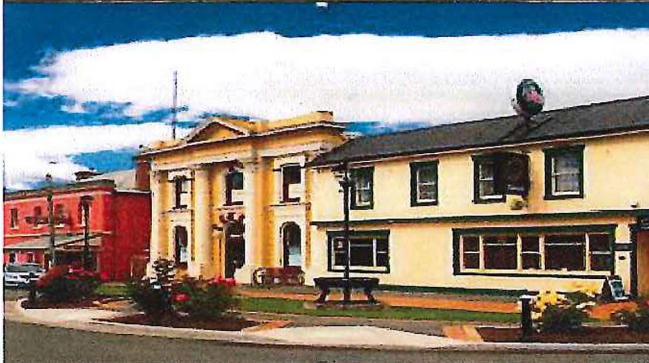
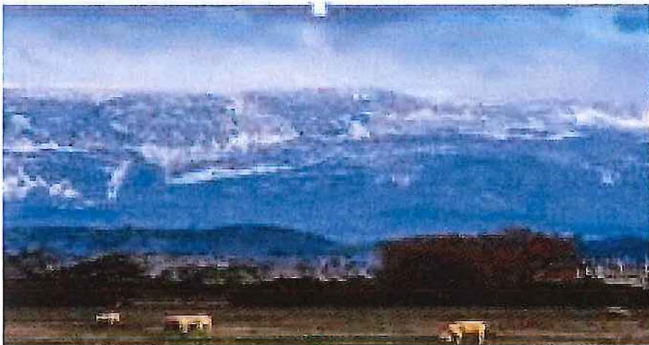


**Local Provision Schedule
Supporting Report**



**NORTHERN
MIDLANDS
COUNCIL**

September 2019

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I. INTRODUCTION

In 2015 the State Government legislated to implement a Tasmanian Planning Scheme (TPS), whereby every planning scheme across the State would be consistent in policy and operational provisions.

The amendments to the *Land Use Planning and Approvals Act 1993* (LUPAA) established the State Planning Provisions (SPP) which comprise the 'rules', and instructions to apply the rules, which all planning authorities must comply with when preparing the planning scheme for their municipality.

This report supports the submission of the Northern Midlands draft Local Provisions Schedule (LPS) to the Tasmanian Planning Commission (TPC) under section 35(1) of LUPAA for assessment as to whether it is suitable for approval by the Minister for formal public exhibition. The report demonstrates that the draft LPS meets the LPS criteria in section 34(2) of LUPAA.

2. LPS Criteria – Section 34 of LUPAA

2.1. Provisions to be contained in an LPS – s.34(2)(a)

Section 34(2)(a) of LUPAA requires that a LPS must contain all of the provisions that the SPPs specify must be included. Section LPI.0 of the SPPs outlines requirements for the content of the SPPs and includes:

- Zone Maps;
- Local Area Objectives;
- Particular Purpose Zones (PPZ);
- Specific Area Plans (SAP);
- Site Specific Qualifications (SSQ);
- Code Overlay Maps; and
- Code Lists in Tables.

The draft LPS contains all the mandatory requirements of the SPPs. Each of the mandatory and optional components is discussed below under the relevant heading.

2.2. Contents of LPS's – Section 32 of LUPAA – s.34(2)(b)

2.2.1. Municipal Area – s.32(2)(a)

The LPS specifies that it applies to the Northern Midlands municipal area in accordance with the SPP template.

2.2.2. Mandatory requirements s.32(2)(b)

The mandatory requirements are adopted in full.

2.2.3. Spatial Application of the State Planning Provisions s.32(2)(c) & (e)

Section 32(2)(c) and (e) requires that a LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPPs. Section LPI.0 of the SPPs outlines the way the spatial application of the SPPs is to be presented.

The draft LPS is prepared in accordance with the application and drafting instructions included in the SPPs and in *Guideline No.1 - Local Provisions Schedule Zone and Code Application* (the Guidelines) issued by the TPC.

2.2.4. Sections 11 & 12 of LUPAA – s.32(2)(d) & (f)

Formerly Section 20 of LUPAA, Sections 11 and 12 of the Act prescribe the contents of planning schemes and refer to the TPS. In particular, the sections outline the matters that a planning scheme may, or may not, regulate.

Section 12 recognises the continuing use and development rights for those uses and developments that were in existence before new planning scheme provisions take effect, or that have been granted a permit but have not yet been completed.

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in Sections 11 and 12 of the Act. It is noted that the legal protections for existing uses informs decisions about the applications of zones to land.

2.2.5. Use of overlays & Lists – s.32(2)(e)

The SPP includes a number of Codes that are only given effect through maps or lists in the LPS. See Section 4 for more detail.

2.2.6. Land Reserved for Public Purposes – s.32(2)(g)

The LPS does not expressly designate land for public purposes, however it does zone public land appropriately.

2.2.7. Application of the detail of the SPP to a particular place or matter – s.32(2)(h)

The LPS applies to SPP via zones and overlays consistent with the Guidelines issued by the TPC.

2.2.8. Overriding provisions – s.32(2)(i)

The draft LPS contains overriding provisions in that the contents of PPZs, SAPs and SSQs override some provisions of the SPPs where those provisions modify or are in substitution for the SPPs.

The draft LPS contains overriding provisions protected under transitional arrangements in which PPZs, SAPs and SSQs that applied in relation to the municipal area, immediately before the draft LPS commencement day can automatically carry forward with the consent

of the Minister. The following list is a summary of the overriding provisions protected under transitional arrangements as per Schedule 6, Clause 8A(1) of LUPAA in the draft LPS, Sections 4 and 5 provide details.

- One PPZ
 - NOR-PI.0 Particular Purpose Zone – Service Station
- One SAP
 - NOR-SI.0 Translink Specific Area Plan
- Eight SSQs
 - NOR-Site Specific Qualifications

2.2.9. Modification of Application of SPPs – s.32(2)(j)

The draft LPS does not seek to modify application of the SPPs. The SPPs are applied to land, use and development in accordance with the directions prescribed in Section LPI.0 of the SPPs and in consideration of the Guidelines.

The draft LPS aims to achieve as much consistency as possible with the SPPs and only seeks to include overriding provisions where the Act requirements for the compliance with the Schedule 1 Objectives of LUPAA; or the requirements of a number of relevant strategic documents including the Northern Midlands Land Use Development Strategy, as well as a number of higher level strategic documents such as the Northern Midlands Council Strategic Plan 2017-2027, The Greater Launceston Plan (2014) and the Northern Tasmanian Regional Land Use Strategy 2018 (NTRLUS); cannot be met without local provisions. Section 4 and 5 provide details.

2.2.10. Limitations of LPS – s.32(2)(k) & (l)

The provisions at Section 32(2)(k) & (l) require a LPS to not include provisions that:

- the SPP specifies cannot be included in a LPS;
- otherwise exist in the SPP; and
- are inconsistent with the SPP.

It is considered that the draft LPS is compliant with these limitations.

2.2.11. LPS may include – s.32 (3), (4) & (5)

The LPS may include PPZs, SAPs and SSQs only if:

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The following list is a summary of the new overriding provisions in the draft LPS, Sections 4

and 5 provide details.

- One PPZ
 - NOR-P2.0 Particular Purpose Zone – Epping Forest and Breadalbane
- Seven SAPs
 - NOR-S2.0 Campbell Town Specific Area Plan;
 - NOR-S3.0 Cressy Specific Area Plan;
 - NOR-S4.0 Devon Hill Specific Area Plan;
 - NOR-S5.0 Evandale Specific Area Plan;
 - NOR-S6.0 Longford Specific Area Plan;
 - NOR-S7.0 Perth Specific Area Plan; and
 - NOR-S8.0 Ross Specific Area Plan.

Northern Midlands Council commissioned a Land Use Development Strategy which provides the strategic basis for the proposed overriding provisions.

The circumstances and the rationale required for the local provisions under Section 32(4) is described in Section 4.0 and Section 5.0 of this report.

2.3. Schedule I Objectives

Schedule I of LUPAA prescribes the Objectives of the Resource Management and Planning System of Tasmania (Part 1) and the Objectives of the Planning Process (Part 2).

Together they emphasize 'sustainable development'. The Schedule clarifies that reference to 'Sustainable Development' means:

managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

(a) Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying or mitigating any adverse effects of activities on the environment.

It is not possible for the LPS to meet these obligations without the inclusion of localised provisions. The Act provides for overriding provisions to be included in a LPS, subject to meeting the criteria of section 32(4), which also correlate with the Schedule I Objectives. The two components effectively work together to establish the rationale for inclusion of PPZs, SAPs and SSQs in a LPS.

Table I below provides an analysis of the LPS against the Schedule I Objectives, highlighting

those areas where the SPPs and the objectives are in tension. A detailed discussion of the proposed PPZs, SAPs and SSQs against the criteria of section 32(4) is provided in Section 5 of this report.

Table 1 Comparison of the draft LPS against Schedule 1 Objectives of the Land Use Planning and Approvals Act 1993.

PART 1
<i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>
<p>Within the legislative framework of the TPS and the SPPs, the draft LPS seeks to ensure that the implementation of the SPPs results in sustainable outcomes.</p> <p>The draft LPS achieves this through the application of appropriate zones and codes and, where necessary, the inclusion of overriding local provisions to protect the environmental capability of the land and the capacity of infrastructure. The provisions set out in Section 32(4) of LUPPA allow for local provisions that are inconsistent with the SPPs, subject to criteria that demonstrates the need. This recognises that the broad application of one set of standardised provisions will not always result in sustainable outcomes.</p> <p>The draft SPPs require a priority vegetation area overlay to be mapped, but restricts the overlay to certain zones only. Of note, the Agriculture Zone is excluded from the priority vegetation area. The Agriculture Zone will be the largest zone in the Municipality by area and this exclusion is therefore a significant land use policy expressed in the SPP. It also represents a significant shift from the Northern Midlands Interim Planning Scheme 2013 (NMIPs 2013), where the Rural Resource zone was applied to agricultural land uses which allowed for the application of the Biodiversity Code.</p> <p>The rural/agricultural landscape throughout the Northern Midlands municipality contains significant area of priority vegetation within the municipality included in an assessment of Biodiversity Hot Spot conservation in Iftekhar et al 2014. Such areas have been generally well managed through planning provisions that can take account of the unique circumstances that exist on each property.</p> <p>Accordingly the presence or absence of priority vegetation has informed the application of the Rural and Agricultural zones as outlined in section 3.2.6. However it is noted that the requirement of Guideline 1 to zone land to reflect the primary purpose of the land, significantly constrained the application of the Landscape Conservation Zone which would provide the optimal protection of the priority vegetation, as much of the land within the Municipality has been provided access to irrigation schemes signaling its primary use for agricultural purposes.</p> <p>Looking beyond the priority vegetation issue, the LPS otherwise provides adequate protection to natural and physical resources by:</p> <ul style="list-style-type: none"> • protection of natural watercourses and wetlands, in a manner similar to the interim planning scheme; • applying the Environmental Management Zone to reserves; • using the best available data and method to prepare the priority vegetation area

<p>through the Regional Ecosystem Model; and</p> <ul style="list-style-type: none"> • containing settlements to existing footprints.
<p><i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water.</i></p>
<p>With the exception of rural areas, the LPS provides minimal change to the zoning of land from NMIPS 2013.</p> <p>Within towns, some relatively minor changes are proposed and these are specifically identified and justified in Section 3.2.</p> <p>Of note is the extension of the Future Urban Zone, south of Perth to provide for the future residential development of that land as per the Northern Midlands Land Use Development Strategy 2018-2038.</p> <p>The draft LPS also provides for the land associated with the Midland Highway Perth Bypass to transition to Utilities Zone.</p> <p>In rural areas, the Rural Zone, Agriculture Zone and Landscape Conservation Zone are essentially new zones. Use and development control within each zone is established by the SPP, and the application of the zones informed by the Guidelines.</p> <p>Appendix 1 to this report provide a high level summary of changes between the NMIPS 2013 and the SPP which, among other elements, identifies where use rights (permitted or discretionary) vary.</p> <p>Of note, is the rezoning of Low Density Residential land north of Perth (Gibbet Hill Area) to Rural Living A to more closely reflect historic patterns of use and rezoning of some Rural Resource Land (identified as potentially constrained for Agriculture) to Rural Living C to better reflect current patterns of use.</p>
<p><i>(c) to encourage public involvement in resources management and planning.</i></p>
<p>When directed to do so, the draft LPS will be exhibited and subject to the 60 day statutory notification period in accordance with Section 35(c) of LUPAA.</p>
<p><i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).</i></p>
<p>The State government has stated that the policy behind the drafting of the SPPs is to apply regulation only to the extent necessary, thereby 'cutting red tape'. The express purpose of doing this is to facilitate economic development and certainty, it is well documented that in practice, overregulation acts as a disincentive to economic development. The key is to find the right level of regulation.</p> <p>The Guidelines for applying zones and codes in the LPS and simplification of standards from the NMIPS 2013 to the SPPs don't always give enough consideration to objectives (a), (b) and (c). For example, the inability to apply the priority vegetation area overlay to agricultural land prioritises the agricultural economy over the natural environment.</p> <p>A further example is the SPPs provide a Permitted pathway for an infinite amount of multiple dwellings without any need for public involvement. There is also an absence of design and landscaping standards which are critical elements in providing the social, economic and cultural wellbeing for people and communities. Arguably, economic development is facilitated without consideration of the other objectives.</p>

Overall, the LPS facilitates economic development in appropriate locations through the application of the SPP zones. The mapping is consistent with the Guidelines, but at odds with the NTRLUS and local strategy imbedded into the current NMIPS 2013 with regards to Biodiversity and Native Vegetation.

In the proposed SPP planning regime these elements will rely on the acumen of land owners and the provisions of the *Forest Practices Act 1985*, *Forest Practices Regulations 2017* and the Policy for Maintaining a Permanent Native Forest Estate (30 June 2017) (the policy). It is noted that these instruments are primarily concerned with Forest communities, and generally consider “broad scale clearance and conversion” – defined as “clearance and conversion of more than 20 hectares of native forest in any period of five consecutive calendar years per property”.

Furthermore the policy provides for exemptions for clearance and conversion of native forest where it:

- Is for agricultural purposes where it amounts to less than 40ha on a property in a 12 month period; and
- The land is subject to application is zoned as Rural, Rural Resource, Agriculture or Significant Agriculture, under a current local government planning instrument; and
- The native forest, which is subject to clearance and conversion, is not a threatened native vegetation community; or
- Has been authorized by the Forest practices Authority in accordance with provisions of clause 4 of the Policy for Maintaining a Permanent Native Forest Estate. (FPA – Information on land clearing controls in Tasmania, 2017)

It is considered that reliance on the Forestry related instruments will provide inadequate protection for the areas identified in the Regional Ecosystem Model, which also considers native fauna habitat, non-tree vegetation communities and vegetation that provides important habitat connectivity.

The applied zones provide for a range of economic opportunities in ‘traditional’ rural, commercial and industrial settings.

There are elements of the draft LPS that have the expressed purpose in facilitating economic development and enhancing social outcome by reducing the potential conflict between rural/agricultural and sensitive uses; such as the application of Low Density Residential zone at the outskirts of townships to provide increased opportunity for buffers.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The SPPs are structured taking into account the roles of other jurisdictions in the assessment of land use and development including the Local Government Act (Building and Miscellaneous Provisions) Act 1993 (LGBMP), Building process, Forest Practices System, Tasmanian Heritage Council and the Environmental Protection Authority.

The implementation of the SPPs and final approval of the Northern Midlands LPS requires cooperative planning between the TPC, State Agencies, TasWater, Council and to a degree, the broader community.

Overall, the LPS, and the Tasmanian Planning Scheme more generally, will have more input from State agencies and less flexibility at a local level, than the current NMIPS 2013.

PART 2

(a) to require sound strategic planning and co-ordinated action by State and local government.

The NTRLUS was developed through the cooperation of the 8 Northern Regional Councils; was declared by the Minister for Planning and is formally recognised as a Regional Strategy under LUPAA. The NTRLUS current version June 2018 was updated to more closely align with the intent of the TPS. It is one of several documents that have informed the Northern Midlands Land Use Development Strategy which is particularly relevant to the development of the draft LPS as detailed in Sections 4 and 5. The NTRLUS 2018 as the most comprehensive strategic document relevant to the development of the draft LPS's is considered in more detail in Section 2.5.2.

The Planning Policy Unit in the Department of Justice has proposed an updated process for the ongoing review of regional land use strategies as outlined in "Information Sheet RLUS 1 – Reviewing and Amending the Regional Land Use Strategies; Jan 2019"

Through the allocation of zones, development of Code mapping and utilisation of local overriding provisions (PPZs, SAPs and SSQs) the draft LPS is consistent with the NTRLUS.

However, the planning reform has not been done in the most strategic order.

A new legislative mechanism was proposed to be introduced for the Tasmanian Planning Policies to be made under the *Land Use Planning and Approvals Act 1993* and the State Government released draft Tasmanian Planning Policies (TPPs) for consultation. The TPPs should have been the first step in the planning reform process and informed the development of the SPPs and developing the Guidelines for the LPS. Rather, the SPPs were developed first and the TPPs have been shelved. The absence of TPPs has created a policy vacuum.

Development of the TPPs is supported, but should not be based on the SPPs. Rather the SPPs should be amended in accordance with the TPPs when they are declared.

(b) to establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land; and

Consistent with this objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for the use and development of land by prescribing common content.

As noted above, TPPs should sit above the TPS to establish a comprehensive planning system.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

Comment is made in regard to the impacts of the SPPs on ecological processes in Part 1(a) and (d) above. The SPPs include a range of zones and codes that provide for assessment of environmental impact. The overriding local provisions proposed in the draft LPS are a result of the explicit consideration of social and economic effects of the SPPs on landowners, the Northern Midlands municipality and the region.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at State, regional and municipal levels.

The SPPs have been drafted by the State, in the context of compliance with State policies, but, as mentioned above, in the absence of TPPs.

