

The following addresses the compliance of the Ridgeside development with the relevant principles of the PAL policy, noting that a number of the principles only apply to prime agricultural land or forestry, and are therefore not relevant to the subject site.

Principle 1:

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

Response:

The revised Concept Masterplan prepared by Lange Design (Issue H) and the revised Land Use Master Plan (Issue J) now incorporates a 200m buffer between sensitive uses on the Ridgeside site and agricultural lands to the north. This has resulted in the relocation of all residential lots, rural living lots, ecotourism and hotel accommodation from this buffer. The only uses which are now contained in this buffer are non-sensitive uses and agricultural uses which include the demonstration farm and agribusiness, olive tree /chamomile and lavender planting, botanical gardens, sustainability, artisan and education hub, WSUD ponds, sewerage and waste water treatment facility.

This 200m wide buffer to sensitive uses, in conjunction with the extensive vegetation corridor and graduated development intensity, are considered to be adequate and sufficient in order to limit and prevent the risk of fettering and constraining agricultural land use activity on the adjacent properties.

Principle 6:

Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3,4 or 5 will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.

Response:

Whilst the subject site does not comprise prime agricultural land, being only class 4 land, the proposed development will provide significant economic, social and employment benefits to the region as confirmed within the Economic Analysis prepared by MCA which accompanies this correspondence.

Principle 7:

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

Response:

The 'Response to the Geo-Environmental Solutions Initial Review of the Agricultural Assessment for the Ridgeside Lane Development' which was prepared by Macquarie Franklin in February 2019 provides the following response to this principle:

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

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

The Queenscliff and The Mews properties do not have a unique position relative to their value and importance for agricultural land use activities and/or the potential for increased and heightened capacity to negatively

impact and/or constrain agricultural land use activities, such as having waterway frontage, access to the NEIS, relative size, soil types, land capability or aspect.

...the area of land associated with the Ridgeside Lane development overall represents negligible proportion of similar Class 4 land and that of the total land area on a local and broader regional context.

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

Principle 8:

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

Response:

The 'Response to the Geo-Environmental Solutions Initial Review of the Agricultural Assessment for the Ridgeside Lane Development' which was prepared by Macquarie Franklin in April 2019 provides the following response to this principle:

"North Esk Irrigation Scheme:

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

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

The combined area of the properties in question associated with the Ridgeside Lane development covers a total of 245 ha, and this represents less than 2.2% of the Class 4 land and less than 1.4% of the total irrigable land within the NEIS.

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

Tasmania's Total Proclaimed Irrigated Land Estate

In Tasmania there are 23 proclaimed irrigation districts, and these cover a combined total area of 758,972 hectares.

The combined area of the properties in question associated with the Ridgeside Lane development covers a total of 245 ha, and this represents and less than 0.0035% of the total area of proclaimed irrigation districts in Tasmania. The combined area of the properties in question associated with the Ridgeside Lane development covers a total of 245 ha, and this represents and less than 0.0035% of the total area of proclaimed irrigation districts in Tasmania."

6.3 State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993. The Coastal zone under this policy is all land at a distance of one kilometre inland from the high water mark, which does not include the subject site. Therefore, the provisions of this policy are not relevant to the proposed development.

6.4 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving '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 System¹.

Response:

The accompanying correspondence from MRC confirms that water quality objectives will be achieved:

"A detailed Stormwater Quality Management Plan will be prepared for the Ridgeside Lane master-planned development. A stormwater model will be prepared for the overall project incorporating a stormwater quality treatment train, which will then be modelled in MUSIC software, to ensure stormwater discharging from the development can be treated to an acceptable level to meet the required water quality objectives set out in the State Policy on Water Quality Management (1997) for the reduction of total suspended solids, total phosphorous, total nitrogen as well as a range of other pollutants."

6.5 National Environment Protection Measures

The National Environmental Protection Measures relate to:

- 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.

Response:

The proposed development contains a range of uses which will not give rise to offensive odour. The sewerage and wastewater treatment facility is positioned to provide adequate separation to surrounding rural residences and is well removed from dwellings with the existing town of Evandale. Further detailed design of this advanced facility will be undertaken at a future stage to confirm compliance with respect to odour emissions.

Potential noise emissions are likely to be those related to the operations of the hotel and other commercial uses, which can be readily controlled by hours of operation, building construction and management measures.

With respect to potential site contamination, a Stage 1 Preliminary Site Investigation which has been undertaken by Pitt & Sherry confirms that potential on site sources of contamination include contaminated soils from the uncontrolled placement of waste, potential tanks and underground infrastructure, potential spills / release of agricultural chemicals, and the historical use of agricultural chemicals. The findings of the preliminary assessment *"indicated that contamination may be present which could present a potential human health and / or ecological risk based on the future proposed use of the site. Based on the results of the PSI, a detailed site investigation is required. This assessment would then provide appropriate remediation strategies, by which it is considered by Pitt & Sherry that "the site could be suitable for the proposed development"*.

7 Tasmanian State Planning Policies

How is the proposal consistent with the Tasmanian State Planning Policies?

The suite of Tasmanian Planning Policies (TPPs), which are to be introduced in 2019, will provide broad strategic guidance to assist government in land use planning and will set out the aims and principles to be achieved or applied by the Tasmanian Planning Scheme and regional land use strategies. The TPPs are a subordinate level of policy to the Tasmanian Sustainable Development Policies (State Policies). A response to the consistency of the Ridgeside development with the draft TPPs, which includes stated objectives and strategies, is provided in Tables 2A to 2E below:

Table 2A – Economic Development Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>Industry, Commercial and Business:</p> <p>To facilitate industrial development by ensuring allocation of appropriate land, now and in the future.</p>		Not applicable.
<p>To encourage business growth by supporting the development of activity centres.</p>	<p>2.1. Cluster and connect business and commercial zones into activity centres to promote competition, activity, productivity, and efficient use of infrastructure and services.</p> <p>2.2. Encourage intensification of activity centres and allocate land around activity centres to enable future expansion.</p> <p>2.3. Discourage allocation of land for business or commercial use that fractures and disperses activity centres.</p> <p>2.4. Allow residential development and use in activity centres, on the basis that amenity thresholds will be different to those of quieter outer residential zones.</p> <p>2.5. Provide for infrastructure and services to support viable activity centres.</p> <p>2.6. Encourage a diverse range of civic and occasional iconic structures that reflect the individuality of activity centres, by ensuring provisions are sufficiently flexible.</p> <p>2.7. Enable complementary and tourism business development and use in rural and natural areas.</p> <p>2.8. Enable small home-based businesses to operate in residential areas, where appropriate.</p> <p>2.9. Provide for small scale convenience shopping facilities in residential, commercial and industrial areas to meet the needs of residents and workers.</p> <p>2.10. Encourage the development of scientific, research and education hubs and precincts to encourage innovation, collaboration, knowledge sharing and promote investment.</p>	<p>The proposed Ridgeside Lane development is located to the east of the existing township of Evandale. The range of uses located within the precinct have been selected to ensure that there is no direct competition with the commercial function of the existing commercial centre of Evandale. Specifically, the uses which are proposed contains a range of tourism and agribusiness activities which will complement, rather than detract from the existing business centre of Evandale.</p> <p>The Economic Impact Analysis prepared by MCA confirms that, rather than adversely impacting on business operations in the existing village, the development will actually encourage growth and business development in Evandale and the surrounding region due to increased resident spending:</p> <ul style="list-style-type: none"> ▪ In current 2018 prices, total annual household income (pre-tax) of the new residents would increase from \$3.5 million in year 2 (2022) to \$49.9 million by year. ▪ Annual resident consumption spending will increase from \$1.517 million in year 1 to \$21.569 million in 2035. ▪ This spending will benefit businesses in Evandale, other nearby towns (eg. for supermarket spending and other food products, health services), and Launceston for specialist retail products and other services. This split is likely to be of the order of a third in each location (eg. an injection of around \$3 million per year to local Evandale businesses in year 7 increasing to around \$7 million by year 16). <p>The uses which are proposed in the Ridgeside Lane development have been selected to showcase the agricultural pursuits and products of the region, with an agribusiness and artisan hub located near the entrance to the development. Studios, workshops and classroom facilities will provide training in</p>

