treatment Works) - Food Production and Animal and Plant Processing - 8800 tonnes per year of meat products produced. Permit No. 1531 (Key NMC site)			EPA Permit refers to the land that falls within the areas defined by 125133/1 and CT 125134/1	
16	EPA Site 8986 Rendering Facility 4F1 Rendering or Fat Extraction Works (works discharging all wastewater to external approved Wastewater Treatment Works) Food Production and Animal and Plant Processing - 7000 kilograms per hour or kilograms per batch of product processed. (Key NMC site)	Rendering Facility 5 Burlington Road, Cressy	125133/1	1500m Apply 1500m out from the area identified in the EPA Permit; see Figure 9 at the end of list.	Rural Resource/Rural
17	EPA Site – 7773/1 6A2 Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals) - Materials Handling - 45000 cubic metres per year of rocks, ores or minerals processed. Mining Lease 1987 P/M	Quarry 1111 Saundridge Road, Cressy	101400/5	750m Apply 750m out from the area identified in the EPA Permit; see Figure 10 at the end of list.	Rural Resource/Rural
18	EPA Site – 7576 & 7888/3 5B Extractive Pits; Extractive Industries - 19000 cubic metres per year of product.	118 Mount Joy Road Cressy	116920/1	300m Apply 300m out from the 2 areas (relating to Mining Lease 1848 P/M) identified	Rural Resource/Rural

Site No	Activity	Address	Title Reference	Attenuation Code Distance (m)	Zone in NIM IPS 2013 /Proposed LPS
	Mining Lease 1848 P/M			in the EPA Permit; see Figure 11 at the end of list.	
19	EPA Site – 7562 & 9643/1 Cressy Biodiesel Plant 1A2 Chemical Works - manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical. Petroleum and Chemical Activities	Cressy Biodiesel Plant Woodrising 773 Delmont Road, Cressy	173173/1	1500m Attenuation distance of 1500m from the title boundary. (NB – discrepancy in the property description in the EPA document and the LIST) EPA document map not clear – and aerial image suggests expansion of site with silos etc.	Rural Resource/Rural
20	EPA Site - 7496 Cressy Alkaloid Plant 1A2 Chemical Works - manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical. Petroleum and Chemical Activities - 5000 tonnes per year of processing capacity. Action this entry against Item 36 below.	Cressy Alkaloid Plant 612 Mount Joy Road, Cressy OR 710 Mount Joy Road. This is the address in the EPA Permit No 7496	152765/1 Or CT 156925/1	1500m Apply 1500m from the area shown in Figure 12 from EPA document. (NB very poor images – roughly rectangular shape south of Mount Joy Road) Based on EPA Permit details apply the attenuation code only to 710 Mount Joy Road – EPA icon on List Map appears to be wrong. See Item 36 below	Rural Resource/Rural
21	EPA Site - 9694 Quarry –	210 Valleyfield Road Campbell Town	140153/2	750m	Rural Resource/Rural