<p>The Act requires that a draft LPS must demonstrate compliance with State Policies, the policies of the NTRLUS, and may include local overriding provisions where the need is justified under the criteria of Section 32(4).</p> <p>With the limiting provisions of the Act in regard to the SPPs, policies are not easily integrated at various levels, in fact, in some instances they provide competing priorities which are difficult to resolve spatially.</p>
<p><i>(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals.</i></p>
<p>The approvals process is prescribed by LUPAA. The planning scheme regulates the use permissibility and level of use and development control.</p> <p>The SPP continues the removal of some development assessments from the planning process, in particular the removal of Bushfire Management (except for subdivision and vulnerable or hazardous uses) and the removal of Stormwater Management provisions (except for subdivisions). These two elements will be considered for other developments and uses by the <i>Building Act 2016</i> and <i>Urban Drainage Act 2013</i> respectively. It is inevitable that such a serial approach to such critical planning elements, considering the projected impacts of Climate Change will reduce the effectiveness and capacity for a co-ordinated approach to planning approvals.</p>
<p><i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.</i></p>
<p>The available zones and codes provided for under the SPPs enable controls to suit varying levels of amenity, employment opportunities, diverse environments and risk associated with natural hazards.</p> <p>The draft LPS through the inclusion of SAPs makes particular provision for these values in the objectives and detailed design outcomes in the provisions.</p> <p>The LPS is considered to further this objective through:</p> <ul style="list-style-type: none"> • Including the best available information and mapping on land hazards; • Providing sufficient zoning for residential (single and multiple dwellings) and visitor accommodation development within settlements for the medium term (4 to 10 years); • Providing opportunities for commercial use in settlements through appropriate zoning; • Providing opportunities for industrial development in appropriate locations; • Providing the Recreation Zone and Open Space Zone where appropriate and including provisions in the SPP to consider landscaping and provision of street trees in new development precincts. • Identifying major roads for protection for Road Attenuation Areas. • Applying appropriate zone and overlay controls to key public infrastructure. • Applying scenic protection provisions to important vistas. • Providing lower density living area on the outskirts of townships to minimise conflict between zone uses. • Providing land zoned for Future Urban growth and development. • Applying heritage protection provisions to townships where tourism underpins the local economy. <p>Arguably, the SPPs are a step backwards from the interim schemes. Design, landscaping and subdivision standards that facilitate good urban design outcomes that promote this objective have been gutted from the zone standards in the SPPs.</p>

The LPS is limited in addressing these shortcomings because of how they integrate with the SPP. For example, it would not be possible to develop a street tree guideline for subdivisions or energy efficiency standard for multiple dwellings because PPZs, SAP & SSQs must be applied spatially rather than to certain developments or uses.

The draft LPS aims to overcome such shortcomings via the inclusion of a number overriding provisions via SAPs and Precinct Plans. For example the Precinct Development Masterplans include provisions requiring the submission of Landscaping plans. The application of such provisions is expressed spatially via the Precinct Overlay maps. An obvious shortfall of this approach is that such Precinct plans would need to be continually developed for future development sites which would require ongoing applications for Planning Scheme Amendments.

This is considered an unjustified departure from the structure of the interim schemes and from other jurisdictions.

(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

Historic built heritage is captured through places listed on the Tasmanian Heritage Register, which has a statutory referral process for development applications.

The Local Historic Heritage Code provisions in the SPP are looser than those in the existing Specific Heritage Area in the NMIPS2013. The SAPs for townships with significant Heritage character include additional provisions where the need is justified under the criteria of Section 32(4). More detail in Section 4.

Other areas are protected by being included in the Environmental Management zoning of reserves.

Aboriginal heritage is not considered in the SPPs.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

Significant public infrastructure is protected through the use of the SPPs Utilities Zone, Community Purpose Zone, Open Space Zone, Recreation Zone, the Road and Rail Assets Code, Electricity Transmission Infrastructure Protection Code and the Safeguarding of Airports Code.

(i) to provide a planning framework which fully considers land capability.

The State methodology that produced the 'Land Potentially Suitable for Agriculture Layer' to provide a recommendation for the State's agricultural estate, has taken into account land capability.

The draft LPS has examined at a more local level the constraints to land and the capability of the land to accommodate development as prescribed in the SPPs, including consideration of existing uses (including Private Forestry Agreements) and slopes.

This is discussed further in section 3.2.6.

2.4. State Policies

Section 34(2)(d) of LUPAA requires that a LPS is consistent with each State Policy. State Policies are made under Section 11 of the *State Policies and Practices Act 1993*.

Currently there are three State Policies made and the Act also incorporates National Environment Protection Measures (NEPM's) as State Policies.

2.4.1. State Policy on the Protection of Agricultural Land (PAL) 2009

The purpose of the State Policy is to:

- *conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.*

The stated objectives of the policy are:

to enable the sustainable development of agriculture by minimising:

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

The eleven principles that support the policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes.

The SPPs were examined against the principles of the PAL Policy in the development of the Rural and Agriculture Zone provision.

The Guidelines require land to be included in the Agriculture Zone should be based on the 'Land Potentially Suitable for Agriculture Zone', a methodology developed by the State through consultants Macquarie Franklin (www.planningreform.tas.gov.au). The guidelines state:

“The guideline provides that in applying the zone, a planning authority may:

also have regard to 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' layer.”*

Further local analysis of the results of the State layer was undertaken for the draft LPS to determine the land that should be included in the Agriculture Zone and is discussed further in section 3.2.6.

2.4.2. Tasmanian State Coastal Policy (SCP) 1996

The SCP applies to Port Dalrymple, the River Tamar / kanamaluka and all land to a distance of 1km inland from the high-water mark.

No such land is located within the Northern Midlands Municipality and accordingly this State Policy is not relevant to the draft LPS.

2.4.3. State Policy on Water Quality Management 1997

The purpose of the *State Policy on Water Quality Management 1997* is to:

achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

The *State Policy on Water Quality Management 1997* applies to all surface waters, including coastal waters, and ground waters excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and waters in any tank, pipe or cistern.

Currently, water quality objectives under the policy are largely managed through the following elements in the NMIPS2013:

- the Water Quality Code;
- provisions within zones that require connection to reticulated services where they exist or require wastewater to be kept on-site;
- provisions to condition permits to minimise impact from construction works.

Similar zone provisions apply in the SPP for subdivisions and major earth works, however the Water Quality Code has not been carried through.

Clause 6.11.2 (g) of the SPP partially fills this gap and allows for conditions of a permit to include “erosion, and Stormwater volume and quality controls”.

Additionally the SPPs require the mandatory inclusion in the LPS of the State mapped waterway protection areas, which are based on buffer distances contained in the current interim planning scheme and derived from the Forest Practices System. However the waterway protection areas will only provide additional controls in some zones, as Guideline 1 directs that the overlay “may include modifications to the areas depicted on the guidance map to(d) remove areas of existing development, particularly within urban areas;...”

It is considered that the constraints placed on the implementation of the Natural Assets Code will preclude the SPPs from positively contributing to the goals of the *State Policy on Water Quality Management 1997*.

It is noted that Council does not have a Policy on Water Quality at this time, although the Northern Interim Planning Scheme 2013 does include a Water Quality Code.

2.4.4. National Environmental Protection Measures

The current National Environmental Protections (NEPM) relate to the following:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

The NEPMS are not directly implemented through planning schemes, with some matters being outside the jurisdiction prescribed by LUPAA. However, some aspects are addressed through various SPP provisions relating to matters such as water quality, amenity impacts on residential uses due to noise emissions, requirement for Attenuation areas for uses with adverse impacts on health and safety, and site contamination assessment.

2.5. Northern Tasmania Regional Land Use Strategy (NTRLUS) (s.34(2)(e))

2.5.1. Background

The NTRLUS was adopted on 27 October 2011. Following its initial implementation, it has been updated a number of times with the latest version (NTRLUS Version 6) declared by the Minister on 27 June 2018. The 2018 version was amended as follows:

- to remove inconsistencies with the Tasmanian Planning Scheme and the SPPs;
- adoption of Greater Launceston Plan maps and terminology and
- revised editorial appearance, whilst retaining the policies and actions from the former strategy.

The revisions of the NTRLUS are policy neutral (apart from those matters that are directly inconsistent with the SPPs) and as such, the draft LPS is examined against the relevant policies and actions.

2.5.2. Assessment against NTRLUS

It is noted that the current zoning of land in the Northern Midlands Interim Planning Scheme 2013 has been assessed against the requirements of the NTRLUS and found to be compliant, noting that the process for the Interim Planning Schemes was affected by 'translation' limitations. Where the zoning of land is effectively carried forward through the application of

the SPP zones, detailed justification against the NTRLUS is not warranted, as for the most part, the SPPs do not compromise the policy intent of the NTRLUS.

For the most part the draft LPS reflects a “like for like” conversion of the existing NMIPS 2013 provisions into the new TPS format having regard to the SPP provisions and LPS zone and code application. Any departure from either the Guidelines and/or a “like for like” conversion of the existing NMIPS2013 is discussed on a case by case basis further in this report.

The Northern Midlands Land Use Development Strategy (NMLUDS) considered the requirements of the NTRLUS and other recent strategic reports and plans. The draft LPS represents the Phase I implementation of the NMLUDS. In particular the NMLUDS:

- takes a township focus that aligns with the Regional Settlement Strategy;
- developed township specific area plans to contribute to the social infrastructure and community policy;
- provides Precinct Specific development plans to ensure supply for residential demand for both single and multiple dwellings;
- considered the current infrastructure capacity within the Municipality and aligned development with current capacity or known future improvement plans;
- focused on transitioning land to SPPs zones that would provide the greatest consistency of existing use rights to provide certainty to agricultural and commercial enterprises; and
- within the constraints of the Zone Application Guidelines protects the natural and scenic landscape values of the Municipality.

The examination of the LPS was undertaken (see Table 2) against the six Planning Policies of the NTRLUS including:

- Regional Settlement Network Policy;
- Regional Activity Centre Network Policy;
- Regional Infrastructure Network Policy;
- Regional Economic Development Policy;
- Social Infrastructure and Community Policy;
- Regional Environment Policy.

Table 2 Regional Land Use Strategy of Northern Tasmania – operative date 27 June 2018 Review of Regional policies contained in the Tasmanian Planning Scheme Addendum for consideration in draft Local Provisions Schedules

REGIONAL SETTLEMENT NETWORK POLICY
<p>E2.2 Regional Outcome</p> <p>Establish a regionally sustainable urban settlement pattern:</p> <ul style="list-style-type: none"> • To define and reinforce Urban Growth Areas; • To foster a network of well-planned and integrated urban settlements within identified Urban Growth Areas; • That consolidates the roles of the Greater Launceston Urban Area and the surrounding regional urban centres; and

REGIONAL SETTLEMENT NETWORK POLICY		
<ul style="list-style-type: none"> That reflects the Regional Framework Plan Map (D.1 D.2 and D.3) 		
POLICY or Action	HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?	
Regional Settlement Networks		
RSN-P1	Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	<p>All settlements in the LPS are within an identified Urban Growth Area or within a Regional Settlement or Activity Centre.</p> <p>No new discrete settlements have been created and zoning changes that reflect existing use and development, provide limited opportunity for expansion and are associated with settlements that are impacted by the State agricultural land mapping that identified constrained land at the periphery.</p> <p>Provision has been made for the Priority Investigation Area –Residential, south of Perth by transitioning this area to 30.0 Future Urban Zone.</p>
RSN-A1	Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.	<p>The Land Use Development Strategy identified existing residential land that is serviced and able to provide for single and multiple dwelling demand for the next seven years.</p> <p>Development Precinct Masterplans in each of the major townships provide Acceptable Solution pathways for the development of such land.</p>
RSN-A2	Land supply will be provided in Urban Growth Areas identified as: <ul style="list-style-type: none"> Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor. 	Land supply will be provided in the Supporting Consolidation Areas of Longford, Perth and Evandale as well as Campbell Town (District Centre) and Cressy and Ross (Rural Villages and Localities).
RSN-A3	Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.	<p>Residential zones applied within Townships include General Residential, Low Density Residential while Rural Living (at various densities) has been applied to areas on the outskirts, where services are limited, to allow for existing uses and development patterns to continue.</p> <p>Future Urban Zone provides capacity for restructure of underutilised land.</p>

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-P2	Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	The settlement pattern and extent established in the application of zones provides for use and development that is consistent with the settlement hierarchy within the NTRLUS.
RSN-P3	Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	Not Applicable
RSN-A4	Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.	See response to RSN-A1
RSN-A5	Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.	See response to RSN-A1
RSN-A6	Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.	See response to RSN-A2 and RSN-A3
RSN-A7	Ensure all rural and environmental living occurs outside Urban Growth Areas.	See response to RSN-A3. It is noted that there is no environmental living zone in the SPP.
RSN-A8	Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the	The land identified as potentially constrained at the periphery of settlement centres was reviewed and transitioned to zoning that would provide for flexibility of use to support the activity centre.

REGIONAL SETTLEMENT NETWORK POLICY		
	activity centre and the role of the settlement.	
Housing Dwellings and Densities		
RSN-P4	Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments	<p>The application of the General Residential, Low Density Residential Zone and Village Zones provides diversity in housing choice with permitted pathways.</p> <p>The zones are supported by an activity centre framework that provides for infrastructure and facilities.</p>
RSN-A9	Undertake a regional dwelling yield analysis.	Refer to the NMC Land Use Development Strategy document.
RSN-P5	Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	<p>The Development Precinct Masterplans created for the Township SAPs provide for higher density residential uses (in keeping with community expectations) in serviced areas as Permitted use.</p> <p>The densities achieved by the masterplans generally align with the target figures within the NTRLUS.</p> <p>Refer to the NMC Land Use Development Strategy document.</p>
RSN-A10	Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations	<p>The centrally located Heritage precincts make these Township areas less suited to dense infill development. The NMC Land Use Development Strategy identifies Greenfield developments to be more suitable, for example the proposed Phase 2 implementation of the South Perth Precinct Development Masterplan.</p> <p>The draft LPS reflects Phase 1 NMC Land Use Development Strategy implementation actions.</p>
RSN-P6	Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	The Township SAPs focus development around regional activity centres and public transport nodes and corridors.
RSN-A11	Clearly identify settlement boundaries at the local level for all significant activity centres	See settlement boundaries are defined by SAP extent.
RSN-P7	In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support	Structure Plans for Townships identify the optimal arrangements for zoning to support walkable, well serviced settlements.

REGIONAL SETTLEMENT NETWORK POLICY		
	walkable communities, shorter vehicle trips and efficient public transport services	These local strategic documents have formed the basis for the Precinct Development Masterplans within the Township SAPs within the draft LPS.
RSN-A12	Encourage well-designed new urban communities through detailed planning provisions.	See response to RSN- P7.
RSN-A13	Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.	See response to RSN-A10.
Integrated land Use and Transport		
RSN-P8	New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	This is provided through the zoning of land and the SAPs. It is noted that the timing of the provisions of public transport infrastructure is outside the jurisdiction of a planning authority.
RSN-P9	Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character	The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities. It is noted that the planning scheme has limited jurisdiction over the provisions of public transport and public facilities. The policy is one that is achieved through advocacy to public transport providers and the consideration of public transport accessibility when formulating the provisions of a SAP.
RSN-P10	Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport	Refer RSN-P9
RSN-A14	Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.	This is achieved through ongoing Council activity as a Planning Authority. The zoning of the draft LPS has identified additional land for inclusion in the Future Urban zone (south of Perth) to support future amendments to the draft LPS.

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-P11	Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.	Refer RSN-P9
RSN-P12	Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.	Refer RSN-P9
RSN-A15	<p>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</p> <ul style="list-style-type: none"> • Identifying transport demands and infrastructure required; • Protecting key transport corridors from incompatible land uses; and • Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks. 	<p>This is achieved through ongoing Council activity as a Planning Authority.</p> <p>The NMC Land Use Development Strategy has identified a number of projects for implementation in Phase 2, including a review of the Translink SAP; and further analysis of industrial land demand.</p>
RSN-P13	Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility	Refer RSN-P9
RSN-P14	New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety	<p>The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.</p> <p>Consistent local government standards for the provision of pedestrian and cycling infrastructure assist in achieving better results for subdivision design.</p>
RSN-A16	Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.	Refer RSN-P7

REGIONAL SETTLEMENT NETWORK POLICY		
Residential Design		
RSN-P15	In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	The proposed Township SAPs in the draft LPS and the Proposed Devon Hill SAP, provide for a development outcome that enhances the character and amenity of existing settlements.
RSN-P16	Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.	Refer RSN-P15
RSN-P17	Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.	<p>The proposed Township SAPs in the draft LPS provide for public open space and street tree provisions in subdivision developments that enhances the character and amenity of existing settlements.</p> <p>It is noted that the SPPs do not include any provisions for public open space in subdivision and it is not a matter that is provided for in the SPPs that can be included in a LPS, unless by demonstration of a specific local value under s.32(4). The provisions of the Local Government (Building & Miscellaneous Provisions) Act (LGBMP) are extremely limited in their jurisdiction over requirements for public space.</p> <p>In effect, this policy cannot be implemented unless every greenfield and infill development is subject to a SAP.</p>
RSN-A17	Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.	Not Applicable – no such guidelines have been developed.
RSN-A18	Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.	Not Applicable.

REGIONAL SETTLEMENT NETWORK POLICY		
Housing affordability		
RSN-P20	Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability	Refer RSN-P4 and RSN-P5
RSN-A19	Review the community needs for housing provision and affordability	The NMC Land Use Development Strategy had regard to the findings of the North Tasmania Housing Study (NHTS) 2014. The NMC Land Use Development Strategy informed the development of the draft LPS.
Rural and Environmental Living Development		
RSN-P21	Rural and environmental lifestyle opportunities will be provided outside urban areas.	<p>The Rural Living Zone currently in effect in the Interim Planning Scheme carries forward in purpose and description to the LPS.</p> <p>The SPPs provide an expanded range of allowable uses and different development standards, however for the most part support the strategic intent of the NTRLUS policies and the purpose of this zone in the various locations across the municipality.</p>
RSN-P22	Rural and environmental lifestyle opportunities will reflect established <i>Rural Residential Areas</i> .	<p>There are no areas within the current Interim Scheme zoned Environmental Living. Therefore this zone was not considered during the transition to the draft LPS.</p> <p>There are a number of locations, within the Rural Resource or Low Density Residential zone where the established rural lifestyle and lot sizes indicated that a transition to the Rural Living Zone is more appropriate. This includes land north of Perth (Gibbet Hill area); south of Longford (near Longford Race Course; and land south – west of Evandale.</p> <p>Specific details are provided in Section 3.2 Proposed Zone Conversion/Introduced Changes – Table 5, and Section 3.2.1 State-wide Agricultural Land Mapping Project – Potentially Constrained Land – Evandale within the draft LPS Supporting Report.</p>

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-P23	Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.	Refer RSN-P22
RSN-P24	Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	Refer RSN-P22
RSN-P25	Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.	Not Applicable
RSN-A20	Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.	Refer RSN-P22
RSN-A21	Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of <i>Rural Residential Areas</i> .	Refer RSN-P22
RSN-A22	Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.	Refer RSN-P22
RSN-A23	Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.	Refer RSN-P22
RSN-A24	Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).	Refer RSN-P22
RSN-A25	Ensure future locations for rural residential opportunities do not compromise environmental values.	Refer RSN-P22

REGIONAL SETTLEMENT NETWORK POLICY		
RSN-A26	<p>Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):</p> <ul style="list-style-type: none"> • Proximity to existing settlements containing social services; • Access to road infrastructure with capacity; • On-site waste water system suitability; • Consideration of the impact on natural values or the potential land use limitations as a result of natural values; • Minimisation of impacts on agricultural land and land conversion; • Minimisation of impacts on water supply required for agricultural and environmental purposes; • Consideration of natural hazard management; • Existing supply within the region; • Potential for future requirement for the land for urban purposes; and • The ability to achieve positive environmental outcomes through the rezoning. 	Refer RSN-P22
Regional Activity Centre Network Policy		
<p>E.3.2 Regional Outcome</p> <p>Build and promoted an attractive, sustainable and vibrant Regional Activity Centre Networks to support sustainable urban settlements and communities. Regional activity centres will be well designed urban places as specific locations for employment, infill housing, retail, commercial and community facilities that are well connected by transport infrastructure.</p>		
POLICY		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
RAC-P1	<p>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community</p>	<p>The relevant zoning and related scheme provisions reinforces the role of the activity centres and includes provisions for higher and medium density housing within walkable catchments of the activity centres.</p>

Regional Activity Centre Network Policy		
	facilities, public and active transport provision and associated infrastructure.	
RAC-A1	Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).	It is noted that the Planning Authority powers to integrate are limited to its preparation of the draft LPS (within the s.32(4) and other constraints) and in its capital works programs for Council assets. The policy is one that is achieved through advocacy with other government departments and agencies.
RAC-A2	Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.	The draft LPS contains residential development within the Township SAPs thereby reinforcing the Regional Activity Centre Network.
RAC-P2	Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/ precincts) recreational, arts and tourism activity for the region.	This is achieved through the distinction between the Central Business Zone and other commercial zones within the hierarchy of activity centres and the use tables of all zones, which generally restrict retail and civic uses to specific zones.
RAC-A3	Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that: <ul style="list-style-type: none"> • Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment; • Supports regional level retail investment in the CBD and inner city areas; • Complements the other higher order regional activity centres; and • Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area. 	Refer RAC-P2
RAC-P3	Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions	Refer RAC-P2

Regional Activity Centre Network Policy		
	as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.	
RAC-A4	Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.	Refer RAC-P2
RAC-P4	Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.	The draft LPS contains residential development within the Township SAPs thereby reinforcing the Regional Activity Centre Network.
RAC-A5	Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.	The draft LPS Township SAPs contain Precinct Development Masterplans which implement the NMC Land Use Development Strategy principles and objectives.
RAC-P5	Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.	The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities. The Township SAPs include in the draft LPS maximise opportunities for alternate modes of transport.
RAC-A6	Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a	The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.