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		<p>sustainable living, backyard growing, small holder farming , culinary arts etc.</p> <p>Further, "the development will provide a major boost to tourist visitors to Evandale, with flow on benefits to existing businesses in the township. These visitors will comprise: overnight visitors staying at the Hotel, Wellness Centre and Eco-Resort; and day visitors to the Artisan Village, the Agribusiness Centre/Farm and Sustainability Centre. There will also be trainees at the Hospitality Centre and Agribusiness Centre for courses and day programs".</p> <p>"These visitors will also spend outside of the precinct, and importantly, most of this additional spending will be in the Evandale Village, providing a major boost to local businesses (eg pub, cafés, retail shops etc.) and in other locations in Northern Midlands. Some additional spending would also be in Launceston, as overnight visitors will also visit the city and its attractions. This spending outside the precinct is estimated on likely spending patterns. Spending will grow as facilities in the precinct are developed with total spending increasing from \$926,000 in 2024 to \$3.7 million in 2032 and \$4.1 million in 2038." (MCa, 2019)</p> <p>Complies with objective and principles.</p>
<p>Agriculture: To protect and encourage the sustainable use of agricultural land.</p>	<p>3.1. Ensure agricultural land is protected from unreasonable non-agricultural use or development.</p> <p>3.2. Ensure use or development of agricultural land doesn't result in unnecessary conversion to non-agricultural use.</p> <p>3.3. Allow the development of utilities and extractive industries which require the location for operational reasons, having regard to both the amount of land alienated from agricultural production and minimising the impacts on the surrounding environment.</p> <p>3.4. Allow conversion of prime agricultural land to non-agricultural uses and development only where significant benefit to the region can be demonstrated.</p> <p>3.5. Ensure appropriate protection is given to agricultural land within irrigation districts and take into consideration agricultural land which might benefit from broad-scale irrigation in the future.</p> <p>3.6. Ensure pre-existing farm activities on agricultural land are protected from encroachment of incompatible uses.</p> <p>3.7. Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning, the retention of prime agricultural land for future use, and protection of the environment.</p> <p>3.8. Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing, agri-tourism and assist genuine farming enterprises to adjust</p>	<p>The 'Response to the Geo-Environmental Solutions Initial Review of the Agricultural Assessment for the Ridgeside Lane Development' which was prepared by Macquarie Franklin in February 2019 confirms the following:</p> <p>"The combined area of the properties in question associated with the Ridgeside Lane development covers a total of 245 ha, and this represents less than 0.1% of the Class 4 land and less than 0.05% of the total ground on a broader region basis.</p> <p>The Queenscliff and The Mews properties associated with the Ridgeside Lane development would not be considered as having any particular prominence and/or importance either on a local district and/or a regional basis.</p> <p>The Queenscliff and The Mews properties do not have a unique position relative to their value and importance for agricultural land use activities and/or the potential for increased and heightened capacity to negatively impact and/or constrain agricultural land use activities, such as having waterway frontage, access to the NEIS, relative size, soil types, land capability or aspect.</p> <p>...the area of land associated with the Ridgeside Lane development overall represents negligible proportion of similar Class 4 land and that of the total land area on a local and broader regional context.</p> <p>There is no prime agricultural land (land capability <Class 3) on the properties in question nor in the near vicinity, with the nearest prime agricultural land located 7.4 km</p>

Table 2A – Economic Development Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	<p>flexibly to market changes.</p> <p>3.9. Allow residential use only where it does not unnecessarily convert the land and fetter agricultural use or where it is required as part of an agricultural use.</p>	<p>to the north near White Hills with other prime agricultural land 14.2 km further to the west near Longford.</p> <p><i>The properties are located within the North Esk irrigation scheme, and each has a 20 ML water allocation for a total of 40 ML of irrigation water. Based on the quantum of irrigation water that has been invested in, 40ML, the scale and intensity of any irrigated cropping (broadacre, vegetable and/or perennial horticulture) are limited."</i></p> <p>The Agricultural Assessment prepared by Macquarie Franklin in December 2018 addresses agricultural considerations of the subject land which is classed as class 4 land with no prime agricultural land present. Macquarie Franklin conclude that:</p> <p><i>"The design and layout the proposed development would be sensitive to neighbouring agricultural land use activity, and a range of significant and substantial measures and mitigation actions would be undertaken to minimise any negative impact and/or constraints on the management and operational activities conducted on the adjacent rural land.</i></p> <p><i>The design and layout the proposed development would result in a negligible negative impact and possible conflict generated from the agricultural land use activity that is currently and could be conducted on the neighbouring properties.</i></p> <p>The revised Concept Masterplan prepared by Lange Design (Issue H) and the revised Land Use Master Plan (Issue J) now incorporates a 200m buffer between sensitive uses on the Ridgeside site and agricultural lands to the north. This has resulted in the relocation of all residential lots, rural living lots, ecotourism and hotel accommodation from this buffer. The only uses which are now contained in this buffer are non-sensitive uses and agricultural uses which include the demonstration farm and agribusiness, olive tree /chamomile and lavender planting, botanical gardens, sustainability, artisan and education hub, WSUD ponds, sewerage and wastewater treatment facility.</p> <p>This 200m wide buffer to sensitive uses, in conjunction with the extensive vegetation corridor and graduated development intensity, are considered to be adequate and sufficient in order to limit and prevent the risk of fettering and constraining agricultural land use activity on the adjacent properties.</p> <p>Complies with objectives and principles.</p>
<p>Tourism</p> <p><i>To encourage the development of a range of tourism experiences, products and services across Tasmania.</i></p>	<p>4.1. Identify and enable a range of well-designed and sited tourist developments across Tasmania.</p> <p>4.2. Allow complementary and compatible tourism development where the primary land use is for non-tourism purposes (e.g. to support agri-tourism, to provide visitor accommodation).</p>	<p>The Ridgeside development is an innovative, masterplanned development that is unique in its concept and which will be well executed in its construction. The development comprises a range of agribusiness, tourism and visitor accommodation functions, which will allow for display of the significant visual and agricultural attractions of the region.</p>

Table 2A – Economic Development Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	<p>4.3. Protect significant tourism places and experiences from encroachment of competing interests and incompatible uses.</p> <p>4.4. Enable and prioritise tourism development that capitalises on Tasmania's significant natural and cultural heritage values.</p> <p>4.5. Provide for appropriate supporting infrastructure and facilities that will enhance the visitor experience (e.g. signage, public amenities, look-outs).</p> <p>4.6. Provide for significant infrastructure to support tourists (e.g. roads, airports and ports), including planning for future growth and protecting these from encroaching sensitive uses.</p>	<p>The hotel, eco accommodation, retirement living centre and artisans hub are all located with aspect to the north, allowing for unfiltered views over agricultural lands. Extensive gardens and parklands throughout the estate are connected via walking paths and cycleways.</p> <p>All required infrastructure will be provided as detailed in the submitted Preliminary Utilities Assessment prepared by Cardno (15.9.18) and accompanying correspondence from Taswater (dated 6.5.19). The site will contain an innovative sewerage and wastewater treatment facility located in the northeastern corner of the property.</p> <p>The site is located in close proximity to Launceston airport which will allow for immediate access by tourists arriving or leaving the state.</p> <p>Complies with objective and principles.</p>
<p>Extractive Industries To protect existing and potential extractive industries to facilitate economic growth and support efficient infrastructure and urban development.</p>		<p>Not applicable – the site is not in proximity to existing or anticipated extractive industries.</p>

Table 2B - Settlement and Liveable Communities Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>Urban Development To promote a pattern of urban development and settlement that enables efficient service delivery, is supported by adequate and well utilised infrastructure, optimises access to education and employment and prioritises social inclusion.</p>	<p>1.1. Ensure sufficient, accessible and serviced land is available for urban development to meet current and forecast demand.</p> <p>1.2. Encourage the concentration of urban development within existing settlements and activity centres, which have good access to education, employment, community and social infrastructure, and to existing, or logical extensions of the public transport network, including through use of urban growth boundaries.</p> <p>1.3. Prioritise infill and brownfield development over greenfield development to ensure efficient use of land.</p> <p>1.4. Ensure new urban development maximises use of existing infrastructure, is located where there is appropriate access to activity centres, community and social infrastructure open space and to existing, or logical extensions of the public transport network.</p> <p>1.5. Encourage quality, innovative architecture and urban design that:</p> <p>a) facilitates social inclusion, diverse experiences and social and cultural interaction;</p> <p>b) enhances civic spaces, streets, squares and parks;</p> <p>c) maximises pedestrian and cyclist</p>	<p>The main point of access to the subject site will be via Ridgeside Lane, with secondary access provided via Logan Rd for rural living lots and emergency vehicles. The Traffic Impact Assessment prepared by Pitt and Sherry confirms: "based on modelling results, all modelled intersections continue to operate with minimal queues and delays in the post development scenario with the addition of 1,560 vehicle movements per day"....."there is existing capacity on the Evandale Road network that can be utilized prior to the requirement to build the bypass road. As the bypass road is expected to be a quicker route, after development of the bypass it is expected that there would be little impact from the development on traffic movements in the town of Evandale so any traffic increases would be temporary".</p> <p>The site can be serviced as identified within the Preliminary Utilities Assessment prepared by Cardno (15.9.18) and accompanying correspondence from Taswater.</p> <p>Whilst the project is defined as 'greenfield' development the proximity of the site to the existing town boundaries and the limited site constraints of the land suggest that prioritisation of this site is appropriate in order to facilitate achievement of regional and state economic growth targets. The Ridgeside development provides a unique, mixed use</p>

Table 2B - Settlement and Liveable Communities Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	<p>connectivity and permeability;</p> <p>d) locates people close to activity centres, community and social infrastructure and services;</p> <p>e) maintains cultural identity, urban character, scenic landscapes, natural and historic cultural heritage; and</p> <p>f) reduces opportunities for crime and makes people feel safe.</p> <p>1.6. Maintain a well-planned region of distinct cities, towns and villages (activity centres).</p> <p>1.7. Maximise opportunities to improve the viability and efficiency of, and integration between, activity centres and reduce competition for resources.</p> <p>1.8. Limit expansion of urban development beyond existing settlements in rural and coastal areas to protect productive rural land, natural resources, environmental and scenic values.</p>	<p>concept, which unlike a traditional residential subdivision, will bring employment and tourism spending benefits.</p> <p>The subject site is located in close proximity to the existing commercial centre of Evandale and will provide a range of tourism uses which will support, but not compete with the convenience uses provided within the existing centre. The proximity of the site to Launceston airport and Ben Lomond National Park support the need for a range of tourist activities and accommodation on the land.</p> <p>The site will contain a range of community landuses (including specialised aged care facilities, a men's shed and a child care centre) which will improve resident's access to services and promotion of health & well being.</p> <p>A well masterplanned design solution is proposed for the site, with architecture to be sympathetic with the Georgian charter of the existing historic township of Evandale. Extensive cycleway and pathways throughout the development will provide linkages between tourism, residential and recreational functions.</p> <p>The proposed 200m buffer to agricultural land to the north, coupled with extensive landscape buffers will ensure that the preservation and appreciation of scenic landscapes. Sight lines to the surrounding rural lands for the existing township of Evandale will be protected through the limited 1-2 storey height of development.</p>
<p>Community Open Spaces</p> <p>To provide safe, integrated and accessible open spaces with high levels of amenity that encourage engagement in physical activity and contribute to social inclusion and community health and wellbeing now and into the future.</p>	<p>2.1. Ensure that the intended use of open spaces is consistent with the reservation status or purpose of the land.</p> <p>2.2. Ensure sufficient, appropriate and accessible land with natural amenity is allocated for parks, public gardens, trails; playgrounds, recreation and community gatherings to meet current and future demand.</p> <p>2.3. Ensure land allocated for open space has appropriate access to public transport, residential areas, and activity centres, and includes public amenities, parking, walking and cycling infrastructure where appropriate.</p> <p>2.4. Increase the allocation of open space in close proximity to higher density housing to ensure a high level of amenity.</p> <p>2.5. Improve access to natural areas and foreshore locations whilst providing for nature conservation and maintenance of wildlife corridors.</p> <p>2.6. Protect existing open spaces from encroachment by adjacent uses and ensure ongoing public access.</p> <p>2.7. Create safe urban open spaces to facilitate passive surveillance from nearby housing, roads, businesses or passers-by.</p>	<p>The site will contain extensive parklands, botanic gardens and a full sized cricket/AFL oval, together with landscaping throughout the development. All such facilities will be available for ongoing resident, visitor and tourist use.</p> <p>This vast network of open space will be connected via an extensive network of cycleways and pathways, together with Maple tree lines roads.</p> <p>The entrance to the site will be delineated by broad planting of chamomile, and lavender with an olive grove backdrop.</p> <p>Further, the design provides for orientation of a significant number of allotments towards the open space spine which extends though the centre of the site, as shown in the accompanying Concept Masterplan prepared by Lange Design. This will allow for surveillance of such areas, providing for user safety.</p>
<p>Housing</p> <p>To enable the</p>	<p>3.1. Ensure sufficient serviced land is available within or near to existing employment, and</p>	<p>The site can be serviced as Preliminary Utilities Assessment prepared by Cardno [15.9.18] and</p>