Regional Activity Centre Network Policy		
	coordinated and consistent manner between the higher order activity centres.	It is noted that the planning scheme has limited jurisdiction over the provisions of public transport and public facilities. The policy is one that is achieved through advocacy to public transport providers and the consideration of public transport accessibility when formulating the provisions of a SAP.
RAC-P6	Improve the integration of public transport with activity centre planning, particularly where it relates to higher order activity centres.	Refer RAC-P5
RAC-P7	Coordinate with state agencies to support the ongoing delivery of high quality, high frequency public transport that meets the needs and expectations of the community and supports the <i>Regional Activity Centres Network</i> .	Refer RAC-P5
RAC-A7	Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environment in a coordinated and consistent manner between the higher order activity centres.	Refer RAC-P5
RAC-A8	Ensure planning schemes support integrated land use and transport planning principles to reinforce the role and function of the Regional Activity Centres network.	Refer RAC-P5
RAC-P8	<p>Provide high quality urban design and pedestrian amenity within regional activity centres by acknowledging the significance of place making, activity diversity and improvement of amenity. Coordinated urban design and planning are necessary elements in the development and management of attractive, sustainable and socially responsive regional activity centres.</p> <p>The desired urban design outcomes include:</p> <ul style="list-style-type: none"> • Improvements in the presentation, safety and amenity of the public realm and built environment; and 	<p>The urban zones provide for multiple forms of transport in the consideration of subdivision design and the Parking and Sustainable Transport Code makes provisions for cycling facilities.</p> <p>The Township SAPs included in the draft LPS maximise opportunities for alternate modes of transport and the provision of public open spaces.</p>

Regional Activity Centre Network Policy		
	<ul style="list-style-type: none"> Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments. 	
RAC-A9	<p>Incorporate the principles of sustainable place making and urban design in the development of existing and new activity centres having regard to the following elements:</p> <ul style="list-style-type: none"> Improvements in the presentation, safety and amenity of the public realm and built environment; and Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investment. 	<p>The Township SAPs included in the draft LPS maximise opportunities for alternate modes of transport, the provision of public open spaces, street trees and streetscape development provisions.</p> <p>Primarily this action relies on the voluntary uptake by land owners and developers of design guidelines such as Water Sensitive Urban Design (for the management of stormwater).</p> <p>Council has incorporate these requirements into the implementation of its Priority Projects.</p>
RAC-P9	<p>Discourage 'out-of-centre' development to ensure that new use and development supports the Activity Centres Network and the integrated transport system. Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed:</p> <ul style="list-style-type: none"> community need; no adverse impact on existing activity centres; and synergy with existing employment hubs (i.e. health, education, research). <p>If these three factors are present there must be overall community benefit demonstrated through a social and economic impact assessment to reflect the strategic directions and policies of the RLUS.</p>	<p>Applying appropriate zones will discourage out of centre development through discretionary use assessment or prohibitions on use.</p>
RAC-A11	<p>Undertake master planning for the major regional activity centres, taking into account the Regional Activity Centres Network and supporting policies to encourage in-centre developments. Master plans should include a detailed development capacity audit, public consultation, opportunities and constraints assessment, methods to improve urban</p>	<p>The NMC Land Use Development Strategy that informed the development of the draft LPS had regard to existing township structure and masterplans.</p>

Regional Activity Centre Network Policy		
	<p>amenity and an economic development strategy and address other activity centre principles.</p> <p>Master plans should enhance accessibility of the higher order activity centres through good layout and good pedestrian movement.</p>	
RAC-A12	Require any proposed 'out of centre' developments are to undertake a detailed economic impact assessment that addresses how the 'out of centre' proposal complies with the strategic directions and policies of the RLUS.	Not Applicable – none proposed as part of the draft LPS.
RAC-P10	Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy	Residential, village, business, commercial and industrial zones allow for a range of uses within activity centres appropriate for their role and function.
RAC-A13	Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	Refer RSN-A10
RAC-A14	Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network.	Refer RAC-11
RAC-P11	Develop activity centres with street frontage retail layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres where the defined character or purpose requires otherwise.	The SPPs include provisions that address façade design and the location of parking.
RAC-P12	Regional Activity Centres should encourage local employment. In most instances this will consist of small-scale businesses servicing the local or district areas.	Business and industrial zones allow for uses which service the local community.
RAC-A15	Local policy should provide for home based businesses to support small businesses to establish and operate, while facilitating relocation into activity centres at an appropriate size and scale of operation.	The SPPs include provisions for home based business within residential zones.

Regional Activity Centre Network Policy		
RAC-P13	Support effective access to a hierarchy of social facilities and amenities.	Beyond the allowance of a range of uses, this is beyond the jurisdiction of a planning scheme.
RAC-A16	Have regard to the location of activity centres relative to existing or proposed principal public transport corridors in the consideration of planning scheme amendments, including rezoning proposals, as appropriate.	Not Applicable – will be achieved via Council acting as a Planning Authority.
RAC-P14	Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts. Progressively implement capital works improvements to the region's activity centres.	Beyond the allowance of a range of uses, and the Precinct Development Masterplans in the Townships SAPs, this is beyond the jurisdiction of a planning scheme.
RAC-P15	Coordinate joint agreements on the range of future needs for community, social and recreation facilities and amenities with relevant providers and state agencies.	Requires further regional governance and strategic work before incorporation into schemes.
RAC-P16	<p>Coordinate joint agreements with relevant providers and state agencies on the most effective spatial distribution of future social facilities and services to the community. In this context:</p> <ul style="list-style-type: none"> • Consider the co-location of facilities and services within the activity centre network; and • Develop a policy framework and guidelines for social community services and facilities appropriate to activity centres as part of the overall planning and development of those centres and precincts. 	This is beyond the jurisdiction of a planning scheme, other than the allowance of a range of uses within a particular zone.
RAC-A17	<p>Enhance the experience of activity centres and encourage people to linger beyond that required for their retail needs through the provision of:</p> <ul style="list-style-type: none"> • A good quality public realm including provision for a public open space focus (i.e. a town square) for community events and social networking; and • Entertainment, dining and indoor recreational opportunities. 	Refer RAC-A9

Regional Activity Centre Network Policy		
RAC-A18	For strategically important sites, introduce a planning mechanism through the existing legislative framework to allow quality of design for sites primarily in the Launceston CBD where the Council and/or the community recognises the need for a finer grain control in order to secure the desired beneficial outcome.	Not Applicable
RAC-A19	Investigate strategies to deliver a coordinated approach to the delivery of key facilities and services to the community consistent with the relative order of the Regional Activity Centres Network.	Refer RAC-P16
Regional Infrastructure Network Policy		
E.4.2 Regional Outcome		
Integrate infrastructure, transport and land use planning to complement State infrastructure plans and policies. Advance efficient, cost effective and sustainable forms of urban development that support the Regional Settlement Network.		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
RIN-P1	Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.	Achieved through zoning and in the SAPs that will transition from the Interim Planning Scheme that specifically address the provision of infrastructure.
RIN-A1	Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.	Not Applicable
RIN-P2	Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.	The use of the Future Urban Zone acknowledges that growth areas need further investigation to determine the detail of infrastructure provision.
RIN-A2	Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.	Not Applicable
RIN-P3	Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.	To be achieved via the urban growth areas and appropriate application of zones.
RIN-A3	Direct growth to areas where existing infrastructure capacity is underutilised and	The Precinct Development Masterplans within the draft LPS Township SAPs are targeted at land that is

Regional Infrastructure Network Policy		
	give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.	underutilised with existing infrastructure capacity and near existing transport corridors.
RIN-P4	Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.	The SPPs give effect to this policy through the Road and Railway Code.
RIN-P5	Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations, and protect from development that will preclude or have an adverse impact on existing and future operations.	The draft LPS gives effect to this policy through the transitioning Translink SAP (location of Launceston Airport) and the appropriate application of zones in the vicinity.
RIN-A4	Recognise the operation and future expansion potential of key intermodal facilities, particularly the three major seaports and the Launceston Airport and protect from surrounding incompatible uses by applying appropriate zoning and buffers in planning schemes.	Refer RSN-A15
RIN-A5	Provide that appropriate planning mechanisms are in place to facilitate the potential Bell Bay Port Intermodal Expansion (subject to Federal Government funding).	Not Applicable
RIN-A6	Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation. . Note: The area immediately surrounding some airports is subject to Commonwealth legislation, which overrides State legislation.	Refer RIN-P5
RIN-A7	Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting	Refer RIN-P4

Regional Infrastructure Network Policy		
	development that would compromise safe and efficient operations of existing and future planned road and rail corridors.	
RIN-A8	<p>Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</p> <ul style="list-style-type: none"> • Midland Highway • Illawarra Main Road • Bass Highway • Tasman Highway • Birralee Frankford Main Road/West Tamar/Batman Highway corridor • West Tamar Highway from Launceston to Frankford Main Road • East Tamar Highway • Bridport Main Road • Tasman Highway from Scottsdale to Ringarooma Main Road • Tasman Highway from Esk Main Road to St Helens „ Lilydale Main Road from East Tamar Highway to Lalla Road (Golconda Road) • Bell Bay Main Road • Esk Main Road • Evandale Main Road from Midland Highway to Launceston Airport and „ Kings Meadows Main Road. <p>Other local roads that may require protection include Bathurst Wellington Streets, forestry freight routes – Mathinna Plains Road, the northern section of Camden Road and Prossers Road.</p>	Refer RIN-P4
RIN-A9	Apply appropriate zoning and/or other mechanisms within planning schemes to support planned future roads.	The Midland Highway Perth Bypass was initially identified for the application of the Road and Railway Assets Code; but as construction has progressed the land parcels comprising this section of the Midland Highway have been transitioned to Utilities Zone.
RIN-P6	Facilitate and encourage active modes of transport through land use planning	Refer RSN-P14
RIN-A10	Roads created in new subdivisions are to be designed and constructed to meet the needs	Refer RSN-P14

Regional Infrastructure Network Policy		
	of all users and to reinforce the function, safety and efficiency of the road.	
RIN-A11	Future subdivision design is to allow for permeability and connectivity in the transportation network.	Refer RSN-P14
RIN-A12	<p>Incorporate guidelines and other relevant subdivision design codes into planning schemes to address facilities for walking and cycling. For example, guidelines may provide that:</p> <ul style="list-style-type: none"> • Lot layouts and buildings must provide for connection to adjacent local roads, open space, trails, pedestrian, cycle and bus routes; and • Roads are designed and constructed to meet the needs of all users and to reinforce the functions, safety and efficiency of the road or communal driveway 	Refer RSN-P7
RIN-A13	Provide for provision for on and off-road cycle facilities, including shared pathways and associated engineering considerations, is addressed by local planning policy.	Not Applicable - Refer RSN-P14
RIN-A14	Future specific or Local Area Development plans are to provide for linkages to cycling networks.	Refer RSN-P7
RIN-A15	Local Area Development Plans are to promote walking and provide for a network of local walking routes	Refer RSN-P7
RIN-A16	Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails, and cycle and bus routes.	Refer RSN-P7
RIN-A17	Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.	Refer RSN-P14

Regional Infrastructure Network Policy		
RIN-P7	Facilitate an efficient and convenient public transport system through land use planning.	The urban zones of the SPPs include consideration for public transport when creating new roads.
RIN-A18	Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.	The NMC Land Use Development Strategy identifies Greenfield developments to be more suitable for higher density residential areas, for example the proposed Phase 2 implementation of the South Perth Precinct Development Masterplan.
RIN-A19	Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit points) and are designed in accordance with Australian Standards.	The Precinct Development Masterplans within Township SAPs provide for road width in accordance with Australian Standards.
RIN-A20	Subdivision design is to provide interconnected road layouts, minimises the use of cul-de-sacs, and promotes an efficient and contiguous public transport service, including cyclist and pedestrian movement.	Refer RSN-P7
RIN-A21	Consult and engage with public transport service providers in the concept design phase to determine if an area can be serviced by public transport, considering public transport networks and subdivision design.	Not Applicable
RIN-A22	Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.	Refer RIN-A18
RIN-A23	Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.	Refer RIN-A18
RIN-A24	With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.	Refer RIN-A18
Regional Economic Development		
E.5.2 Regional Outcome		

Regional Economic Development		
Advance a nationally and internationally competitive region that applies innovation and infrastructure investment to advance economic development in a broad range of sectors.		
POLICY or Action	HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?	
Economic Development		
ED-P1	Promote increased innovation within the Northern Tasmanian economy, and encourage: <ul style="list-style-type: none"> • Increased agricultural potential by investment in irrigation schemes and irrigated lands; • Innovation, which utilises and captures the region's water resources; „ Food and wine innovation; and • A diversity of logistics in freight and port capacity. 	These are matters that are beyond the jurisdiction of a planning scheme.
ED-A1	Develop economic development initiatives that support diversification of existing business, commercial and industrial sectors and reflect the directives of the State Government's Population Growth Strategy (2015).	Refer ED-P1
ED-A2	Prepare and/or update municipal Economic Development Plans to strengthen the economic base of local governments and communities and support regional strategies.	Refer ED-P1
Industrial Land		
ED-P2	Provide for land use planning and infrastructure networks to support the development of: <ul style="list-style-type: none"> • High value agriculture and food products; • Digital economy (including the NBN); • Vibrant, creative and innovative activity centres as places of employment and lifestyle; and • Diverse tourism opportunities. 	Achieved through zone mapping, the range of uses allowable in the zone.
ED-P3	Provide a 10 year supply of industrially zoned and serviced land in strategic locations.	The area surrounding Launceston Airport, encompassed by the Translink SAP and the existing land in North Longford are the principal industrial areas for Northern Midlands.

Regional Economic Development		
		The Translink SAP is approved to transition into the LPS and existing industrial land is transitioning to the Industrial Zone.
ED-A3	Identify suitably located land within planning schemes to be zoned for industrial and employment purposes, consistent with the Northern Tasmania Industrial Land Study (2014) and provide for the region to be well placed to capture economic opportunities.	The NMC Land Use Development Strategy had regard to the Industrial Land Study Northern Tasmania (2014) which found sufficient industrial land existed within the Municipality for projected demand.
ED-A4	Analyse industrial land demand to 2040 and provide a sufficient supply of land zoned for industrial purposes, supported by adequate infrastructure and network requirements (transport, water, sewerage and energy).	Refer ED-A3
Training and Education		
ED-P4	Provide suitable training and education opportunities in response to identified regional challenges, including those concerned with: <ul style="list-style-type: none"> • An ageing population; • Out-migration of younger generations; • Low literacy/education/skilled workers; • Lack of diversity in the economy; • Lack of support and training facilities; and • Availability of affordable housing. 	These are matters that are beyond the jurisdiction of a planning scheme.
ED-P5	Support initiatives that provide Northern Tasmanian with an economic capacity to improve their lifestyle and engaged in fulltime or part-time employment to promote standards of living and access to basic services.	Refer ED-P4
ED-A5	Identify the existing requirements of industry employers and the skills/services that are needed in the labour force. This process should: <ul style="list-style-type: none"> • Build on opportunities for employment in new, emerging and growth industries; and 	Refer ED-P4

Regional Economic Development		
	<ul style="list-style-type: none"> Facilitate transition to new employment and training opportunities in response to local redundancies. 	
Rural Land Natural Productive Resources		
ED-P6	Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.	The SPP zones describe the purpose and provide the range of uses available. The LPSs are to apply are to apply those zones for sustainable outcomes in accordance with the objectives of LUPAA. The inclusion of local provisions in PPZs, SAPs and SSQs ensure sustainable outcomes is discussed above under the Schedule 1 Objectives.
ED-P7	Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).	<p>The application of the SPP Agriculture and Rural Zones provides for the continued use of land for primary industry production.</p> <p>Due to the SPPs requiring that Rural Resource zoned land be transition into potentially three zones, Agriculture, Rural and Landscape Conservation, a detailed analysis was undertaken based on the land within PPU Layer 2 – Land Potentially Suitable for Agriculture. Details of the methodology applied is outlined in Section 3.2.1 in this report.</p>
ED-P8	Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.	Refer ED-P7
ED-A6	Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.	Refer ED-P7
ED-A7	Protect the long-term operation of rural industries and support an expanded agricultural sector	Refer ED-P7
ED-A8	Recognise the roll-out of irrigation schemes and ensure that these agricultural lands and future irrigation areas are appropriately zoned for primary production and protected from incompatible uses.	Refer ED-P7
ED-A9	Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.	Refer ED-P7

Regional Economic Development		
ED-A10	In conjunction with State agencies, identify and protect regionally significant extractive industry resources.	Refer ED-P7
ED-A11	Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.	Refer ED-P7
ED-A12	Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.	Refer ED-P7
ED-A13	Manage, enhance and protect marine, estuarine and freshwater habitats, from development that would adversely impact upon sustainable fish stock levels, or fisheries production.	Not Applicable
Tourism		
ED-P9	Support tourism development that is guided by research and economic strategies that develop projects and initiatives to enhance the range of tourism and visitor experiences in the region.	These are matters that are beyond the jurisdiction of a planning scheme.
ED-A14	Advance a tourism strategy to promote an expanded and enhanced range of tourism and visitor experiences while addressing broad issues affecting tourism, including in relation to skills shortages, competitiveness and marketing. The tourism strategy will: <ul style="list-style-type: none"> • Complement the region's open space strategy and address cultural heritage considerations; • Facilitate supply side support programs to deliver on a strategy for existing and new operators; • Identify key tourism investment sites; and • Support tourism infrastructure investment as part of the region's infrastructure plan. 	Refer ED-P9