Table 2B - Settlement and Liveable Communities Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>development of accessible, affordable and safe housing that is appropriate to meet current and future community needs.</p>	<p>well serviced activity centres and existing public transport networks.</p> <p>3.2. Ensure new residential areas are developed in accordance with specified urban growth boundaries, have good access to essential community and social infrastructure, open space, and existing, or logical extensions of the existing public transport network.</p> <p>3.3. Limit new or expanded residential development in green-field, agricultural and rural areas.</p> <p>3.4. Promote and facilitate a diversity of housing types and densities in and around urban centres or activity centres.</p> <p>3.5. Encourage flexible, adaptable, sustainable and innovative housing design and configuration that meets the current and future community needs.</p> <p>3.6. Promote and facilitate the development and increased supply of affordable housing options, both public and private, that are designed to meet the health, safety and occupancy needs of households, and are located close to services and existing and committed public transport networks.</p> <p>3.7. Facilitate the realignment and redevelopment of existing social housing stock to better meet the current and future demand.</p>	<p>accompanying correspondence from Taswater (dated 6.5.19) and is located in close proximity to Launceston airport and the existing township of Evandale.</p> <p>The proposed development will accommodate the required infrastructure, and recreational, community and social facilities for all ages within the community from children (ie. child care centre and parks) through to seniors (aged care, dementia etc).</p> <p>The development will also provide a range of housing types, catering for first home owners through to seniors and a range of lots sizes including:</p> <ul style="list-style-type: none"> ▪ 346 x General Residential allotments ranging in size from 450m² to 669m². ▪ 160 residential super lots to provide sustainably designed and constructed multiple dwellings offering a variety of housing opportunities. ▪ 81 x Low Density Residential allotments ranging in size from 1,500m² to 5,500m². ▪ 27 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares. ▪ 17 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road. <p>Whilst defined as greenfields development, it is noted that the ability to locate a consolidated size of this site, which can accommodate the broad range of uses, is unlikely to be available in a brownfield or infill situation.</p>
<p>Community and Social</p> <p>To facilitate social inclusion, provide Tasmanians with access to health and education facilities and encourage participation in community activities through integrated and accessible cultural, sport and recreation facilities and spaces.</p>	<p>4.1. Ensure sufficient, appropriate and accessible land is allocated to enable expansion, integration, consolidation and colocation of a range of health, education (including LINC facilities), care, cultural and sporting facilities to meet current and future demand.</p> <p>4.2. Ensure the equitable allocation of land for health, education, cultural and sport and recreation facilities that has appropriate access to public transport, active transport options and is close to other community infrastructure and residential areas where appropriate.</p> <p>4.3. To promote lifelong learning and maximise opportunities for people to engage with education throughout their lives through the provision of well-located education facilities.</p> <p>4.4. Protect major health facilities from encroachment by sensitive uses, enable unrestricted hours of operation and ready access by emergency vehicles.</p> <p>4.5. Optimise use of cultural, education and sport and recreation spaces by enabling a diverse range of complementary social and cultural activities.</p> <p>4.6. Integrate recreation facilities with education facilities and where possible, the open space system, to maximise opportunities for active and healthy lifestyles for all residents.</p> <p>4.7. Support the development of creative</p>	<p>The development will provide a significant boost to the range of health, community, educational and recreational facilities within the Northern Midlands area, with proposed facilities comprising:</p> <p><u>Social/Cultural/Recreational:</u> Community gardens, parklands, walking and cycling paths, men's shed, cricket/AFL oval, hotel restaurant, cafes, lawn bowls, retirement activities centre, seniors living.</p> <p><u>Health:</u> Specialist aged care, palliative care and dementia care facilities.</p> <p><u>Education:</u> Sustainability, education and artisans hub, demonstration farm and agribusiness facility, child care centre.</p> <p>Given the broad range of facilities proposed, it is clearly demonstrated that the development can contribute to the health and wellbeing of existing and future residents.</p>

Table 2B - Settlement and Liveable Communities Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	hubs, precincts and co-working spaces to encourage innovation, knowledge sharing, networking and creativity.	

Table 2C - Cultural and Natural Heritage Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>Aboriginal Heritage To ensure the preservation of Aboriginal heritage in accordance with the Aboriginal Relics Act 1975</p>	<p>1.1. Ensure access to the Aboriginal Heritage Register and if required, undertake appropriate levels of investigation to inform land use planning and development.</p> <p>1.2. Support the protection and management of Aboriginal cultural heritage in the land use planning system.</p> <p>1.3. Promote greater understanding and appreciation of Aboriginal cultural heritage through the provision of guidelines and information during the land use planning process.</p>	<p>Investigations conducted by Cultural Heritage Management Australia in July 2018 confirm that no Aboriginal heritage sites or specific area of elevated Aboriginal heritage sensitivity were identified, and an AHR search shows no registered Aboriginal sites within or in the vicinity of the site area. As a result of the surveys carried out by Huys and Sainty, the designated Aboriginal Heritage Office concluded that the proposal would not impact on known Aboriginal sites. Furthermore, given the extent of cleared land, any bush food resources are no longer in existence and as such, the proposal will have minimal impact on Aboriginal heritage resources.</p>
<p>Historic Cultural To ensure places and precincts of local historic heritage significance are identified, assessed, protected, conserved and managed for their historic cultural heritage values.</p>	<p>2.1. Provide for the protection of places of world, national, State and local historic cultural heritage significance.</p> <p>2.2. Protect, manage and promote the conservation, sensitive development, use and adaptive re-use of places and precincts of historic cultural heritage significance and their associated heritage values.</p> <p>2.3. Facilitate greater understanding and appreciation of historic cultural heritage valued by local communities, Tasmania as a whole and visitors.</p>	<p>Cultural Heritage Management conducted an assessment of European heritage in July 2018 which confirmed that the township of Evandale is a National Trust classified Georgian village, with some 39 heritage listed properties included on the Australian Heritage Database. Based on site surveys, there is very little potential for in situ historic features to occur within the site area. Furthermore, the negative survey results were considered an accurate indication that the potential for heritage features is very low. However, Cultural Heritage Management recommend that the proponent ensure there is ongoing consultation with the broader public regarding future design to ensure it will be sympathetic with the values and qualities of the Evandale township and appropriately minimises visual impacts of the development.</p>
<p>Natural Heritage To maintain and enhance biodiversity by avoiding or minimising adverse impacts on listed Threatened Species, listed Threatened Native Vegetation Communities and other natural assets. To assist in the protection of, and minimise adverse impacts on waterways, coasts, the marine environment and sites of geoconservation significance, their natural processes and environmental values.</p>	<p>3.1. Avoid or minimise impacts from land use and development on natural values including listed Threatened Species, listed Threatened Native Vegetation Communities and other areas of high biodiversity value, and consider connectivity across the landscape.</p> <p>3.2. Consider impacts from land use and vegetation clearance on land identified for conservation purposes and, in particular, on land adjacent to reserves</p> <p>3.3. Ensure riparian and littoral buffers are sufficient to protect natural and riparian values, and limit development adjacent to buffers to minimise soil loss, and the erosion and sedimentation of waterways and wetlands.</p> <p>3.4. Identify, minimise and mitigate development impacts on Tasmania's coastal and foreshore assets, native littoral vegetation, natural and coastal processes and the natural ecological function of the coast.</p>	<p>The Natural Values Report prepared by Nest confirms that "terrestrially there was little native vegetation remaining and few habitat opportunities on the property.....the property was found to be biologically impoverished however there remains a few areas with some natural values that could be protected and rehabilitated to provide habitat and refuge for local and threatened fauna species within the development plan."</p> <p>This report also confirms that "The fauna and flora of this region have been severely impacted by habitat fragmentation and degradation since European settlement and commencement of clearing for agriculture. If incorporated into the development plans, this project has the potential to protect and enhance some areas of habitat to encourage greater biodiversity."</p> <p>With respect to riparian corridors this report also confirmed that "there were no habitat opportunities along the dry watercourses</p>

Table 2C - Cultural and Natural Heritage Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	3.5. Minimise the potential for adverse impacts from land use changes and development on important groundwater dependent ecosystems and sensitive karst areas.	shown on the map. This is now all pasture grasses and pasture weeds with few areas of reeds and rushes". Further, it is noted that the site is not located in a coastal location, nor is land clearing proposed.

Table 2D- Hazards and Risks Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>Natural Hazards To ensure that land use and development is undertaken in a manner that avoids, mitigates or minimises the risks associated with natural hazards.</p>	<p>1.1. Identify areas that may be susceptible to natural hazards and assess the relative vulnerability of these areas to the hazards now and in the future, including taking account of the likely impacts of climate change.</p> <p>1.2. Consider the relative vulnerability of existing and potential future use and development to natural hazards, including when undertaking strategic planning for settlement, infrastructure and other purposes.</p> <p>1.3. Avoid (or limit) use and development in areas identified as being at high risk from natural hazards, unless the use or development cannot be feasibly located elsewhere.</p> <p>1.4. Avoid locating new critical, hazardous and vulnerable uses, such as community and social infrastructure and major infrastructure, in areas identified as being at high risk from natural hazards.</p> <p>1.5. Locate use and development in areas affected by natural hazards in a manner that minimises risks to safety, property and the environment.</p> <p>1.6. Minimise the increase in exposure to additional risks from natural hazards to the community or other properties as result of a new use or development.</p> <p>1.7. Where developments are located in areas susceptible to coastal erosion and inundation, ensure that the type of development and use minimises the risk of adverse impacts on natural values, coastal processes, public access and amenity and infrastructure.</p> <p>1.8. Ensure land use and development controls to manage or mitigate natural hazard risks take account of other relevant controls, in particular those for building and emergency management.</p>	<p>The specialist subconsultant investigations which have prepared confirm that the land has minimal site constraints which would impede its development and that any identified constraints can be adequately managed. A summary of the subconsultants reports is contained in section 10 of this report.</p>
<p>Risks to Water and Soil Quality To support the maintenance of the environmental values and productive capacity of Tasmania's water and soil resources.</p>	<p>2.1. Consider risks to the environmental values and productive capacity of water and soil resources when identifying potential future land uses as part of settlement and infrastructure planning.</p> <p>2.2. Avoid, or manage appropriately, land use and development that would impact on soil and water quality, particularly in significant water resource catchments.</p> <p>2.3. Promote effective stormwater management & water sensitive urban design.</p>	<p>On site water quality will be enhanced through WSUD ponds and on site waste water treatment. The accompanying correspondence from MRC confirms that water quality objectives will be achieved:</p> <p>"A detailed Stormwater Quality Management Plan will be prepared for the Ridgeside Lane master-planned development. A stormwater model will be prepared for the overall project incorporating a stormwater quality treatment train, which will then be modelled in MUSIC software, to ensure stormwater discharging</p>

Table 2D- Hazards and Risks Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	<p>2.4. Avoid, or manage appropriately, land use and development and soil disturbance in areas at risk from salinity or acid sulfate soils.</p> <p>2.5. Separate significant water resources from land use and development that could potentially discharge contaminants into water catchments, waterways and groundwater.</p> <p>2.6. Ensure land use and development controls to manage water and soil quality take account of other relevant arrangements, including building/emergency mgt controls.</p>	<p>from the development can be treated to an acceptable level to meet the required water quality objectives set out in the State Policy on Water Quality Management (1997) for the reduction of total suspended solids, total phosphorous, total nitrogen as well as a range of other pollutants."</p>
<p>Emissions, Hazardous Uses and Contaminated Land</p> <p>To ensure that land use and development is undertaken in a manner that minimises the risks to human health and the environment arising from potentially contaminated land, hazardous uses and harmful or nuisance emissions.</p>	<p>3.1. Separate new hazardous uses and land uses with the potential to contaminate sites or release harmful or nuisance emissions from sensitive land uses, including by:</p> <ul style="list-style-type: none"> a) clustering these uses to reduce their impacts on other uses; b) locating these uses adjacent to compatible uses and separate from other uses including sensitive uses; and c) supporting the expansion of these uses in areas with appropriate infrastructure to provide for safe handling, safe and efficient access to transport corridors and access for emergency services. <p>3.2. Protect existing approved hazardous uses and uses with the potential to contaminate sites or release harmful or nuisance emissions from encroachment or constraint from other sensitive uses, including through: a) ensuring adjacent uses are not incompatible/sensitive; and</p> <ul style="list-style-type: none"> b) ensuring sufficient separation from incompatible/sensitive uses. <p>3.3. Where land is known to be or is potentially contaminated, minimise the risks to human health and the environment by ensuring that uses on that site are appropriate for the level of land contamination.</p>	<p>The proposed development does not comprise a potentially contaminating landuse. The sewerage and waste water facility is located in the northeastern corner of the site where required buffer distances to other uses can be met.</p> <p>With respect to potential onsite contamination, a preliminary desktop investigation undertaken by Pitt & Shery confirms that potential on site sources of contamination include contaminated soils from the uncontrolled placement of waste, potential tanks and underground infrastructure, potential spills / release of agricultural chemicals, and the historical use of agricultural chemicals. The findings of the preliminary assessment "indicated that contamination may be present which could present a potential human health and / or ecological risk based on the future proposed use of the site. Based on the results of the PSI, a detailed site investigation is required. This assessment would then provide appropriate remediation strategies, by which it is considered by Pitt & Shery that the site could be suitable for the proposed development."</p>

Table 2E- Transport and Infrastructure Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>Integrated transport and land use planning</p> <p>To support an efficient, accessible and safe transport system through improved integration of land use and transport planning.</p>	<p>1.1. Support development that maximises the use of existing transport infrastructure and services.</p> <p>1.2. Ensure protection of existing and future strategic transport infrastructure corridors and assets (road, rail, ports, air), from encroachment by incompatible land use and development.</p> <p>1.3. Minimise the environmental, cultural heritage and social impacts associated with new and upgraded transport infrastructure and maintenance works, while maintaining the safety and efficiency of transport networks.</p> <p>1.4. Avoid allocating land for sensitive uses adjacent or close to major transport corridors</p>	<p>The site will contain an extensive network of cycleways and pathways, connecting residential, visitor and community uses.</p> <p>With respect to the impact of the proposed development to major transport assets, it is noted that the site is located in close proximity to Launceston Airport. The Aircraft Noise Intrusion Report prepared by Tarkari Engineering dated 10 May 2019 confirms that the aircraft noise intrusion is unlikely to significantly impact amenity for the Ridgeside Lane subdivision and development. "As such, additional assessment and/or consideration of buffer zones and structural upgrades to buildings within the subdivision and development to attenuate aircraft noise is considered unnecessary."</p>