Regional Economic Development		
ED-A15	Support the implementation of the <i>Trail of Tin Dragon Master Plan (2004)</i> and prioritise the completion of 18 associated key projects identified to complete the trail.	Refer ED-P9
ED-P10	Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development.	<p>Numerous zones provide for tourism use and development as a complementary activity.</p> <p>Heritage Tourism in particular is important for the Municipal economy and the draft LPS include Heritage Precincts within Townships and a List of Heritage places to ensure ongoing protection of heritage values.</p> <p>The draft LPS includes a list of Heritage Trees following an audit undertaken by Council.</p> <p>The Township SAPs for Evandale and Ross include additional development provisions to ensure future development throughout the townships is in keeping with their existing historic street scapes.</p>
ED-P11	Provide for the opportunity in planning schemes to identify, protect and enhance distinctive local characteristics and landscapes.	Refer ED-P10
ED-P12	Avoid unnecessary restrictions on new tourism sector innovation in planning schemes and acknowledge that planning schemes cannot always predict future tourist sites/developments.	Refer ED-P10
ED-A16	Identify key tourism sites within an appropriate land use zone to provide for the enhancement of existing and future tourism opportunities and visitor experiences.	Refer ED-P10
ED-A17	Provide opportunities to economically support rural land uses (e.g. farming) by allowing diversification through tourism use and development.	The SPP provisions permit Visitor Accommodation within the Rural and Agriculture zones.
ED-A18	Encourage the establishment of small tourism businesses by allowing flexible locations and minimising regulation, such as working from home and farm gate tourism.	The SPP provisions permit Home Based business within the Rural and Agriculture zones

Regional Economic Development		
ED-A19	Consider all options (such as planning scheme amendment or S 43A applications) to enable support for tourism proposals.	This is achieved through ongoing Council activity as a Planning Authority.
Social Infrastructure and Community Policy		
E6.2 Regional Outcome		
Shape resilient, liveable and prosperous communities supported by high quality community infrastructure and living environments to meet communities' particular social, education, health care, and living needs.		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
Social Infrastructure		
SI-P01	Coordinate planning for social infrastructure with residential development.	Residential, Village, Community Purpose, Recreation and Open Space zones along with the activity centre business zones, provide for various types of social infrastructure. The Township SAPs have been designed to incorporate provisions that reflect communities' expectations for high quality living environments.
SI-P02	Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities.	Refer SI-P01
SI-P03	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	The planning scheme can only provide opportunity for social infrastructure to develop in response to need. This is delivered through the zoning of land and the uses that are allowed.
SI-P04	Allow for a greater choice in housing types.	The application of the General Residential, Low Density Residential and Village zones provide diversity in housing choice with permitted pathways. The zones are supported by an activity centre framework that provides for infrastructure and facilities.
SI-P05	Protect the operation of existing and planned education/ training facilities from conflicting land uses.	The SPPs outline attenuation distances for a range of uses.
SI-A01	Plan for the region's social infrastructure needs through: <ul style="list-style-type: none"> • A needs analysis; 	The NMC Land Use Development Strategy undertook a numerical analysis of existing facilities in light of projected population demand.

Social Infrastructure and Community Policy		
	<ul style="list-style-type: none"> • Identification of locally appropriate standards of service; • Identification of gaps in supply and predicted future needs; • An implementation plan; and • Monitoring and review. 	<p>No immediate additional land shortfalls were identified, but further work is required to gain a better understanding of the capacity of existing facilities.</p> <p>The draft LPS corrects some inappropriate zonings for land to better reflect their community purpose as outlined in Section 3.1 of this report.</p>
SI-A02	Provide for the use and development of community gardens within residential areas in planning schemes.	<p>Residential, Village, Community Purpose, Recreation and Open Space zones along with the activity centre business zones, provide for various types of social infrastructure.</p> <p>Community gardens is not a defined term in the SPPs but it is noted that a number of uses and developments such as bee keeping and garden sheds are included in Section 4 of the SPP – Exemptions; and Miscellaneous Exemptions which includes community gardens on public land or on a road reserve.</p>
SI-A03	Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities.	Refer SI-P01
SI-A04	Planning schemes are to support the provision of social housing in residential areas.	Refer SI-P01
SI-A05	Planning schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure.	Refer SI-P01
SI-A06	Provide flexibility in planning schemes to allow for a greater choice of housing types in residential areas, particularly in centrally located areas.	Refer SI-P01
SI-A07	Existing and planned education and training facilities are to be appropriately zoned and protected from conflicting land uses.	The transition zoning mythology is outlined in Section 3.1 of this report. Land identified as containing existing education and training facilities have been transitioned to the appropriate zone.
Cultural Heritage		

Social Infrastructure and Community Policy		
CH-P01	Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history	Refer ED-P10
CH-P02	Recognise, manage and preserve regional archaeological values.	Not Applicable
CH-A01	Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.	Refer ED-P10
CH-A02	Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.	Refer ED-P10
CH-A03	Provide for the protection of identified significant cultural heritage and archaeological sites.	Refer ED-P10 and CH-P02
CH-A04	Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.	Refer CH-P02
Regional Environment Policy		
E.7.2 Regional Outcome		
Apply a consistent approach to environmental management to:		
<ul style="list-style-type: none"> • Protect and conserve the natural environment; • Provide for the management and use of productive resources including agricultural lands, natural resources, water resources and coastal environments; and • Plan for natural hazards and climate change adaption responses. 		
POLICY or Action		HOW IS THE DRAFT LPS CONSISTENT WITH THE REGIONAL POLICIES AND OUTCOMES?
Biodiversity and Native Vegetation		
BNV-P01	Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.	<p>The SPPs include the Natural Assets Code and prescribe the data content of mapping to be included in the planning scheme for watercourses and the 'Priority Vegetation Area'.</p> <p>The Northern Region has engaged Natural Resource Planning Pty Ltd to implement the Regional Ecosystem Model (REM) across the regions, based</p>

Regional Environment Policy		
		on the requirements outlined in the Local Provisions Schedule (LP1.0) of the SPPs. This is described in more detail in Section 3.2 of this report and Appendices 6 and 7.
BNV-P02	Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.	The REM approach described above, is the only mechanism available under the SPPs to identify natural vegetation values to be protected. The draft LPS zone transition methodology as described in more detail in Section 3.2, but included the one to one transition of existing land zoned Environmental Management and transitioned land containing Private Conservation Covenants to Landscape Conservation Zone.
BNV-P03	Land use planning is to minimise the spread and impact of environmental weeds.	This is beyond the jurisdiction of a planning scheme.
BNV-P04	Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy.	The REM approach described above takes into account State and local data and is consistent with Council's NRM strategy.
BNV-A01	Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.	Refer BNV-P01
BNV-A02	Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.	Not supported by the SPPs
BNV-A03	Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.	Refer BNV-P01
BNV-A04	Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.	The SPPs only support on-site offsets.
BNV-A05	Further investigate regional biodiversity: <ul style="list-style-type: none"> To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats; priority vegetation communities; and the number and 	This is beyond the jurisdiction of a planning scheme.

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	<p>status of vulnerable and threatened species;</p> <ul style="list-style-type: none"> • Provide for use and development to be carried out in a manner that assists the protection of biodiversity by – <ul style="list-style-type: none"> ○ Minimising native vegetation and habitat loss or degradation. ○ Appropriately locating buildings and works. • To develop a methodology that defines triggers and priorities for important habitat in assessing development; and 	
Open Space and Recreation		
OSR-P01	To provide for an integrated open space and recreation system that contributes to social inclusion, community health and well-being, amenity, environmental sustainability and the economy.	<p>Provided for in the zoning of land.</p> <p>It is noted that the SPPs do not include any provisions for public open space in subdivision and it is not a matter that is provided for in the SPPs that can be included in a LPS, unless by demonstration of a specific local value under s.32(4). The provisions of the Local Government (Building & Miscellaneous Provisions) Act (LGBMP) are extremely limited in their jurisdiction over requirements for public space.</p> <p>In effect, this policy cannot be implemented unless every greenfield and infill development is subject to a SAP.</p> <p>The Township SAPs in the draft LPS include such provisions responding to the community's expectations.</p>
OSR-P02	Improve open space planning outcomes through the delivery of a consistent regional approach that responds to the community's needs and avoids unnecessary duplication of facilities.	Refer OSR- P02
OSR-A01	Prepare an open space strategy is consistent with the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> .	This is beyond the jurisdiction of a planning scheme.
OSR-A02	Prepare municipal audits and plans for open space supply in accordance with the process	This is beyond the jurisdiction of a planning scheme

Regional Environment Policy		
	provided in the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> .	
OSR-A03	Provide for a regional network of multi-use trails.	This is beyond the jurisdiction of a planning scheme
OSR-A04	Development is to have regard to the principles identified in <i>Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania (2009)</i> .	This is not an Applied, Adopted or Incorporate document of the SPPs.
Natural Hazards		
NH-P01	Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with <i>Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance</i> .	Addressed by the SPP Landslip Hazard Code.
NH-P02	Future land use and development is to minimise risk to people and property resulting from flooding.	The SPPs contain a Flood Prone Areas Hazard Code. Flood mapping is available for the Municipality.
NH-P03	Future land use and development is to minimise risk to people and property resulting from bushfire hazard.	The SPPs contain a Bushfire Prone Area Code applied by a map.
NH-P04	Where avoidance of hazards is not possible or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented.	This can be implemented only to the extent allowable by the SPPs.
NH-A01	Manage further development in declared landslip zones. Complete regional land slide hazard mapping to allow identification of land susceptible to landscape hazards and its associated level of risk to specific scale and types of land uses and developments.	Refer NH-P01.

Regional Environment Policy		
NH-A02	Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.	Refer NH-P01, P02, P03, and P04
NH-A03	If there is doubt about the geotechnical stability of land proposed for urban development, Council may require a geotechnical assessment to identify risks and mitigation techniques.	This can be implemented only to the extent allowable by the SPPs.
NH-A04	Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.	This can be implemented only to the extent allowable by the SPPs.
NH-A05	Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.	This can be implemented only to the extent allowable by the SPPs.
NH-A06	Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice	This can be implemented only to the extent allowable by the SPPs.
NH-A07	Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management.	This is beyond the jurisdiction of a planning scheme.
Climate Change Adaption		
CCA-P1	Encourage energy efficient building use and design.	This is beyond the jurisdiction of a planning scheme.
CCA-P2	Protect investment in new infrastructure from the impacts of climate change.	This is beyond the jurisdiction of a planning scheme.
CCA-A01	Support relevant National and State Building Codes and standards that include requirements for development to minimise energy and water consumption through building design and siting, including use of	The SPPs include solar and wind power generation as developments within the Exempt and Limited Exemption categories of the Scheme.

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	alternative energy sources such as solar power.	
Coasts and Waterways		
CW-P01 to CW-P04 Coastal Policies		Not Applicable
CW-P05	Protect and manage the ecological health and environmental values of surface and groundwater.	The SPP Natural Assets Code prescribes the extent of water course protection.
CW-P06	Where appropriate, development in new or redevelopment areas is to adopt best practice Water Sensitive Urban Design (WSUD) principles.	This is not an Applied, Adopted or Incorporate document of the SPPs.
CW-P07	Protect the water quality of the region's waterways and wetlands, including key water supply catchments.	Refer CW-P05
CW-P08	Recognise the importance of non-land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.	This is beyond the jurisdiction of a planning scheme.
CW-A01 to CA-A06 Relate to Coastal Policy		Not Applicable
CW-A07	Include appropriate provisions in planning schemes to manage land containing wetland or fishery habitats, including wetlands and estuary areas (particularly RAMSAR wetlands and coastal wetlands) and require appropriate buffers to separate wetlands and estuary areas from incompatible development.	Refer CW-P05
CW-A08	Works undertaken on wetlands and waterways are to be in accordance with the Wetlands and Waterways Works Manual (DPIPWE, 2003, or subsequent edition) including resources such as A Wetlands Strategy for Tasmania prepared by the DPIPWE.	This document is Adopted, Applied or Incorporated into the SPPs.
CW-A09	Include Water Sensitive Urban Design (WSUD) requirements in planning schemes, where appropriate, to reduce stormwater discharge	This document is not Adopted, Applied or Incorporated into the SPPs.

Regional Environment Policy		
	into waterways and to maximise stormwater quality	
CW-A10	Planning schemes are to be consistent with the <i>Tasmanian State Policy on Water Quality Management 1997</i> and the Tasmanian State Stormwater Strategy.	Refer to Section 2.4.3 in this report.
CW-A11	Include provisions in planning schemes to facilitate the protection of ecological and hydrological integrity of water catchments, including adequate buffers.	Refer CW-P05
CW-A12	Consult relevant environmental organisations active within the region, including NRM North, as part of the review and monitoring of the Regional Land Use Strategy.	This is beyond the jurisdiction of a planning scheme.
Landscape and Scenic Amenity		
LSA-P01	<p>Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> • Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity; • Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and • Need to protect skylines and prominent hillsides from obtrusive development/works. 	<p>The policy is given effect vis the SPP Scenic Protection Code.</p> <p>The draft LPS includes Scenic Protection Area and Scenic Road Corridors.</p> <p>It is noted that the SPP limits the application of Scenic Management areas to particular zones.</p>
LSA-P02	Protect specific topographic or natural features of significant scenic/landscape significance.	Refer LSA-P01
LSA-A01	Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes.	Refer LSA-P01

Regional Environment Policy		
LSA-A02	Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes.	Refer LSA-P01
LSA-A03	<p>Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations:</p> <ul style="list-style-type: none"> • The impact of development skylines, ridgelines and prominent locations; • The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; • The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; • The impact of materials, finishes and colours of buildings on the landscape setting; and • Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. 	Refer LSA-P01
LSA-A04	Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.	Refer LSA-P01

2.6. Council's Strategic Plan – s.32(s)(f)

The LPS is generally consistent with the Northern Midlands Strategic Plan 2017-2027 as outlined below.

Our Core Strategies relate to the following key areas:

- *Lead and Progress*
Lead
 - Leaders with Impact
 - Money Matters
 - Best Business Practice and Compliance

- Workforce Standards
- Progress*
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Economic Development – Supporting Growth and Change
 - Tourism Marketing and Communication
- *People and Place*
 - People*
 - Sense of Place – Sustain, Protect, Progress
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Place*
 - Environment – Cherish and Sustain our Landscapes
 - History – Preserve and Protect our Built Heritage for Tomorrow

Table 3 below, provides a more detailed assessment of how the LPS relates to applicable elements of Strategic Outcomes and Core Strategies.

Table 3 - Comparison of LPS with NMC Strategic Plan

Strategic Area/Outcomes	Core Strategies	LPS response
Lead /Leaders with Impact		
Management and Elected Representation <ul style="list-style-type: none"> • Council is connected to the community • Councillors serve with integrity and honesty • Management is efficient, proactive and responsible 	Communicate – Connect with the community <ul style="list-style-type: none"> • Strengthen confidence via collaborative decision-making Lead – Councillors represent honestly with integrity <ul style="list-style-type: none"> • Practice open, accountable governance • Deliver clear, cohesive core messages • Represent the concerns of the people • Apply best practice, compliant governance Manage – Management is efficient and responsive <ul style="list-style-type: none"> • Manage and deliver a responsible Council program • Advocate for economic investment by Government • Enable Council and staff to deliver quality service • Drive projects that deliver a progressive local future 	Community Consultation – <ol style="list-style-type: none"> 1) development of NMLUDS and 2) future draft LPS process
Lead /Money Matters		

<ul style="list-style-type: none"> • Budgets are responsible yet innovative • Efficiency in resource sharing and Council reform • Improve community assets responsibly and sustainably 	<p>Budgets are responsible yet innovative</p> <ul style="list-style-type: none"> • Deliver a compliant and responsible 10-year Financial Plan • Flexible fiscal plans enable new projects to be explored <p>Efficiency in resource sharing and Council reform</p> <ul style="list-style-type: none"> • Fiscal and resourcing reform have positive impact • Strive for best practice customer service <p>Improve community assets responsibly and sustainably</p> <ul style="list-style-type: none"> • A 20-Year Asset Management Plan to maintain assets • Asset Upgrade Program is responsive to opportunity 	<p>Indirectly – co-ordination and co-operation with surrounding Councils</p> <p>Sourcing advice from State Government agencies.</p>
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<p>Lead/Best Business Practice and Compliance</p>		
<ul style="list-style-type: none"> • Council complies with Government legislation • Continuous improvement is embedded in staff culture • Effective and efficient marketing, communications and IT • Excellent standards of customer service 	<p>Council complies with all Government legislation</p> <ul style="list-style-type: none"> • Amend governance regulations as per legislation • Ensure facilities, volunteers and Committees comply • Update compliance policy and procedure as required • Train staff in all compliance policy changes • Manage Special Committees of Council <p>Continuous improvement is embedded in staff culture</p> <ul style="list-style-type: none"> • Motivate staff via improvement and innovation <p>Effective and efficient marketing, communications and IT</p> <ul style="list-style-type: none"> • Use positive, cohesive marketing to drive core messages • Improve and maintain current web and social media sites • Improve IT interface for NBN capability • Secure and monitor Council 	<p>Preparation of the draft LPS is compliant with LUPAA provisions.</p> <p>Future provision of community advice in relation to the Natural Assets overlay to land owners/managers.</p>

against external risk

Excellent standards of customer service

- Ensure timely, high quality customer service
- Continuously improve efficiency in customer service

Lead/Workforce Standards – Not Applicable

Progress/ Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future

<ul style="list-style-type: none">• Strategic, sustainable, infrastructure is progressive• Proactive engagement drives new enterprise• Collaborative partnerships attract key industries• Attract wealth-producing business and industry	<p>Strategic, sustainable, infrastructure is progressive</p> <ul style="list-style-type: none">• A Land Use and Development Strategy to direct growth• Flexible project priorities build competitive advantage• Prepare Annual Strategic Project Delivery Model <p>Proactive engagement drives new enterprise</p> <ul style="list-style-type: none">• Engage early with business and industry projects• Plan and embed ‘Sense of Place’ principles• Streamline Planning Approval timeframes <p>Collaborative partnerships attract key industries</p> <ul style="list-style-type: none">• Advocate for high value new business and industry <p>Attract healthy, wealth-producing business and industry</p> <ul style="list-style-type: none">• Seek business able to diversify local capability	<p>Core element – the Land Use and Development Strategy has guided the development of the draft LPS.</p>
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Progress/Economic Development – Supporting Growth and Change

<ul style="list-style-type: none">• New and expanded small business is valued• Support new businesses to grow capacity and service• Towns are enviable places to visit, live and work• Minimised industrial environment impact on amenity• Developers address climate change challenges • Maximised	<p>New and expanded small business is valued</p> <ul style="list-style-type: none">• Facilitate local entities to enhance communication• Ensure streetscapes enhance aesthetic amenity <p>Support new businesses to grow capacity and service</p> <ul style="list-style-type: none">• Support ‘Shop Local’ to strengthen business centres	<p>Primarily via the landscaping requirements within the Precinct Development Plans.</p> <p>Ensuring existing use rights are maintained wherever possible to provide certainty.</p> <p>Transition land to zones that retain a variety of future options, including Rural Zone and Future Urban Zone.</p> <p>Application of the Attenuation Code overlay maps to increase</p>
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external funding opportunities

- Support new positive growth business and employment

visibility of potential use conflicts.