Table 2E- Transport and Infrastructure Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	<p>and hubs.</p> <p>1.5. Provide for public transport, walking and cycling infrastructure as part of new and upgraded road infrastructure, wherever possible.</p> <p>1.6. Ensure land use is informed by infrastructure investment programs.</p>	
<p>Road and Rail Networks</p> <p>To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety for users.</p> <p>To provide for the ongoing safe and efficient operation of Tasmania's operational rail freight network, and recognise the strategic value of non-operational rail corridors.</p>	<p>2.1. Protect: a) the Burnie to Hobart transport corridor as Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;</p> <p>b) last mile urban freight connections as key links in the State's freight network;</p> <p>c) strategic rail freight loading facilities adjacent to existing rail corridors; and</p> <p>d) the strategic value of non-operational rail corridors.</p> <p>2.2. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations and facilities.</p> <p>2.3. Support heavy vehicle access across the road network that is responsive to industry needs and appropriate to the use and function of a road.</p> <p>2.4. Integrate urban land use with road infrastructure to maintain high levels of travel time reliability.</p> <p>2.5. Integrate tourism use and development with strategic road networks to maximise connectivity, access, and safety for visitors.</p> <p>2.6. Support development of the Burnie to Hobart rail corridor as Tasmania's highest standard rail freight network.</p>	<p>The proposed development will not impact on the Burnie to Hobart transport corridor, urban freight connections, strategic freight loading facilities or heavy vehicles access.</p> <p>The Traffic Impact Assessment discusses "that there is existing capacity on the Evandale Road network that can be utilized prior to the requirement to build the bypass road. As the bypass road is expected to be a quicker route, after development of the bypass it is expected that there would be little impact from the development on traffic movements in the town of Evandale so any traffic increases would be temporary".</p> <p>Where upgrades are proposed in the form of Evandale Bypass Road, these agreements will be addressed to Council under a separate cover.</p>
<p>Ports and Intermodal Hubs</p> <p>To ensure the safe and efficient operation of Tasmania's major sea and air ports.</p> <p>To protect and promote existing and future intermodal hubs and industrial areas as central points of freight generation and exchange.</p>	<p>3.1. Protect Tasmania's major ports at Burnie, Devonport, Bell Bay and Hobart from encroachment by incompatible land uses.</p> <p>3.2. Promote development at and adjacent to major ports that is compatible with proximity to a major port, or reinforces the role of the port as a freight and logistics hub.</p> <p>3.3. Avoid allocating land for sensitive uses adjacent or close to major commercial ports and related industrial activities.</p> <p>3.4. Plan for and maintain regional ports at Grassy and Lady Barron as critical links in the freight supply chains of the Bass Strait Islands.</p> <p>3.5. Ensure that planning relating to airports is: a) integrated with both land transport systems and supporting land use frameworks; b) supported by appropriate buffers; and c) able to accommodate complimentary and supportive businesses and activities.</p> <p>3.6. Protect current and future major intermodal hubs, including the Brighton</p>	<p>The proposed development is not in proximity to major sea ports and will not impact on the identification of land for future industrial purposes.</p> <p>The accompanying Acoustic Report prepared by Tarkari Engineering addresses the proximity of the proposed development to Launceston airport with respect to potential noise disturbance. This report confirms that the aircraft noise intrusion is unlikely to significantly impact amenity for the Ridgeside Lane subdivision and development</p>

Table 2E- Transport and Infrastructure Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
	<p>Transport Hub, from encroachment by incompatible land uses.</p> <p>3.7. Ensure sufficient and appropriate sized land parcels are identified and zoned for future industrial, freight and intermodal uses, and are located to maximise access to the strategic freight network.</p> <p>3.8. Locate developments that generate high volumes of heavy vehicle movements in existing intermodal hubs and industrial areas with good access to Burnie to Hobart corridor.</p>	
<p>Passenger Transport</p> <p>To support safe, efficient and accessible public transport, walking and cycling networks, connecting people to employment, education, essential services and social activities.</p>	<p>4.1. Locate developments that attract high numbers of people within existing activity centres and/or adjacent to key public transport corridors.</p> <p>4.2. Locate new residential and major new commercial developments in areas that are capable of being supported by the existing public transport network or support a logical extension of the network.</p> <p>4.3. Ensure existing and new residential development supports walking and cycling by providing infrastructure that maximises safe connectivity, and minimises travel distances to and from key destinations.</p> <p>4.4. Maximise the use of alternative modes of transport through the provision of pedestrian and cycle infrastructure and facilities within and to existing activity centres.</p> <p>4.5. Ensure road design can support efficient and reliable public transport services.</p>	<p>The Economic Impact Assessment prepared by MCA confirms that based on the growth at Ridgeside Lane, the Evandale population would reach 3366 by year 16 (2036).</p> <p>The development will contain an extensive network of cycleway and pedestrian paths for future and existing residents of the area which will provide a walkable community.</p>
<p>Energy</p> <p>To recognise and protect current and future strategic energy infrastructure, resources and corridors.</p> <p>To facilitate the efficient and timely development of existing and new energy opportunities.</p>	<p>5.1. Plan for, and facilitate energy-related use and development in appropriate locations.</p> <p>5.2. Protect energy infrastructure, resources and corridors against competing and incompatible use and development.</p> <p>5.3. Maximise the use of existing energy infrastructure, prior to extending energy networks.</p> <p>5.4. Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.</p>	<p>A Preliminary Services Assessment which has been conducted by Cardno confirms that the site is currently not serviced by electrical infrastructure. The development will require the existing infrastructure to be extended to the development boundary.</p> <p>The Concept Masterplan proposes a sustainable mixed use community, with a number of sustainability initiatives being investigated including the incorporation of solar panels and communal batteries to all buildings.</p>
<p>Waste and Resource Recovery</p> <p>To ensure that existing and future waste management facilities and services are identified, protected and managed to maximise the recovery and re-use of valuable resources and to meet the needs of the Tasmanian community.</p>	<p>6.1. Identify and protect existing and future waste management sites.</p> <p>6.2. Locate waste management and resource recovery facilities and services to minimise the impact on surrounding systems and uses.</p> <p>6.3. Ensure that waste management collection and transfer services are provided and sited for existing and new developments and subdivisions in ways that maximise efficiency and access for users.</p>	<p>The development will not impact the operations of the Evandale Waste Transfer Station located to the south of the site in Gunn Street. The proposed development will utilise Council's waste collection service for residential properties, with a private waste collection for commercial/tourism uses. Household waste and recycling initiatives will be implemented on site.</p> <p>The internal road system will be designed to accommodate a standard waste collection vehicle.</p>
<p>Water Supply, Waste Water Treatment and Urban Drainage</p> <p>To plan for the</p>	<p>7.1. Locate development to maximise the use of existing water supply and waste water infrastructure.</p>	<p>A Preliminary Services Assessment which has been conducted by Cardno confirms the following:</p>

Table 2E- Transport and Infrastructure Tasmanian Planning Policy		
Relevant Sub-categories & Objective	Strategies	Comment/Consistency
<p>effective, efficient, sustainable and safe delivery of reliable water supplies, including drinking water, waste water collection and treatment and urban drainage.</p>	<p>7.2. Ensure that land use planning considers the sustainable, long term provision of water supply and waste water treatment services to Tasmanian communities.</p> <p>7.3. Ensure drainage from developed areas is safe, minimises environmental impacts and protects against flooding and erosion.</p> <p>7.4. Incorporate water sensitive urban design principles into the planning and delivery of new developments.</p>	<p><u>Potable Water:</u> Evandale is part of the Longford System which takes water from the South Esk. The system is part of the Greater Launceston Water Supply Strategy work which is currently in progress. The site is currently not serviced with potable water. Existing potable water infrastructure is located along Logan Road (DN150) and White Hills Road (DN100) that is located in close proximity to the site.... It is expected that these assets will be extended to the development to service the site. There is approximately 2000 ET's of capacity at the reservoirs at Devon Hills that supply Evandale.</p> <p><u>Wastewater:</u> The site is currently not serviced for wastewater. The existing wastewater infrastructure is located along Logan Road (twin DN150 mains) that is in close proximity to the site..... It is expected that these assets can be extended to the site to service the initial development. The STP has a licence limit of 0.37ML/day, with current inflows averaging around 0.2ML/day. This is equivalent to 309 ET's of capacity remaining at the STP. The remaining sewage will need to be diverted to a new STP or upgrades to the existing STP will be required.</p> <p>The development will also incorporate water sensitive urban design to recapture and reuse all rainwater on the property; and onsite treatment and potential reuse of black water.</p> <p>Taswater confirm in advice dated 6 May 2019 that the "Ridgeside Lane proposal itself may drive growth, with corresponding capacity demands which Taswater would respond to. In the event that the development would take place over a period currently estimated to be over 15 years, corresponding infrastructure improvements would be required as a cost to development....The Ridgeside Lane proposal would be a significant development and will be included in future strategy deliberations unless other advice to the contrary comes to hand."</p>
<p>Telecommunications To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.</p>	<p>8.1. Support the provision of modern telecommunications services that are widely accessible to business, industry and the community.</p> <p>8.2. Support the development of land for telecommunications facilities, where required.</p> <p>8.3. Ensure the efficient and cost-effective deployment of broadband networks by enabling access to transport and other public infrastructure corridors.</p> <p>8.4. Minimise the environmental and social impacts of new telecommunications infrastructure.</p> <p>8.5. Utilise existing underground or aboveground sites and facilities for telecommunications facilities where appropriate.</p>	<p>The Preliminary utilities Assessment prepared by Cardno confirms that "the site is currently serviced by NBN. The land that can be serviced by existing NBN infrastructure It is expected the development will be able to utilise the existing infrastructure for their development."</p>

8 Northern Tasmanian Regional Land Use Strategy

How does the proposal meet the overarching strategic directions and related policies in the Northern Tasmanian Regional Land Use Strategy?

The Economic Impact Analysis prepared by MCA confirms that the Ridgeside Lane development "will enhance the Northern Land Strategy and contribute to population growth objectives, new business, tourism development; local employment growth; and liveability. The project is not simply a housing development. It is the creation of a new way of living in an environmentally planned area that offers diverse housing types. This is combined in a precinct that will deliver sustainable businesses, new jobs and training for young people in hospitality and agribusiness.

The proposed Ridgeside Lane development will be a major contributor to 3 of the goals - Economic Development, Liveability, and Sustainability.

In particular it addresses some of the challenges identified in the Land Use Strategy: the need for a larger population (families and couple households) to renew the regional population; new job opportunities (in tourism, agribusiness and services) and the development of new employment related skills.

- *Ageing population: the development will increase the population of Evandale, by attracting a mix of new residents, including families, younger people and retirees and will renew the population.*
- *Housing types: offers a diverse range of housing types which will attract locals and interstate migrants to the region. With the proximity to Launceston, people can reside in Evandale and work in Launceston (in services and professional occupations).*
- *Tourism growth: the precinct will offer new tourism facilities, which will attract visitors and complement the Launceston and regional offer.*
- *New jobs: the development will create new direct jobs in the various businesses to be located in the precinct (hotel, eco-resort, wellbeing retreat, demonstration farm, education and artisan hub, child care and aged care).*
- *Stronger local business: the combination of new residents and visitors and their spending will provide a boost to local businesses in Evandale. The operations in the precinct will also provide a new market for local produce and other services.*
- *Services and infrastructure: the development will deliver a childcare centre and retirement living and age cared facilities. It will provide open space and recreational facilities for all residents of Evandale.*
- *Skills and training: training in hospitality and agribusiness and work experience will be delivered."*

The manner in which the proposed development accords with the overarching goals and strategic directions (pp. 8 – 13) and the related policies of the Northern Tasmania Regional Land Use Strategy is discussed in Tables 3A and 3B over.

Table 3A: Overarching Strategic Directions of Northern Tasmanian Regional Land Use Strategy	
Goal	Strategic Direction – Comment
<p>Goal 1: Economic Development To facilitate economic development and productivity through integrated land use and infrastructure planning</p>	<p>The proposal will promote economic productivity through the provision of high-quality infrastructure on the site, focusing on regional tourism. The emphasis on sustainable living and sustainable tourism will promote competitive advantage for the local area by adding diversity in the local economy and generating jobs, in accordance with Strategy Direction G1.1.</p> <p>An integrated and coordinated approach to the development has been achieved through the provision of on site car parking at relevant facilities across the site, walking and cycling networks, emergency access provisions, sewerage and water treatment facilities and appropriate road linkages to the surrounding network, in accordance with Strategy Direction G1.2.</p> <p>The development will not fetter adjacent agricultural landuses, meeting Strategic Direction G1.3.</p> <p>The development will provide for tourism, including tourist accommodation and tourism education, adding diversity to the economy and job generation, in accordance with Direction 1.1(b) and will provide downstream activities to natural resources (ie agribusiness) meeting Direction G1.1(e).</p>
<p>Goal 2: Liveability To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.</p>	<p>The Ridgeside Lane development will complement, rather than detract from the existing business centre of Evandale and will therefore not impact on the commercial hierarchy established by the NTRLUS. Further, the development will provide for expansion of the existing urban area of Evandale, thereby not hindering the identified regional settlement hierarchy identified in Strategic Direction G2.1.</p> <p>The development adheres to Strategic Direction G2.2 by planning for socio-demographic changes as discussed within the Economic Impact Analysis prepared by MCA which confirms:</p> <ul style="list-style-type: none"> ▪ The existing population of 1124 is from the ABS Census 2016. The population of the Evandale Urban Area has been basically static over the 10 years to 2016. In the absence of the proposed development the population is likely to get smaller, with future ageing and smaller household sizes. ▪ The development will attract a mix of families and retirees and will renew the population. ▪ For the analysis we have assumed the existing population remains constant and the new population (based on 631 house lots and 80 retirement villa lots), increases progressively to reach 2242 in year 16 (2036), when the housing and villa construction is fully completed. <p>In order to meet the demands of this anticipated population the development provides a diverse mix of housing types and lot sizes and a range of required care service facilities are planned for the precinct, which includes retirement living, aged care (including dementia care) and disability respite. An early learning/child care centre is also included to service families in the region.</p> <p>The development will create its own unique identity and sense of place while not detrimentally impacting upon the local character of Evandale or detrimentally impacting upon significant European or Aboriginal cultural significant sites, in adherence to Strategic Direction G2.3.</p> <p>The site will provide a range of social infrastructure including open spaces, walking and cycling connections, a Men's shed, a retirement village hub and restaurants/cafes to promote social interaction and inclusion, in accordance with Strategic Direction G2.4.</p>
<p>Goal 3: Sustainability To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.</p>	<p>The development will promote open space and outdoor recreation opportunities and has been designed sensitively to consider the site's scenic assets, in accordance with Strategic Direction G3.1.</p> <p>On site water quality will be enhanced through WSUD ponds and on site waste water treatment.</p> <p>The development will not adversely impact on ecological processes, as discussed in the accompanying subconsultant investigations. In addition, the development will not impact genetic diversity, with the Natural Values report prepared by Nest confirming that as habitat features within the property are in a degraded state. Conversely, Nest also confirm that "if incorporated into the development plans, this project has the potential to protect and enhance some areas of habitat to encourage greater biodiversity".</p>
<p>Goal 4: Governance To provide cooperative and transparent leadership and regionally supportive local governance structures to</p>	<p>Significant community engagement has been undertaken for the proposal in consideration of Strategic Direction G4.1:</p> <p>"A point of consensus was that 'the development should be about the children and grandchildren of existing residents'. This sentiment when joined with the principles of economic, social and environmental integration is a potent force for optimism about</p>