Towns are enviable places to visit, live and work

- Raise our media profile to attract investment
- Ensure inclusion in tourism or investment marketing

Minimise industrial environment impact on amenity

- Capture town character through 'Sense of Place' projects
- Lower industry environmental impact via best practice
- Attract business and industry to cluster zoned precincts

Developers address climate change challenges

- Adopt sustainable environment urban design guidelines

Maximise external funding opportunity

- Secure high levels of external funding for projects
- Collaborate with community on funding opportunities

Progress/ Tourism Marketing and Communication

- Tourism thrives under a recognised regional brand

Tourism thrives under a recognised regional brand

- Tourism partnerships build sense of place identity

- Develop an Economic Development (incl. Tourism) Strategy

- Support Tourism Northern Tasmania marketing to

maximise tourism growth

- Ally with Tourism Northern Tasmania, community

committees and tourism operators

Tourism partnerships build sense of place identity

- Support effective regional tourism branding

- Ally with Community committees and tourism operators

- Advocate for tourism product

Township Local Area Objectives in the new SAPs provide a greater ability to consider discretionary development within the local context.

Updated list of Heritage Places including those delisted from the Tasmanian Heritage Register recognises and supports the ongoing importance of heritage tourism to the area.

enhancement funding

People/ Sense of Place – Sustain, Protect, Progress

- Planning benchmarks achieve desirable development
- Sympathetic design respects historical architecture
- Developments enhance existing cultural amenity
- Public assets meet future lifestyle challenges

Planning benchmarks achieve desirable development

- Provide strongly preferred building design criteria

Council nurtures and respects historical culture

- Set benchmarks to complement historical architecture

Developments enhance existing cultural amenity

- Show benefits of retained character of heritage towns
- Signage design control nurtures visual historical amenity

Public assets meet future lifestyle challenges

- Design asset upgrades for climate change challenges

Townships SAPs respond to community consultation feedback on a variety of development characteristics.

Township Local Area Objectives in the new SAPs provide a greater ability to consider discretionary development within the local context.

Incorporate of green open spaces within Precinct Development Masterplans.

People/ Lifestyle – Strong, Vibrant, Safe and Connected Communities

- People value quality lifestyles in vibrant, eclectic towns
- Communities speak and leaders listen
- Promote our attractive and liveable places
- Communities are engaged in future planning
- Strong community ownership and partnership
- Healthy, safe communities nurture people

Living well – Valued lifestyles in vibrant, eclectic towns

- Design improvements that espouse a 'Sense of Place'
- Consult communities for inclusion and participation
- Streetscaping fosters a culture of improving amenity
- Market our desirable amenity and unique qualities

Communicate – Communities speak and leaders listen

- A Councillor Open Day for access to elected members
- Create 'Northern Midlands Living Business' on website

Participate – Communities engage in future planning

- Share Draft Strategic Project Plans with community

Connect – Improve sense of community ownership

- Consult community on Council

Community Consultation –

- 1) development of NMLUDS and
- 2) future draft LPS process

projects and programs

Caring, Healthy, Safe Communities – Awareness,

education and service

- Equal access to health, safety and community services
- Advocate for equitable health, education and employment
- Support networks for older persons and youth at risk
- Support networks assisting victims of domestic violence
- Foster arts and culture participation at local level
- All abilities sport and exercise facilities available
- Cater for community members with disabilities

Place/ Environment – Cherish and Sustain our Landscapes

- Cherish and sustain our landscape
- Meet environmental challenges
- Eco-tourism strongly showcases our natural beauties

Cherish and sustain our landscapes

- Work with Natural Resource Management to fund environmental protection
- Use education to enhance environmental outcomes
- Nurture landscapes and environment for future benefit
- Create eco-diverse public spaces with ‘Sense of Place’

Meet environmental challenges

- Raise awareness of climate change and seek solutions
- Strengthen biodiversity in the natural environment
- Build environmental guidelines into statutory planning
- Explore contemporary waste management techniques

Eco-tourism strongly showcases our natural beauties

- Support eco-tourism to attract visitors to our area

Application of the Natural Assets Code, limited protection of Priority Vegetation due to SPP Zone Application Guidelines.

Place/ History – Preserve and Protect our Built Heritage for Tomorrow

• Our heritage villages and towns are high value assets

Our heritage villages and towns are high value assets

- Value and protect our 'Sense of Place' heritage assets
- Attract tourism to support and sustain historical assets
- Foster business pride in historical streetscapes

Township Local Area Objectives in the new SAPs provide a greater ability to consider discretionary development within the local context.

Updated list of Heritage Places including those delisted from the Tasmanian Heritage Register recognises and supports the ongoing importance of heritage tourism to the area.

DRAFT

2.7. Adjacent Municipal Areas – s.34(2)(g)

Section 34(2)(g) of the LPS Criteria requires that the planning scheme “as far as practicable, is consistent with and co-ordinated with and LPS’s that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates”.

The adjacent municipal areas to Northern Midlands are Southern Midlands, Central Highlands, Meander Valley, Launceston, Break O’Day and Glamorgan-Spring Bay. (See Figure 1).

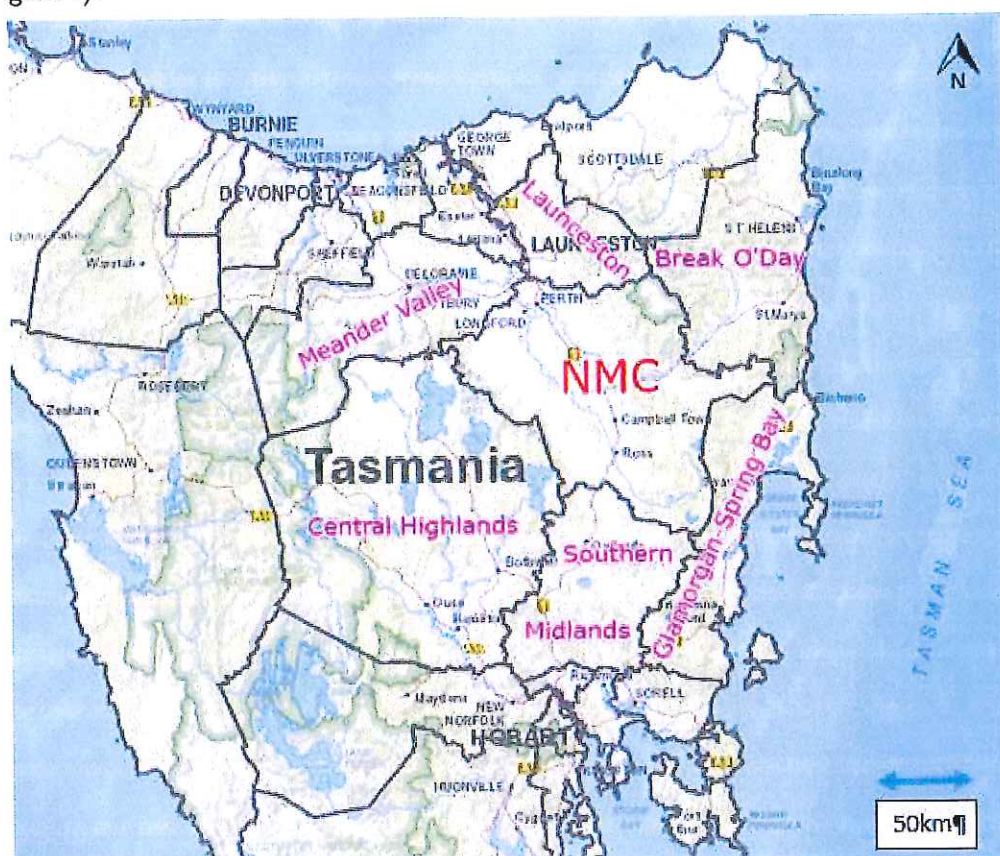


Figure 1 - Location of Northern Midland Council (NMC) area and adjacent municipal areas. (Source ListMap)

At the time of undertaking the final zone transitions the adjacent Councils were at various stages of finalising their draft LPS for submission to the TPC as summarised below:

- Meander Valley Council (LPS-GLA-TPS) had submitted to the TPC and undergone Public Consultation with Directions hearings held on Thursday 2 May 2019;
- Southern Midlands (LPS_SOU-TPS) and Glamorgan Spring Bay (LPS_GLA_TPS) had submitted drafts for review by the TPC prior to undergoing the public consultation phase, and
- Launceston and Break O’Day were still finalising their drafts for approval by

Council prior to submission to the TPC for assessment.

An initial review of adjoining maps indicates that generally the land at Municipal boundaries is compatible. Further clarification will be required for the Scenic Road Corridor – given the outstanding definition matter and underlying Cadastre quality in the list – for more details on this refer to Section 4 Codes.

NMC will work with all surrounding Councils to review and consider the status of draft LPS mapping to achieve the greatest possible alignment.

2.8. Gas Pipelines Act 2000

The LPS is to have regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*. The Act and regulations provide for safety requirements, however these do not have any direct relationship to a planning scheme. More relevantly the Act includes a declared statutory notification corridor for use and development within proximity to the pipeline to ensure its safety and protection. Sections 70C and 70D of the Act require the planning authority to give notice to the pipeline licensee for development within the corridor. The licensee may provide advice to the planning authority as to safety conditions that are to be included on any permit issued. A planning authority cannot include on a permit condition that conflicts with any condition contained in the safety and operating plan for the affected pipeline.

The pipeline traverses the municipality from north to south, with the TAS GAS Network offtake facility located south of Longford. (See Figure 2). The statutory pipeline corridor is not shown on the LIST but will be contained within Council's GIS mapping system.

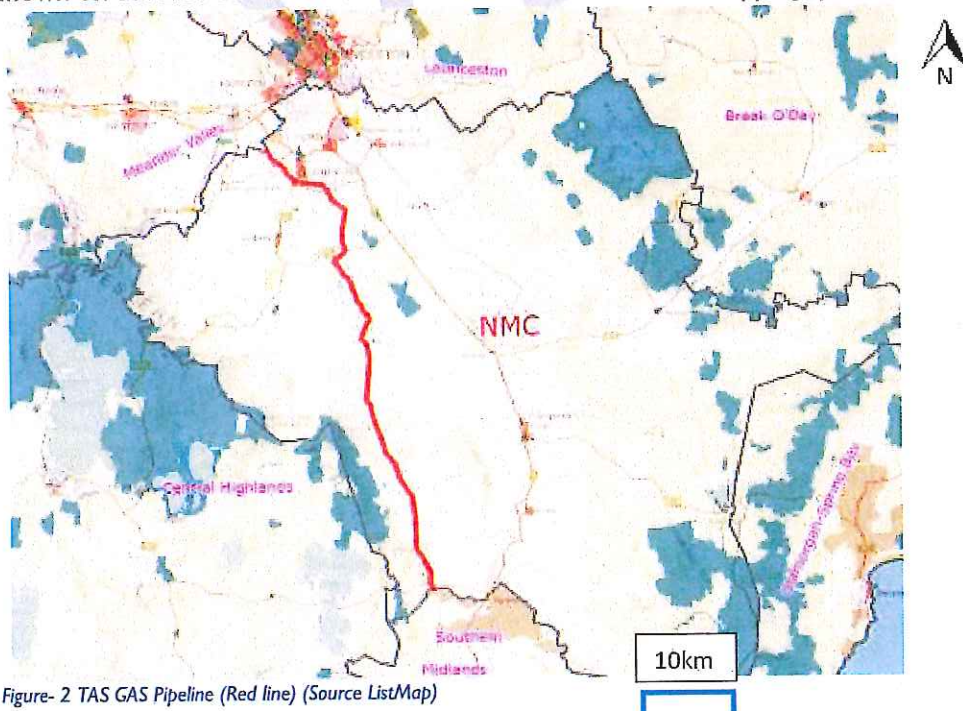


Figure- 2 TAS GAS Pipeline (Red line) (Source ListMap)

3. ZONE MAPS

The revised Guidelines were issued by the TPC in October 2017, with approval of the Minister, in accordance with section 8A of LUPAA. The purpose of the Guideline is to provide an easy reference guide for the application of all zones and codes for the preparation of draft LPS in accordance with LPI.0 of the SPP which sets out the LPS requirements.

Section LPI.2 requires each LPS to contain a map that provides for spatial application of the zones to land in the municipal area. The zone map contained with each LPS must differentiate between Rural Living Zone A, B, C & D and any PPZs.

The Guideline is also to be read in conjunction with the transitional provisions under Schedule 6 of LUPAA.

Guideline No.1 directs that the “primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible”. This is consistent with the Schedule 1 Objectives of the LUPAA, however must also be read in conjunction with the allowance for overriding local provisions to be included in a LPS and the requirement to demonstrate that it promotes sustainable use and development. The Guidelines contain ‘should’ statements for the zoning of land and in doing so, recognises that there will be circumstances whereby sustainable outcomes are not achieved without variation in zone type, or the inclusion of overriding local provisions.

3.1. NMIPS 2013 – SPPs Zone Conversion

For the most part, the NM draft LPS carries through existing Interim Planning Scheme zoning, as these correlated with the Zone Application Guidelines. A comparative analysis of zone content that informed initial LPS preparation is shown at Appendix 1 of this report. The associated changes in zone standards are generally minor with the exception of the Agriculture Zone.

NMIPS 2013 did not include any land zoned Significant Agriculture, accordingly the transition required a significant portion of land currently zoned Rural Resource to be considered for transitioning to Agriculture Zone. To assist in this conversion a decision tree was developed to ensure that the strategic intent underpinned by the NTRLUS and local strategies was not compromised by the SPPs. More details of the decision tree are provided in Appendix 2.

Table 4 provides an overview of the transition approach adopted for each zone.

Table 4 - Zone Transition Rationale

NMC Interim Planning Scheme 2013 (NMIP2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
10.0 General Residential	8.0 General Residential	All existing land zoned General Residential migrated to achieve the zone purpose to the greatest extent.	GRZ1 (a) and (b)	Corrections to a number of site anomalies as outlined in Table 5 below.
11.0 Inner Residential	9.0 Inner Residential	Zone not used in NMIP2013— No Action Required	N/A	N/A
12.0 Low Density Residential	10.0 Low Density Residential	All existing land zoned Low Density Residential migrated to achieve the zone purpose to the greatest extent.	LDRZ 1 LDRZ 2 LDRZ 3 LDRZ 4	A number of lots to the south of Longford zoned Low Density Residential and with site qualifications have been transitioned to Rural Living Zone A; these lots as per the draft Ministerial Declarations could not be transitioned on the basis that the site specific qualification 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. Intent is to translate to a zone that most closely matches the existing use rights of properties. Details in Table 5 below. A number of lots north of Perth zoned Low Density Residential and subject to the Gibbet Hill Scenic Management

NMC Interim Planning Scheme 2013 (NMIPPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
13.0 Rural Living	11.0 Rural Living	All existing land zoned Rural Living migrated to achieve the zone purpose to the greatest extent.	RLZ 1 RLZ 2(a) RLZ 3	<p>Area have been transitioned to Rural Living Zone A to maintain the historic use pattern, considering the lack of sewage and potable water infrastructure and existing landscape values to be retained. (Details in Table 5)</p> <p>Rural living lots with site specific lot size qualifications have been transitioned into the appropriate sub-category of the Rural Living Zone. Details in Table 5.</p> <p>A number of Low Density Residential lots to the south of Longford with site qualifications have been transitioned to Rural Living Zone A; these lots as per the draft Ministerial Declarations could not be transitioned on the basis that the site specific qualification 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. Intent is to translate to a zone that most closely matches the existing use rights of properties. Details in Table 5.</p> <p>A number of Low Density Residential lots north of Perth and subject to the Gibbet Hill Scenic Management Area have been transitioned to Rural Living Zone A to maintain the historic use pattern, considering the lack of sewage and potable water infrastructure and existing landscape values to be retained.</p>

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
				Details in Table 5.
14.0 Environmental Living	Deleted from TPS	Zone not used in NMIPS2013 – No Action required	N/A	N/A
15.0 Urban Mixed	13.0 Urban Mixed	Zone not used in NMIPS2013 – No Action required	N/A	N/A
16.0 Village	12.0 Village	All land zoned Village should be transferred into the Village zone under the TPS to achieve the zone purpose to the greatest extent.	VZ 1 VZ 2 VZ 3 (a)	Portion of 3370 Lake Leak Road, Lake Leake zoned Village not transitioned. Refer to Table 5 for details.
17.0 Community Purpose	27.0 Community Purpose	All land zoned Community Purpose should be transferred into the Community Purpose zone under the TPS to achieve the zone purpose to the greatest extent.	CPZ 1	Corrections to zoning anomalies with existing uses as detailed in Table 5.

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
18.0 Recreation	28.0 Recreation	All land zoned Recreation should be transferred into the Recreation zone under the TPS to achieve the zone purpose to the greatest extent.	RecZ 1 RecZ 2	Corrections to zoning anomalies with existing uses as detailed in Table 5.
19.0 Open Space	29.0 Open Space	All land zoned Open Space should be transferred into the Open Space zone under the TPS to achieve the zone purpose to the greatest extent.	OSZ 1 OSZ 3	Corrections to zoning anomalies with existing uses as detailed in Table 5.
20.0 Local Business	14.0 Local Business	All land zoned Local Business should be transferred into the Local Business zone under the TPS to achieve the zone purpose to the greatest extent.	LBZ 1 LBZ 2 (a) and (b)	Corrections to zoning anomalies with existing uses as detailed in Table 5.

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
21.0 General Business	15.0 General Business	All land zoned General Business should be transferred into the General Business zone under the TPS to achieve the zone purpose to the greatest extent.	GBZ 1 BGZ 2 (b)	No corrections required – the one potential target site, 121 High Street Campbell Town, has already been rezoned via Planning Scheme Amendment AP-NOR-01-2018 effective date 14/09/2018.
22.0 Central Business	16.0 Central Business	Zone not used in NMIPS2013 – No Action required	N/A	N/A
23.0 Commercial	17.0 Commercial	Zone not used in NMIPS2013 – No Action required	N/A	N/A
24.0 Light Industrial	18.0 Light Industrial	All land zoned Light Industrial should be transferred into the Light Industrial zone under the TPS to achieve the zone purpose to the greatest extent.	LIZ 1 LIZ 2 (a)	NIL

NMC Interim Planning Scheme 2013 (NMIPSS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
25.0 General Industrial	19.0 General Industrial	All land zoned General Industrial should be transferred into the General Industrial zone under the TPS to achieve the zone purpose to the greatest extent.	GIZ 1 GIZ 2 (b) GIZ 3	NIL
26.0 Rural Resource Zone	20.0 Rural	Consideration to be given to potential for Agricultural use; land constraints and existing uses that would be prohibited in the Agricultural zone. Target zones could be Rural, Agriculture or Landscape Conservation.	RZ 3 (a), (b), (c), (d) and (e)	<p>Refer detailed decision tree applied in Appendix 2.</p> <p>Land that complies with the following criteria is to be transitioned to the Rural Zone:</p> <ul style="list-style-type: none"> • <i>If slope is greater than 1 in 5 for 50% or more of the lot area, apply the Rural Zone;</i> • <i>If land is used for level 2 quarrying, forestry or subject to a Private Timber Reserve, apply the Rural Zone;</i> <p>Existing uses that are either permitted or discretionary in the Rural Resource zone but prohibited in both the Rural and Agriculture zone must be allocated an alternative zoning:</p> <ul style="list-style-type: none"> • Hotel Industry • Equipment sales and hire

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
27.0 Significant Agriculture	21.0 Agriculture	No existing land zoned Significant Agriculture. Land that falls out of the Rural Resource transition decision tree is to be	AZ 3 (a), (b), and (c) AZ 5	<ul style="list-style-type: none"> • Vehicle parking (although only discretionary in the Rural Resource zone if associated with Evandale market) • Sites currently used for Vehicle fuel sales and service, where not located within a village or town, should be zoned 'Particular Purpose – Service Station'. <p>Rural Localities (including Rossarden, Royal George, and Breadalbane) where land is currently zoned Rural Resource is to transition to the Rural Zone to maintain NTRLUS Regional Settlement Hierarchy intent.</p> <p>Land zoned Rural Resource but located within the Townships' Urban Growth boundaries is to be transitioned to Future Urban Zone under the TPS to achieve the NTRLUS settlement hierarchy and Future Urban Zone purpose to the greatest extent.</p> <p>Refer details in Table 5</p> <p>Refer detailed decision tree applied in Appendix 2.</p>

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
No equivalent zone	22.0 Landscape Conservation Zone	migrated to Agriculture Zone unless it has been identified as Landscape Conservation.	AZ 6 (b), (c), and (d)	
	22.0 Landscape Conservation Zone	New Zone – No existing land zoned Landscape Conservation. Land that falls out of the Rural Resource transition decision tree is to be migrated to Landscape Conservation unless it has been identified as Agricultural Zone. Land that contains areas of high conservation native vegetation, significant landscape, biodiversity or natural values and located within a rural or agricultural setting should	LCZ 1 LCZ 3	Refer detailed decision tree applied in Appendix 2. Refer to further discussion in Section 5.

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
		be considered for the Landscape Conservation zone. Significant landscapes can also be recognised by a Scenic Landscape Overlay.		
28.0 Utilities	26.0 Utilities	All land zoned Utilities should be transferred into the Utilities zone under the TPS to achieve the zone purpose to the greatest extent.	UZ 1 UZ 2 UZ 3	In addition to the existing land zoned Utilities the draft LPS zone maps transition the titles associated with the Midlands Highway Perth Bypass to 26.0 Utilities Zone.
29.0 Environmental Management Zone	23.0 Environmental Management Zone	All land zoned Environmental Management should be transferred into the Environmental Management zone under the TPS to achieve the zone purpose to the greatest extent.	EMZ 1	NIL

NMC Interim Planning Scheme 2013 (NMIPS2013) Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning Outcome	Zone Application Guidelines	Variations/Intended Planning Outcome
30.0 Major Tourism Zone	24.0 Major Tourism	Zone not used in NMIPS2013 – No Action Required	N/A	N/A
31.0 Port and Marine Zone	25.0 Port and Marine Zone	Zone not used in NMIPS2013 – No Action Required	N/A	N/A
32.0 Particular Purpose Zone – Future Residential	30.0 Future Urban Zone	All land zoned Particular Purpose Zone – Future Residential, or zoned Rural Resource but located within the Townships' Urban Growth boundaries is to be transitioned to Future Urban Zone under the TPS to achieve the NTRLLUS settlement hierarchy and zone purpose to the greatest extent.	FUZ 2 FUZ4	Not subject to transition arrangements. In Perth the land south of Drummond Street and north of Midland Highway Bypass has been transitioned to Future Urban to cater for future residential demand as per NTRLLUS (27 June 2018) Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth and Evandale) – Priority Investigation Area – Residential.

The process of LPS development has determined that despite the zone purpose and/or uses of the SPPs being the 'best fit' to achieve the primary objective, some associated standards of the zone did not result in sustainable outcomes and disadvantaged landowners, in direct conflict with the requirements of Section 34. This has resulted in the LPS including SAPs which are discussed further in section 5 of the document.

3.2. PROPOSED ZONE CONVERSION/INTRODUCED CHANGES

While the application of the SPPs in Northern Midlands through the Draft LPS have resulted in the need for some local overriding provisions discussed in detail in Section 5.0 of this report, some additional zoning changes are proposed that resulted from:

- The statements/requirements specified in Guideline 1;
- The draft Ministerial Declarations (Appendix 3);
- Correction of local anomalies and
- The State's mapping of 'Land Potentially Suitable for Agriculture Zone (Appendix 4).

Table 5 below provides further details for changes relating to the first three dot points above. Changes are presented in alphabetical order of township, then street name and then the NMIPS2013 zone. Changes to zoning pursuant to dot point 4 are outlined in more detail in Section 3.2.1 of this document.

Table 5- Summary of minor changes based on Guidelines, Draft Ministerial Declarations and corrections of anomalies.

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
Blackwood Creek, <ul style="list-style-type: none"> • 538 Blackwood Creek Rd (CT 248618/1 & 239923/1); • 594 Blackwood Creek Rd (CT 122134/3I, 228612/1, 208439/2, 229636/1, & 22764/1); • 624 Blackwood Creek Rd (CT 220996/1) 	Rural Living with minimum lot size specifications of 10ha in subdivision ordinances.	Rural Living D	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area. RLZ 3 (a).

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 10 Hop Valley Rd (CT 227057/1); • 26 Hop Valley Rd (CT 212775/1 & 239078/1); • 56 Hop Valley Rd (CT 104062/1); • 78 Hop Valley Rd (CT 170957/1); • 86 Hop Valley Rd (CT 170957/2); • 110 Hop Valley Rd (CT 233261/1); • 140 Hop Valley Rd (CT 233117/1) • 29 Top Rd (CT 220129/1) • 80 Top Rd (CT 247610/1); • 85 Top Rd (CT 202929/1); • 130 Top Rd (CT 231904/1); • 144 Top Rd (CT 236160/1); • 182 Top Rd (CT 103773/1); • 205 Top Rd (CT 20387/1) 			
<p>Campbell Town</p> <p>70 High Street (CT 248798/1 & CT 204227/1)</p>	General Residential	Community Purpose	<p>The land forms part of the Campbell Town Health & Community Services precinct and contains existing hospital buildings. Transitions the land to the most appropriate zone.</p> <p>CPZ I (b).</p>
Campbell Town	Recreation	General Residential	Currently the 'Campbell Town Tennis Club'; New

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
12 Pedder Street, (CT 92353/20)			facilities being developed as part of NMC Strategic Projects 2019 for War Memorial Precinct. Re-zone to General Residential, consistent with adjoining land parcels. GRZ 1 and GRZ 2 (c)
Cressy 5 Spencer Lane, (CT 41385/2)	General Residential and Particular Purpose Future Residential	General Residential	Removes split zoning from the lot that dissects the existing residential building. GRZ 2 (a)
Cressy 4-6 Main Street (CT 247216/1)	Utilities	Community Purpose	Cressy Longford Irrigation Scheme Ltd. Offices and depot'; Current zoning is not suitable for the current use or for the future uses at the entrance to Cressy. (Such as Tourist Information Centre) CP Z 1 (d)
Deddington, <ul style="list-style-type: none"> • 801 Bryants Lane (CT 107040/8); • 837 Bryants Lane (CT 107040/7); • 845 Bryants Lane (CT 54303/1); • 863 Bryants Lane (CT 54303/2); • 879 Bryants Lane (CT 54303/3); and • 915 Bryants Lane (CT 54303/4) 	Rural Living with 10ha minimum lot size specifications in subdivision ordinances.	Rural Living D	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area. RLZ 3 (a).
Devon Hills 41 Devon Hills Road,	Low Density Residential	Open Space	Public land containing existing community shed

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
(CT 41126/1)			and associated picnic area. OSZ 1 and OSZ 3.
Evandale 21 Russell Street, (232801/1)	Open Space	General Residential	Existing dwelling, proposed zone more suitable for the existing residential use. GRZ 1
Evandale 3 Scone Street, (CT 126095/1)	Open Space	Community Purpose	Site of Evandale Police Station, transition to more appropriate zone. CPZ 1 (c)
Lake Leake Rural Living lots west of Kalangadoo Bay, Lake Leake (NB area locally referred to as Kalangadoo) <ul style="list-style-type: none"> • 39 Lake View Rd (CT 32379/65) • 42 Lake View Rd (CT 32379/64); • 51 Lake View Rd (CT 32379/66); • 59 Lake View Rd (CT 32379/67); • Lot 63 Lake View Rd (CT32379/63); • Lot 62 Lake View Rd (CT 32379/62); • 71 Lake View Rd (CT 32379/68); • 75 Lake View Rd (CT 32379/40); • 91 Lake View Rd (CT 32379/42); • 92 Lake View Rd (CT 32379/61); 	Rural Living with 2ha minimum lot size specifications in subdivision ordinances.	Rural Living B	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain existing character of the area and provide for further subdivision of larger lots within the area to 2ha. RLZ 3 (a) & (b)

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 83 Lake View Rd (CT 32379/43); • 89 Lake View Rd (CT 32379/41); • 95 Lake View Rd (CT 117993/18); • 103 Lake View Rd (CT 117993/17); • 115 Lake View Rd (CT 117993/16); • 116 Lake View Rd (CT 117993/15); • 123 Lake View Rd (CT 117994/200); • 8 Little Spit Rd (CT 117993/1); • 14 Little Spit Rd (CT 117992/3); • 17 Little Spit Rd (CT 117993/12); • 18 Little Spit Rd (CT 117993/3); • 26 Little Spit Rd (CT 117993/4); • 31 Little Spit Rd (CT 117993/13); • 32 Little Spit Rd (CT 117993/5); • 39 Little Spit Rd (CT 117993/12); • 40 Little Spit Rd (CT 117993/6); • 41 Little Spit Rd (CT 117993/11) • 43 Little Spit Rd (CT 117993/10); • 44 Little Spit Rd (CT 117993/7); • 45 Little Spit Rd (CT 117993/9) • 46 Little Spit Rd 			

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
(CT 117993/8).			
Lake Leake 3370 Lake Leake Road, (CT 148637/1)	Village and Rural Resource	Village	Remove split zoning and enable the existing uses of local shop and fuel sales to continue as discretionary uses. RLZ 1(a) and (b); VZ1 and VZ2
Longford 2A Archer Street (PID 6736852)	Open Space	Recreation	Public land with existing St George Sports Ground, with cycling track and skate board park as well as public caravan park. RecZ 1 (a) and RecZ 2
Longford 3 Archer Street, (CT 216407/1 & 156292/2)	Open Space	Recreation	Existing Bowls Club Building and Green across the two titles. RecZ 1; OSZ 4 (b)
Longford 15A Mason Street, (CT 114435/1 & 114435/2)	Open Space	Recreation	Existing Tennis Club. RecZ 1; OSZ 4 (b)
Longford <ul style="list-style-type: none"> • 81 Brickendon Street (CT 124312/1); • 97 Brickendon Street (CT 26599/1); • 99 Brickendon Street (CT 111673/2); • Cressy Rd (CT 113908/1 & 	Low Density Residential 14 land parcels in the area west and south around the Longford Race Course	Rural Living A	Respond to draft Ministerial Declaration that the site qualifications cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area and maintain existing use rights.

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<p>1139081/2</p> <ul style="list-style-type: none"> • 359 Cressy Rd (CT 140326/1) • 132 Marlborough Street (CT 112949/3 – Southern portion) • 143 Marlborough Street (CT 157278/1 & 157278/2); • 214 Marlborough Street (CT 110574/1 & 110574/2); • 241 Marlborough Street (CT 111673/1); • Wellington Street (CT 244840/1); • 236 Wellington Street (CT 244841/1). 			<p>RLZ 1 (a) and RLZ 3 (b)</p> <p>NB Some titles no longer exist in the LIST including:</p> <ul style="list-style-type: none"> • CT 122095/3; • CT 135118/1-3; • CT 19327/2-3; • CT 63989/1.
<p>Longford</p> <ul style="list-style-type: none"> • Norwich Drive (CT 12087/12); • Norwich Drive (CT 135661/2); • Lot 2 Norwich Drive (CT 158771/2); • 26 Norwich Drive (CT 33649/4); • 27 Norwich Drive (CT 135661/1); • 48 Norwich Drive (CT 136558/1); • 59 Norwich Drive (CT 135661/4 & 135661/3); 	<p>Rural Living with 10ha minimum lot size specifications in subdivision ordinances.</p>	<p>Rural Living D</p>	<p>Respond to draft Ministerial Declaration that the site qualifications cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area.</p> <p>RLZ 3 (a).</p>

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 162 Norwich Drive (CT 136177/3); • 186 Norwich Drive (CT 124852/4); • 188 Norwich Drive (CT 124852/3); • 200 Norwich Drive (CT 125707/4); • 201 Norwich Drive (CT 135661/5); • 217 Norwich Drive (CT 158127/1); • 220 Norwich Drive (CT 167713/2); • 250 Norwich Drive (CT 167713/1); • 256 Norwich Drive (CT 136858/2); • 259 Norwich Drive (CT 44815/1) • 260 Norwich Drive (CT 136858/1); • 282 Norwich Drive (CT 12087/8); • 291 Norwich Drive (CT 44815/2); • 320 Norwich Drive (CT 			

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
152443/2); <ul style="list-style-type: none"> • 335 Norwich Drive (CT 12087/17); • 340 Norwich Drive (CT 152443/1); • 346 Norwich Drive (CT 114877/2); • 359 Norwich Drive (CT 101230/1); • 360 Norwich Drive (CT 114877/1); • 372 Norwich Drive (CT 12087/11); • 383 Norwich Drive (CT 101230/2); • 435 Norwich Drive (CT 12087/15); • 443 Norwich Drive (CT 15877/1); • 447 Norwich Drive (CT 12087/12); 			
Longford <ul style="list-style-type: none"> • 187 Pateena Road (CT 122423/1); • 201 Pateena Road (CT 122423/2); • 227 Pateena Road (CT 122423/3); • 235 Pateena Road (CT 146556/2); 	Rural Living with 10ha minimum lot size specifications in subdivision ordinances.	Rural Living D	Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
<ul style="list-style-type: none"> • 237 Pateena Road (CT 146556/1); • 239 Pateena Road (CT 122423/5); • 265 Pateena Road (CT 7128/1); • 335 Pateena Road (CT 7128/2); • 341 Pateena Road (CT 7128/3); • 335 Pateena Road (CT 7128/4); • 429 Pateena Road (CT 245021/1); • 449 Pateena Road (CT 17320/1); • 477 Pateena Road (CT 115609/1); • 535 Pateena Road (CT 33649/5); 			<p>maintain the existing character of the area.</p> <p>RLZ 3 (a).</p>
Perth 5 Onyx Circuit (CT 155680/21)	Open Space	General Residential	Existing dwelling, proposed zone more suitable for the existing residential use. GRZ I
Perth 59 Seccombe Street (CT 15733/32)	Open Space	General Residential	Existing dwelling, proposed zone more suitable for the existing residential use. GRZ I
Perth Gibbet Hill Area north of Perth; the area is shown on the Devon Hills- Perth Zone Map	Low Density Residential	Rural Living A	The existing pattern of use is larger residential lots and is not identified as providing the residential demand projected in the NMC Land Use Development Strategy. These larger lots north of the General Residential Zone are not serviced by

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
			TasWater Infrastructure services (Sewer or water). RLZ 1 (a) and RLZ 3 (a)
<p>Relbia</p> <ul style="list-style-type: none"> • 19 Caledonia Drive (CT 139717/1); • 29 Caledonia Drive (CT 139717/2); • 32 Caledonia Drive (CT 139717/19) • 38 Caledonia Drive (CT 39717/18); • 47 Caledonia Drive (CT 139717/3); • 56 Caledonia Drive (CT 139717/16); • 57 Caledonia Drive (CT 139717/4); • 65 Caledonia Drive (CT 139717/5); • 75 Caledonia Drive (CT 139717/6); • 78 Caledonia Drive (CT 139717/15); • 103 Caledonia Drive (CT 139717/7); • 106 Caledonia Drive (CT 	Rural Living with 2ha minimum lot size specifications in subdivision ordinances.	Rural Living B	<p>Respond to draft Ministerial Declaration that the site qualification cannot transition to the LPS as they do not meet the definition under Schedule 6, Clause 1 of the Act. Transition to the most appropriate TPS zone, to maintain the existing character of the area.</p> <p>RLZ 3 (a)</p> <p>NB odd numbered properties' rear boundary coincides with the Municipal boundary with Launceston – the adjoining land is also zoned Rural Living in the Launceston Interim Plan – <i>Proposed LPS zone to be confirmed.</i></p>

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
139717/14); <ul style="list-style-type: none"> • 110 Caledonia Drive (CT 139717/13) • 115 Caledonia Drive (CT 139717/8); • 121 Caledonia Drive (CT 139717/9); • 126 Caledonia Drive (CT 139717/12); • 137 Caledonia Drive (CT 139717/10); • 138 Caledonia Drive (CT 139717/11) 			
Ross 26 Bond Street (CT164909/1)	Split zoned, western section Local Business and eastern portion General Residential.	General Residential	Remove split zoning. Align better with zoning of adjoining land to the north, south and east. GRZ 1
Ross 13 Bridge Street (CT 164909/2)	Local Business Zone & General Residential (eastern third of the lot)	Local Business Zone	The site is currently occupied by a business and residence. Split zoning is not warranted as Local Business provides for residential use; recommend rezoning of the entire site to Local Business. LBZ 1 and LBZ 2 (a)
Ross 33 Church Street (CT	Local Business	Open Space	Public land, site of the Ross Village Green, rezone to more appropriate zone.

Property (Folio)	NM Interim Planning Scheme 2013 Zone	Proposed Tasmanian Planning Scheme Zone	Rationale/Intended Planning outcome and Zone Application Guideline Reference
53141/1)			OSZ 1 ad OSZ 3

3.2.1. State-wide Agricultural Land Mapping Project

Background

The LPS is required to zone rural land that is currently under the Rural Resource Zone (RRZ) and the Significant Agriculture Zone (SAZ) into the Rural Zone (RZ) and the Agricultural Zone (AZ). There is no land zoned Significant Agriculture Zone in the NMIPS2013.

These zones were created to recalibrate the RRZ and the SAZ which were inconsistently used and applied in interim schemes across the State.

The State Government commissioned a State-wide Agricultural Land Mapping Project (the Project) with the primary aim of identifying 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, refer Appendix 4 for details.

The Project identified that the SAZ and RRZ were not fit for purpose. The SAZ was too narrow in its scope in that it was limited to "land for higher productivity value agriculture dependent on soils as a growth medium".

The RRZ then had to capture all other agricultural land that was not deemed as having 'higher productivity value'.

The new AZ is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses.

The RZ provides for the remaining rural land where there is limited or no potential for agriculture. The Rural Zone provides for all agricultural uses to occur in conjunction with a range of rural businesses and industries.

It should be noted that the Project excluded certain land uses such as forestry in their analysis, which in their view, was better suited to the RZ as a strategically important naturally occurring resource.

The Mapping

The Project produced two mapping layers that were made available on the LIST website,

which included:

1. Potential Agricultural Land Initial Analysis (Layer 1)
2. Land Potentially Suitable For Agriculture (Layer 2)

Layer 2 included a constraints analysis and shows land that is:

- Unconstrained agricultural land
- Potentially constrained agricultural land (Criteria 2A)
- Potentially constrained agricultural land (Criteria 2B)
- Potentially constrained (Criteria 3)

The constraints analysis is based on the table below:

Unconstrained	Potentially Constrained (Criteria 2A)	Potentially Constrained (Criteria 2B)	Potentially Constrained (Criteria 3)
<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.

Zone Application

The Guidelines required the application of the Agriculture Zone to be based on the land identified in Layer 2, but provides for any analysis at a local level that:

- *Incorporates more recent or detailed analysis or mapping;*
- *Better aligns with on-ground features; or*
- *addresses any anomalies or inaccuracies in the layer.*

In particular, Guideline AZ 3 identifies that titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 in Layer 2 may require further investigation as to their suitability in the Agriculture Zone.

Guideline AZ 5 provides for titles to be split-zoned to align with areas potentially suitable for agriculture, and areas on the same title where agriculture is constrained.

Guideline AZ 6 provides for alternative zoning of land identified in Layer 2 to be considered if further analysis is done and identifies the following:

- *strategically important natural occurring resources;*
- *protection of significant natural values, such as priority vegetation areas;*

- *strategically important uses; and*
- *the land has limited or no potential for agricultural use.*

There is no land zoned Significant Agriculture Zone in the NMIPS2013. Hence, a review of all land zoned Rural Resource was required, considering the Guidelines and the project advice for applying the AZ. Given the extent of the area and properties involved it is not feasible to provide a table listing all properties affected by this transitioning guideline. Land owners will be notified by Council and advised to check the draft LPS zoning maps to identify the impact on their property. The following section provides an overview of the transitioning approach used in the preparation of the draft NMC LPS zone maps.

Appendix 2 (Rural Resource Decision Tree) shows the data layers used and decisions points. The approach aligns with Guideline AZ 6 and adopts the approach from other Councils, such as Glamorgan Spring Bay Council. The land identified in Layer 2 was further analysed to identify land:

- containing Private Forest Timber Reserves;
- with a gradient steeper than 1 in 5; and
- containing Level 2 (EPA) activities (e.g. mining).

Such land was considered as containing strategically important natural occurring assets (AZ 6 (b)) or with limited or no potential for agricultural use (AZ 6(e)) and transitioned to Rural Zone. More specific reasoning for the use of the above criteria follows.

Private Forest Timber Reserves:

Notwithstanding the overriding LUPAA provisions that nothing in planning scheme, or interim order, affects the management of land declared as a private timber reserve under the Forest Practices Act 1985; the SPP Use Tables provide supporting logic aligned with the respective Zone Purposes that plantation forestry use is best aligned with the Rural Zone.

The transition analysis undertaken also identified a lack of consistency in the PPU approach.

Firstly, the State Policy on Agricultural land identifies forestry as an agricultural use.

Secondly, the timber reserves owned by the State (i.e. the Forestry Estate) were excluded from the analysis of potentially suitable agricultural land and will be transitioned to Rural Zone on the basis that they represent a permanent non-agricultural use. If the PPU reasoning is followed – then it is argued that large scale private commercial forestry interests would also represent a permanent non-agricultural use. Hence such land, especially where it abuts the State Forestry land, should also be transferred to Rural Zone.

To allow for the prevalence of mixed farming practices, only those lots where the Private Timber Reserve overlay applied to more than 50% of the lot were transitioned to Rural Zone. It should be noted that most of the land identified in this manner is also co-located with land in the greater than 1 in 5 slope criterion.

In conclusion - it is considered that land with Private Timber Reserves - does not meet the criterion that its primary purpose is for land based agriculture. Transitioning such land to the Rural Zone is considered to provide a more appropriate response to the Guideline, which does not refer to land tenure as a basis for zoning. The adopted transition approach implements the LUDS principle of a 1 to 1 transition; as highlighted by a comparison of the respective SPP Use Tables, where Plantation Forestry is classified within the Resource Development Use Class:

- In the Rural Zone - Resource Development is a No Permit Required Use (without qualification);
- In the Agriculture Zone - Resource Development is a No Permit Required Use (with qualifications). The qualifications specifically exclude plantation forestry. However, plantation forestry is considered Discretionary if on prime agricultural land.

Zoning land Rural does not preclude agricultural uses from being undertaken, viz. Orchards or Grapevines. Accordingly such zoning more closely preserves land owners' existing land use rights. The PPU report (pp10 to 11) acknowledges the debatable nature of deciding which use, agriculture or forestry, has the highest value. It is considered that individual property owners would be in the best position to provide the necessary ground truthing to determine the matter, something that would become evident during the Public Consultation process.

It is considered that the transition is in accordance with AZ1 (a) (i) and (iii), and RZ 2 and RZ 3 (c).

Gradient steeper than 1 in 5:

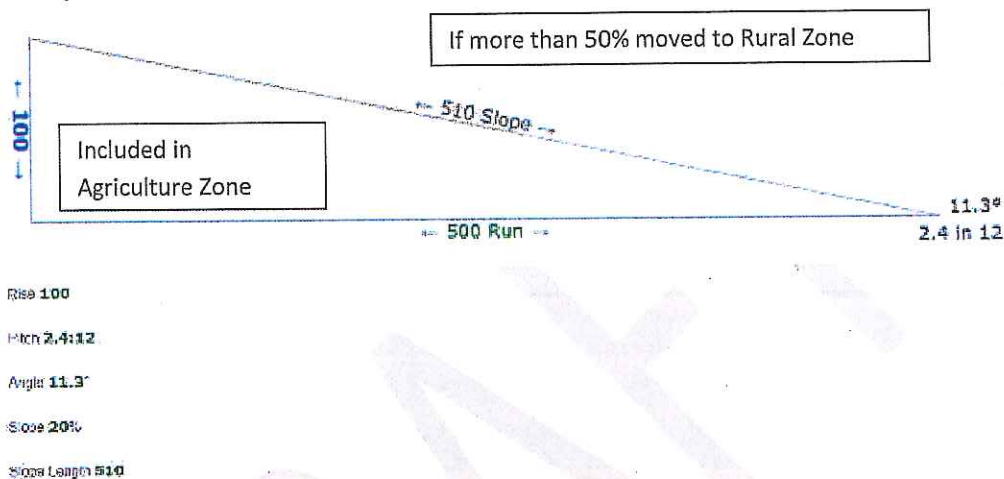
Topography of a site is an element that influences the suitability of the land for agricultural uses. It has been used as one of the refining criteria by other Councils.

There is no standard definition for what constitutes a steep slope and it is not a defined term in the Tasmanian Planning Scheme. For example, the Tasmanian fire service¹ describes slopes as moderate when they have a 10 degree slope, moderately steep at 15 degrees and steep at 20 degrees. Steep slopes were defined as slopes equal to or greater than 3% in an assessment of agriculture on steep slopes during

¹ Bushfire Survival Plan (p11), Tasmanian Fire Service 2018; retrieved from https://www.tfseducation.com.au/sites/default/files/documents/180559-TFS-Bushfire-Survival-Plan-2015_19_WEB.pdf

the *National Land and Water Resources Audit*² and a Fact Sheet from the Nashua Regional Planning Commission (USA)³ defines steep slopes as those with a slope of 15 percent. The use of different indicators, namely degrees and percent contributes to potential confusion, the following diagram seeks to clarify the definition used in the transition approach.

As shown, a 1 in 5 gradient (i.e. one where for every 5 distance units the land rises 1 unit), results in a slope of 11.3 degrees or 20 %. So based on the above definitions, such slopes are variously described as moderate, steep or very steep.



The transitioning approach applied seeks to strike a balance by setting the benchmark at slopes greater than 11.3 degrees or 20% slope. Given the definitional variability, a conservative approach has been used, by only excluding land where more than 50% of the lot displays this benchmark.

The constraints posed by such steeply sloped land for soil based agriculture include increasing the:

- risk of farm vehicle side and rear overturns⁴;
- vulnerability to soil erosion, including sheet and rill erosion; gully erosion and tunnel erosion⁵; and
- crop bushfire risks as fires speed up on slopes.

² Walker, J et. al. (2001) *Assessment of catchment condition in Australia's intensive land use zone: a biophysical assessment at the national Scale*, Department of Agriculture, Fisheries and Forestry; retrieved from https://ozcoasts.org.au/indicators/pressure-indicators/ag_steep_slopes/

³ Fact Sheet 12 –Steep Slopes, iTRaC; retrieved from https://www.nashuarpc.org/files/9413/9042/4971/FS12_Slopes.pdf

⁴ Eather, J & Fragar, L J (2009) *Safe Tractor Operation – a Practical Guide*, Australian Centre for Agricultural Health and Safety, University of Sydney, Moree, NSW (retrieved from https://aghealth.sydney.edu.au/wp-content/uploads/2019/05/safe_tractor_operation.pdf)

⁵ Queensland Government, Soil Management retrieved from <https://www.qld.gov.au/environment/land/management/soil/erosion/types>

If more than 50% of the lot was impacted by one of these constraints then the entire property was transitioned to Rural Zone. If it was less than 50%, the property was split zoned into Agriculture Zone and Rural Zone, so as to apply only to that area containing the constraint, as per Guideline AZ 5.

Land containing Level 2 (EPA) activities (e.g. mining):

Council identified a number of sites important for the Northern Midlands economy, including key sites containing mining and resource processing activities (e.g. saw mills and poppy processing facilities), agricultural research, and intensive uses (such as feed lots and on-land fish hatcheries).

Such uses may also be accompanied by Attenuation Code areas and a more comprehensive list of the sites considered is provided in Appendix 5.

Transitioning such land to the Rural Zone is considered to align with Guideline RZ 2, RZ 3 (c) and (d), and AZ 1 (c) and AZ 6 (d).

Significant natural values (e.g. priority vegetation areas):

Consideration was also given to the protection of significant natural values, namely land within priority vegetation and scenic landscape overlays; to potentially transition such land to Landscape Conservation Zone where these phenomena occurred concurrently on over 50% of the lot.

The resultant mapping from the former analysis, excluded significant portions of the AZ land within Layer 2, which is particularly problematic as much of this land is within the Northern Midlands Irrigation Scheme areas. Potential access to an Irrigation Scheme indicates that the primary intent of the land is for soil based agricultural uses and not natural values protection. Accordingly such land was predominantly transitioned to either Agriculture Zone as per Layer 2 land or Rural Zone as outlined above.

The exception to this rule was land with Private Conservation Covenant or Private Nature Reserve status. Such land was transitioned to the Landscape Conservation Zone (AZ 6 (c)) unless local knowledge of on ground conditions indicated other more appropriate zoning. If the land containing the natural values was less than 50%, the lot it was split zoned into Agriculture Zone or Rural Zone, and Landscape Conservation Zone, so as to apply only to that area containing the constraint, as per Guideline AZ 5.

The transition approach is considered consistent with LZ 1.

Potentially constrained land:

The final analysis undertaken was to review the Layer 2 land identified as land potentially constrained, including land surrounding and near townships. The impact of proximity to sensitive uses (i.e. residential uses), existing use of the land, presence of irrigation scheme, and potential for agricultural use were considered in arriving at a transition zone. More details on specific transitions for this category are provided below.

Avoca

Land identified as constrained (Criteria 2A & 2B) to the south west of Avoca was transitioned from Rural Resource to Rural, with the exceptions of three titles with the same Title Reference (45/874) and common ownership to surrounding land zoned Agriculture.

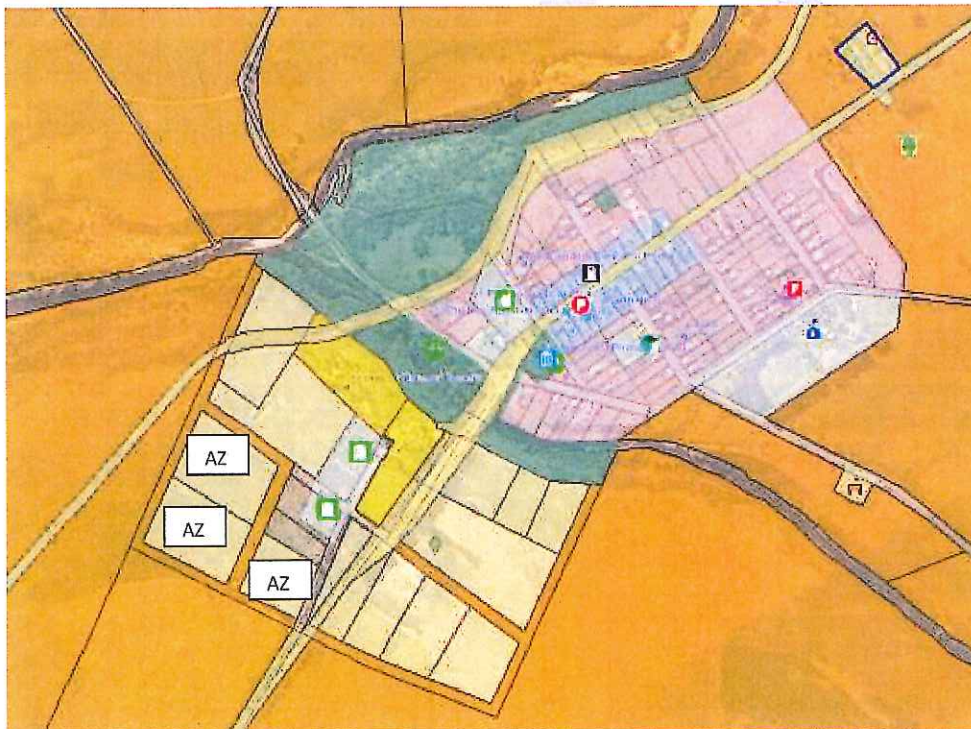


Figure 3 - Land southwest of Avoca transitioned to Agriculture Zone (source ListMap)

The lots transitioned to Rural Zone contain an EPA (2G Wood Processing Works) regulated premise (CT 243096/1) as well as existing nonagricultural uses including residential (sensitive uses) and cemetery. A transition to the Rural Zone is considered to achieve the zone purpose to the greatest possible extent.

Zone Application Guideline – AZ 3(a) and (b); and RZ 3 (a) and (b)

Titles associated with the Avoca Anglican Cemetery (CT 10795/3) and the Avoca Catholic Cemetery (CT 36444/1) are currently zoned Community Purpose and this land will be transitioned to 27.0 Community Purpose Zone as per Zone Application Guideline CPZ 1 (d).

Breadalbane

Land surrounding Breadalbane as outlined in blue in Figure 4 below, was transitioned from Rural Resource to Rural Zone including:

- land identified as potentially constrained (Criteria 2A);
- land identified as containing EPA regulated activity;
- land located under the Airport Noise overlay; and
- land zoned Rural Resource.

Zone Application Guidelines – AZ 3 (a) and (b); and RZ 3 (a) and (b)

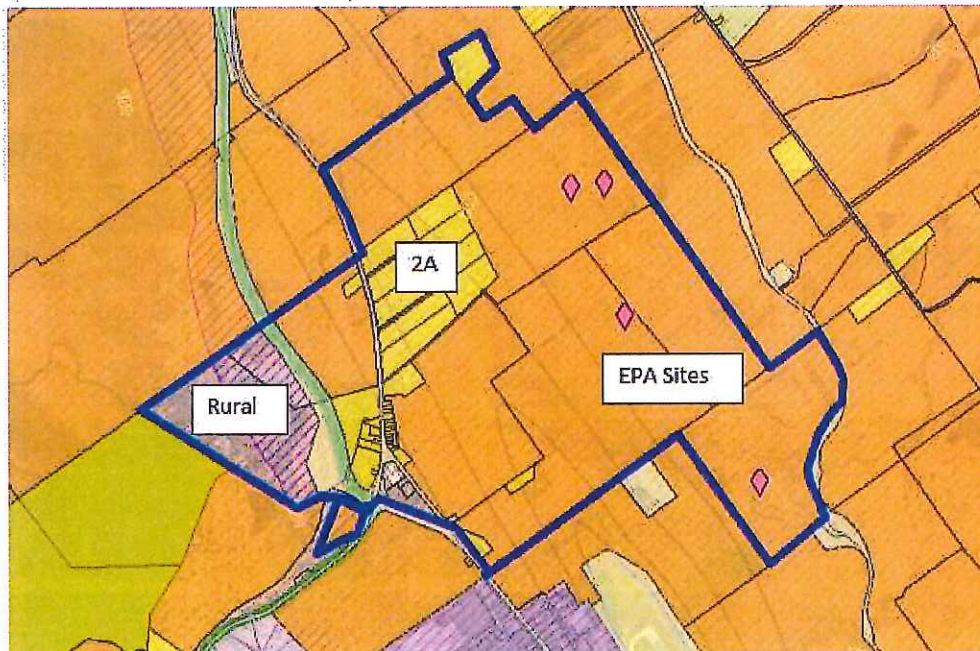


Figure 4 – Proposed transition of Rural Resource land surrounding Breadalbane outlined in blue (Source ListMap).

It is considered that the proposed transition to the Rural Zone would achieve the zone purpose to the greatest possible extent and is consistent with Guidelines AZ 3 and RZ 2.

Campbell Town

Land to the north of Campbell Town was transitioned to Rural if it was indicated as constrained (Criteria 3) south of the brown line in Figure 4 below. If it was indicated

as constrained (north of the brown line) it was transitioned to Agriculture Zone. The South Railway line forms a natural barrier between most of the lots.

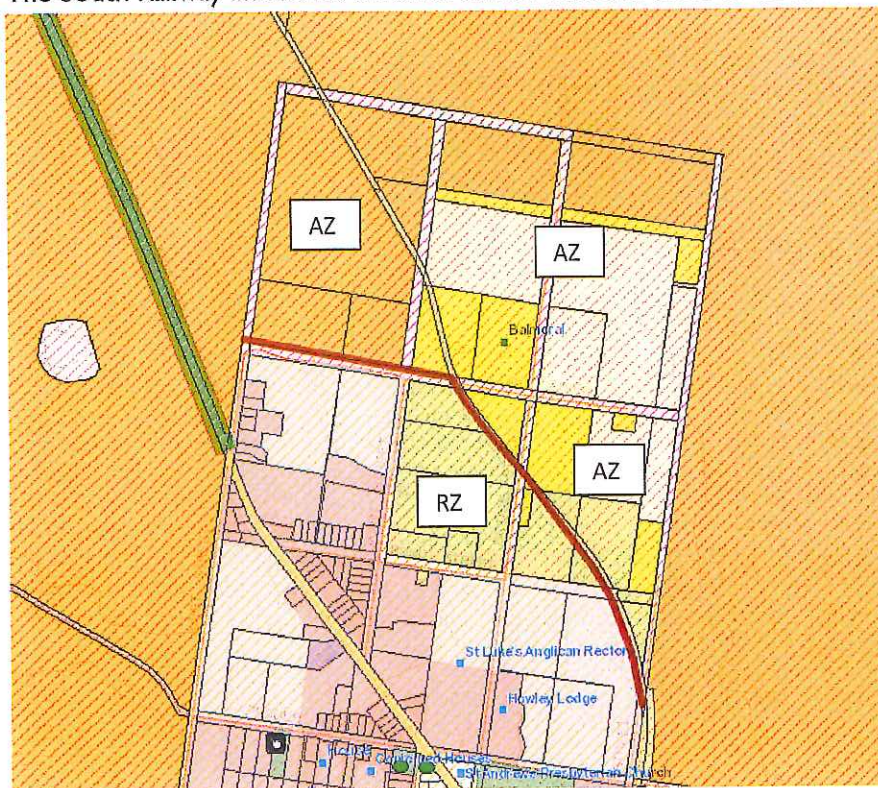


Figure 5 - Proposed transition of potentially constrained land around north Campbell Town.

The land zoned RZ is outside the Urban Growth boundary overlay for Campbell Town. However the area's size limits agricultural pursuits as most lots are within 200 m of land zoned for residential, i.e. sensitive uses. Conversely, several of the lots north of the brown line are within the same ownership and whilst not within an Irrigation District, have the potential to be incorporated for agricultural pursuits.

The approach resulted in split zoning two of the lots, namely CT 227409/1 and CT 200201/1. Given the South Railway line forms a natural barrier between most of the lots the proposed transition is considered acceptable to deliver a consistent zoning approach.

Zone Application Guideline – AZ 3(a) and (b); and RZ 3 (a) and (b) Refer Map sheet 18 of draft Zone Maps.

Land west of Campbell Town CT 166007/1 was transitioned to Rural Zone to protect the strategic quarry resource on the site. The lot is classified into:

Land Capability Class 4⁶ and Land Capability 5+4⁷. It is acknowledged that the land is within the Midlands and the Northern Midlands Irrigation Districts. However the strategic value of the quarry is such that the transition to Rural Zone is considered to achieve the Zone purpose to the greatest possible extent.

The Rural Zone still provides for No Permit Required use class of Resource Development, whilst maintaining the Permitted Use (without qualification) for the Extractive Industry Use as well as being more supportive of potential future expansion of the current use.

To transition the entire lot to Agriculture Zone is considered back zoning as the Extractive Industry Use would become Discretionary.

Zone Application Guideline – AZ 3(a) and (b); and RZ 3 (a) and (b)

Land south of Campbell Town, outlined in bright pink in the Figure 6 below, is currently identified as within the Urban Growth Boundary Overlay in the NMIPS2013. This overlay is not transitioning to the draft LPS as per the draft Ministerial declarations.

Accordingly the land was transitioned to 30.0 Future Urban Zone as per Guideline FUZ 2.

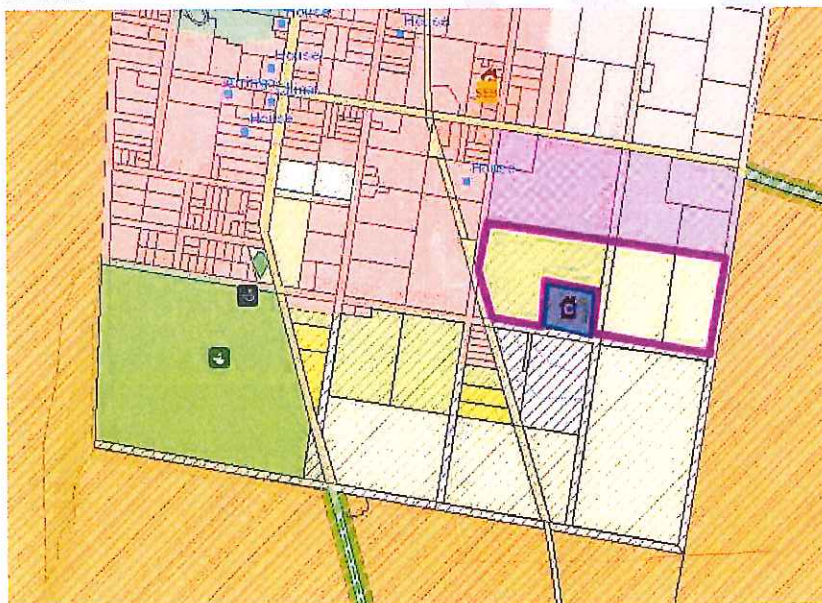


Figure 6 - Proposed transition of land south of Campbell Town within the Urban Growth Boundary

⁶ " Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops"

⁷ "At least 60% Land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops".

The area highlighted in blue in Figure 6 above, is the site of the Campbell Town Waste Transfer station located at 100 Sprent Street, identified as CT 147650/1.

The land is currently zoned Utilities and has been transitioned to 26.0 Utilities Zone as per Guideline UZ 3.

Land south of Campbell Town as highlighted in red in the Figure 7 below was transitioned to Rural Zone.

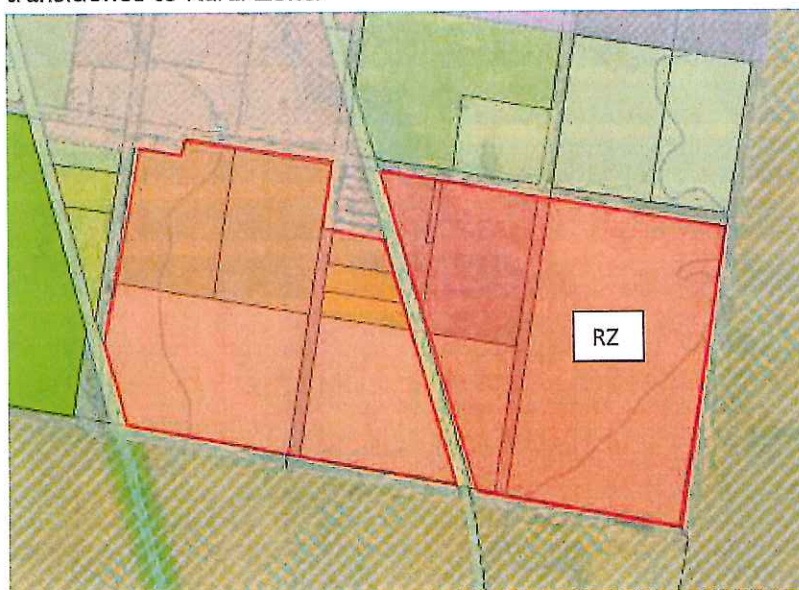


Figure 7 Proposed transition of land south of Campbell Town outside the Urban Growth Boundary

The land capability for these lots is Class 4⁶ and the land is not within an Irrigation District. The transition to Rural Zone is considered to achieve the Zone purpose to the greatest possible extent as per Guideline – AZ 3(a) and (b); and RZ 3 (a) and (b)

Cressy

Lots identified as constrained (Criteria 2A and 3), see Figure 8 below, were considered for transition to the Rural Zone as they are not within an irrigation district (with the exception of CT 5003/1) and are generally not within the same ownership (i.e. are not being operated as part of a larger agricultural holding.)

Furthermore CT 14208/1; CT 32354/1; CT 26129/1 and CT 17150/1 currently contain residential dwellings (i.e. sensitive uses); in addition to which CT 32354/1; CT 26129/1 and CT 17150/1 are partially within 30.0 Future Urban Zone.

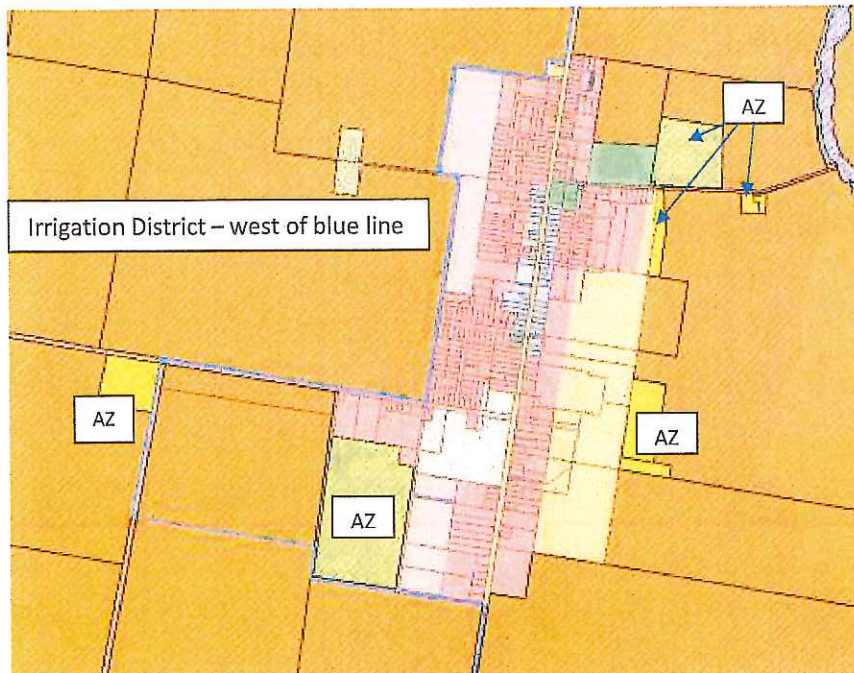


Figure 8 -Proposed transition of constrained land to AZ surrounding Cressy

However, Council requested that the land is transitioned to Agriculture on the basis that it is:

- prime agricultural land;
- capable of being used with other agricultural land; and
- is outside urban growth boundary

Applying the local knowledge to the transition resulted in the split zoning of a number of the lots. The transition to Agriculture Zone is considered to achieve the Zone purpose to the greatest possible extent as per Guideline – AZ 3(a), (b) and (d); and AZ 5.

Evandale

The PPU project identified a number of lots as potentially constrained adjoining and within a 4 km radius of Evandale Township, see Figure 9 below. Evandale is an interesting location in that all the land east of the South Esk River, including the Township itself, is shown as being within the North Esk Irrigation District. Land to the west and east of the South Esk River (again including the Township itself) is shown as being within the Lower South Esk Irrigation District.

In determining which target zone would achieve the Zone purpose to the greatest possible extent a number of additional factors were considered including:

- Land Capability;
- Proximity to residential (sensitive uses);
- Existing Use of the land;

- Proximity to non-residential or agricultural uses that generate attenuation distances;
- Location within the Scenic Protection Overlay;
- Natural Hazards such as flooding; and
- PPU assessment of the three surrounding lots.

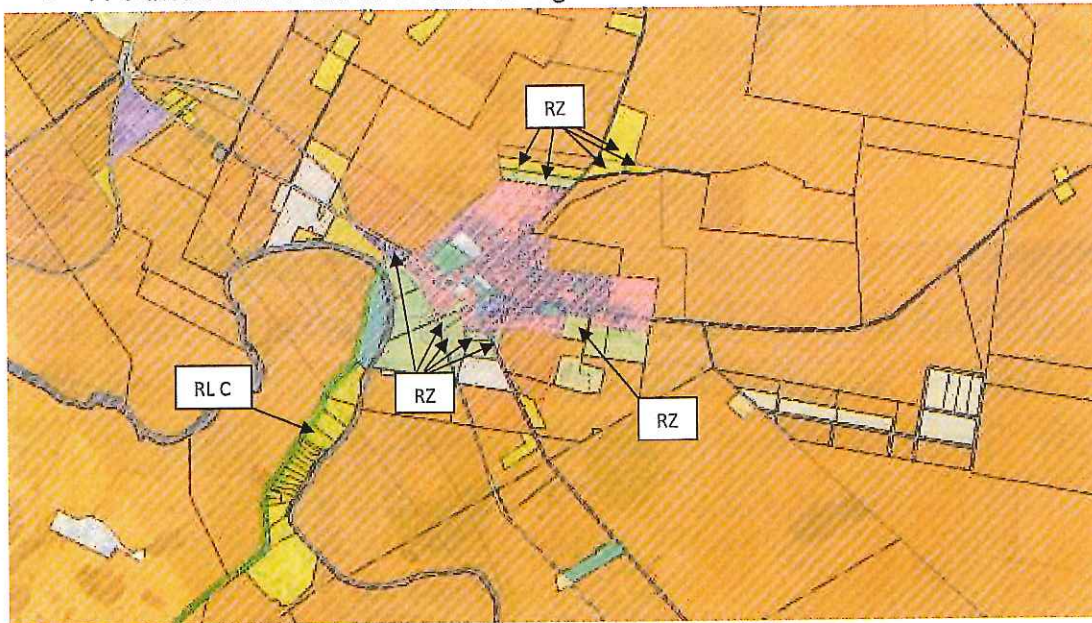


Figure 9 potentially constrained land surrounding Evandale

Such considerations resulted in the majority of lots being transitioned to Agriculture Zone as per Guidelines AZ 3 (a); (b); (c); and (d).

Lots transitioned to Rural are shown in Figure 9 above and include the five to the north of Evandale, one south of Evandale (site for the Evandale Market Car park); and five to the south west and north west of Evandale based on proximity to sensitive use and natural hazard constraints. The proposed zoning is considered to align with Guideline RZ 2 and RZ 3 (a) and (b).

The 19 lots to the south west of Evandale, between Leighlands Road and the South Esk River have been transitioned to Rural Living C, based on the existing residential use and lot size (ranging from approximately 4050 m² to 5ha). The proposed zoning is considered to align with Guideline RLZ 1 (a) and RLZ 3 (a) and AZ 6 (e).

Longford

A significant portion of the land north of Longford between Illawarra Road and Pateena Road, identified as constrained, is within a flood prone area as well as being within an area designated as Private Sanctuary (*Nature Conservation Act 2002*) see Figure 10 below. Those lots within the Private Sanctuary were considered for

transition to Landscape Conservation Zone.

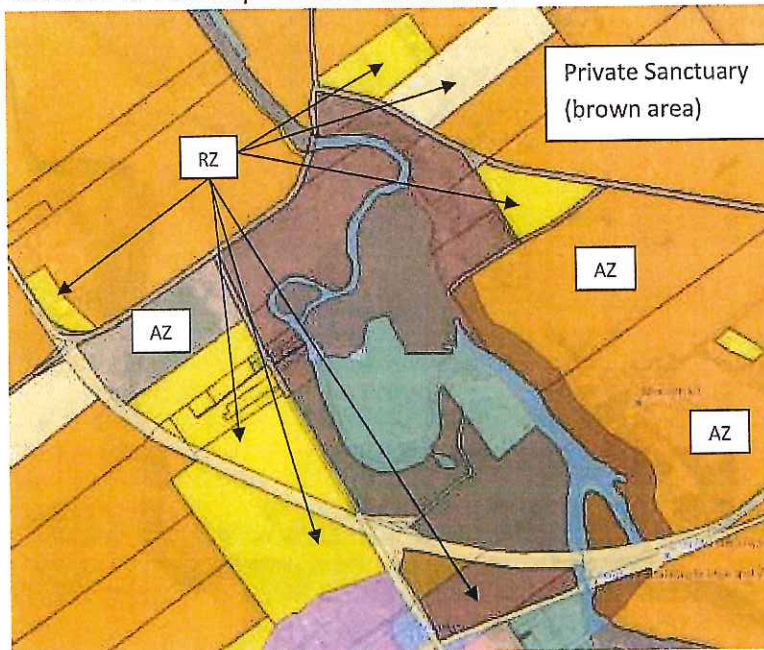


Figure 10 - Potentially constrained land north of Longford

However after consulting further with local planning staff, it was considered that transitioning the smaller lots (including those entirely within the Private Sanctuary) to Rural Zone and the larger lots to Agriculture Zone would provide the best alignment with the respective SPP Zone Purposes whilst also maintaining the existing use rights of landowners.

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

Land east and west of Longford identified as Potentially Constrained (Criteria 2A and 2B) where it is within the Cressy or Cressy Longford irrigation district was transitioned to Agriculture Zone.

Zone Application Guideline – AZ 1(b).

Land south of Longford (see Figure 11 below), located outside the urban growth boundary is considered more suited to Rural Zone rather than Agriculture Zone given traditional pattern of development, most is excluded from irrigation districts and lots are not within common ownership, generally precluding their inclusion into larger agricultural enterprises. The land south of Peel Street, west of Marlborough Street, north of Cotton Street and east of Cressy Road was considered for transition to Rural Living D given the existing uses and constraints on water and sewage infrastructure.

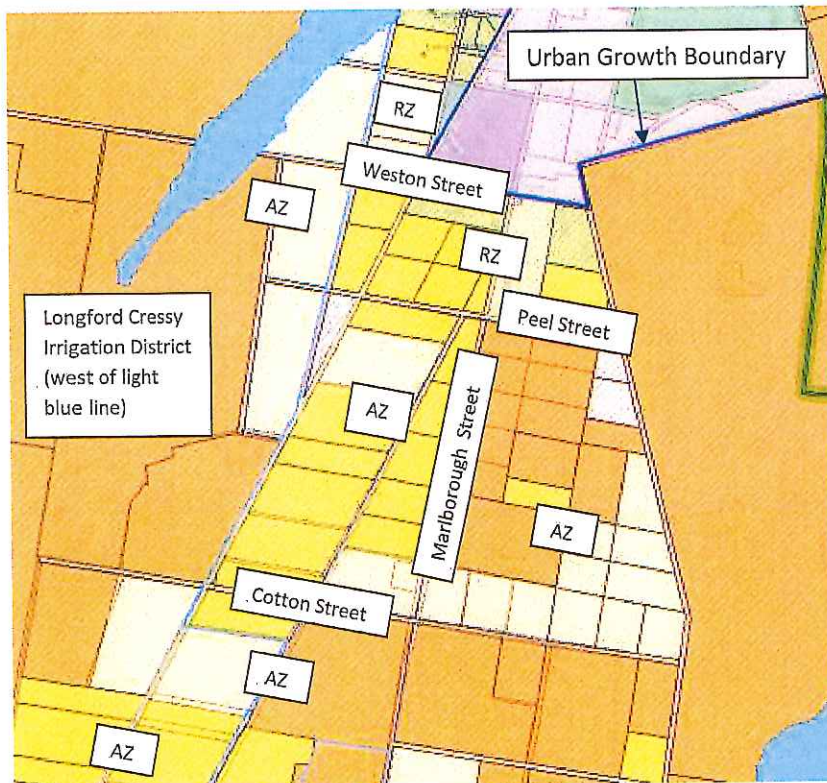


Figure 11 - Proposed zoning for potentially constrained land south of Longford

However after consulting further with local planning staff, it was considered that transitioning the lots between Weston Street and Peel Street to Rural Zone and the remaining lots south of Peel Street to Agriculture Zone would provide the best alignment with the respective SPP Zone Purposes whilst also maintaining the existing use rights of landowners.

Zone Application Guidelines – AZ 6 (e), RZ 2 and RZ 3 (a) and (b).

Perth

Land identified as potentially constrained (Criteria 3) was limited to two lots. One east of Devon Hills (CT 117653/2) which was transitioned to Agriculture Zone due to the surrounding land zoning, and one south of Devon Hills (CT 12672/1) transitioned to Rural Zone due to existing use and flooding constraints on the site.

Zone Application Guidelines – AZ 3 (b), AZ 6 (e), RZ 2 and RZ 3 (a) and (b).

Lots surrounding Perth to the south and west, which comprise the Midland Highway Perth Bypass location, were identified as potentially unconstrained by the PPU project. These lots were transitioned to Utilities Zone, in anticipation of the