Table 3A: Overarching Strategic Directions of Northern Tasmanian Regional Land Use Strategy

Goal	Strategic Direction – Comment
advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.	the development's potential contribution to the future of the Evandale District and broader Region." Ridgeside Land Community Engagement Report July 2018 (Noa Group)

Table 3B: Consistency with Regional Planning Policies of Northern Tasmanian Regional Land Use Strategy

Policy	Actions/Strategic Direction - Comment
REGIONAL SETTLEMENT NETWORK POLICY	
Regional Settlement Networks	<p>The subject site is currently within the 'Rural' land use category, as demonstrated by Figure 3.</p> <p>This strategy identifies Evandale as a 'Satellite Settlement' being a settlement within proximity to the Greater Launceston Urban Area, which provides a dormitory function to the regional city. The Strategy confirms that such settlements "..... provide for a rich mixture of land uses, including locations for residential housing for a significant proportion of the region's workforce, associated industrial areas and localised employment opportunities. The settlements are supported by a wide range of local community, retail, business and commercial functions. As key regional urban areas they will deliver services to their surrounding area as they are subject to substantial change and growth pressures."</p> <p>It is proposed to amend the Northern Regional Land Use Strategy whereby the subject area be reclassified from its current land use classification of 'Rural' to be included within an 'Urban Growth Area'.</p> <p>Despite the fact that the site is not currently identified as a growth area within the RLUS we note that the objectives of this strategy will be met as the development will:</p> <ul style="list-style-type: none"> ▪ Provide increased opportunity for access by increased tourist visitation through Launceston Airport which handles 1.3million passengers per year and which is located only 7km from the site; ▪ Provide opportunity for regional population growth, including interstate migration; ▪ Provide investment opportunities by attracting offshore and mainland capital; ▪ Allow for economic growth, job creation and upskilling of the workforce; ▪ Provide housing diversity for all stages of life, including seniors living; ▪ Provide a liveable community and a vibrant, sustainable urban settlement, with access to a range of facilities. ▪ Adequate water service infrastructure exists and an onsite sewerage treatment facility is to be provided.
Housing Dwellings and Densities	<p>Lots sizes will be varied and will include:</p> <ul style="list-style-type: none"> ▪ 346 x General Residential allotments ranging in size from 450m2 to 669m2. ▪ 160 residential super lots to provide sustainably designed and constructed multiple dwellings offering a variety of housing opportunities. ▪ 81 x Low Density Residential allotments ranging in size from 1,500m2 to 5,500m2. ▪ 27 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares. ▪ 17 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road. <p>The higher density accommodation is located along the central opens space spine, with decreasing densities towards the perimeter of the site, including Logan Rd. The housing types and densities meets the intended policy outcomes.</p>
Integrated Land Use and Transport	<p>The range of community and health services provided on the site, together with cycleway and pedestrian paths will provide a walkable community.</p> <p>Centralised parking areas for visitors will ensure that the carparking needs of the overall development are adequately met.</p>
Residential Design	<p>Buildings will be 1-2 storey in height and will be designed to be sympathetic with the Georgian character of the existing Evandale township.</p> <p>Extensive oped space areas will be provided, including a full size cricket/AFL field, for ongoing public use.</p>
Housing Affordability	<p>The development will provide a range of lots sizes and dwelling types to provide for families, first home owners and seniors.</p>
Rural and Environmental Living Development	<p>The development includes 44 rural living lots which will provide for a transition in density from the smaller residential lots located in the centre of the site to the perimeter of the site. The provision of rural living lots fronting Logan Rd, acknowledges the capacity of this road and limits the number of lots with direct access.</p> <p>The 200m buffer which is provided to agricultural lands to the north will ensure the ongoing protection of agricultural enterprises on such lands.</p>

Table 3B: Consistency with Regional Planning Policies of Northern Tasmanian Regional Land Use Strategy	
Policy	Actions/Strategic Direction - Comment
REGIONAL ACTIVITY CENTRE NETWORK POLICY	
Specific policies and actions	<p>The Ridgeside project will increase the population by 2242 persons to an estimated 3366 by 2036 (MCa).</p> <p>The development will promote and support the role of the existing Evandale business centre. The Economic Impact Analysis prepared by MCa confirms the following:</p> <ul style="list-style-type: none"> ▪ <i>In current 2018 prices, total annual household income (pre-tax) of the new residents would increase from \$3.5 million in year 2 (2022) to \$49.9 million by year.</i> ▪ <i>Annual resident consumption spending will increase from \$1.517 million in year 1 to \$21.569 million in 2035.</i> ▪ <i>This spending will benefit businesses in Evandale, other nearby towns (eg. for supermarket spending and other food products, health services), and Launceston for specialist retail products and other services. This split is likely to be of the order of a third in each location (eg. an injection of around \$3 million per year to local Evandale businesses in year 7 increasing to around \$7 million by year 16).</i> <p>The development will not adversely impact on the role of Evandale or Launceston due to the unique range of services provided, which will not duplicate those located in other centres.</p> <p>Evandale, which is identified as a Satellite centre, has a role which seeks to "service the daily needs of surrounding community and provide a focus for day-today life within the community". The Ridgeside Lane project will provide suggested landuses such as tourism related functions 'in a rural context' and a restaurant/café to support local or tourist trade as specified by this policy. The development will also expand on the range of passive and active recreational uses as also recommended by this policy for a satellite centre. Further, the development includes a range of specialist tourism uses, which also reflect the intended outcomes of this policy.</p> <p>In addition, the development will contain a range of community facilities including a retirement village comprising a care centre including specialist aged care, palliative care and dementia care facilities in addition to independent living units, a men's shed, a lawn bowls court and activities centre.</p>
REGIONAL INFRASTRUCTURE NETWORK POLICY	
Specific policies and actions	<p>In accordance with Policy RIN-P6, the proposal is consistent with Actions RIN-A10 – A17. The subdivision design has incorporated safe road layouts, pedestrian and bicycled connectivity to community facilities and open spaces and emergency vehicle access. Pedestrian and cycleway access is provided directly to Evandale</p> <p>The proposal is also consistent with RIN-P7 in providing a subdivision design with interconnected road layout where there are no cul de sacs proposed (RIN-A20)</p>
REGIONAL ECONOMIC DEVELOPMENT POLICY	
Training and Education	In accordance with ED-P5, the proposal provides innovative initiatives to improve the lifestyle and provide employment and training opportunities in new and emerging growth industries.
Tourism	The proposal is particularly focused on tourism, whereby the development will enhance the range of tourism and visitor experiences in the region (ED-P9).
SOCIAL INFRASTRUCTURE AND COMMUNITY POLICY	
Social Infrastructure	<p>In accordance with SI-PO1, the development has incorporated social infrastructure which is well located to the residential development and employment opportunities.</p> <p>A sustainable educational hub is proposed and demonstration agribusiness facility which promotes sustainable living within the facility (SI-A02).</p>
REGIONAL ENVIRONMENTAL POLICY	
Biodiversity and Native Vegetation	The Natural Values Report prepared by Nest confirms that " <i>terrestrially there was little native vegetation remaining and few habitat opportunities on the property.....the property was found to be biologically impoverished however there remains a few areas with some natural values that could be protected and rehabilitated to provide habitat and refuge for local and threatened fauna species within the development plan.</i> "
Open Space and Recreation	The development has high regard for open space and recreation linkages which will contribute to community health and wellbeing, amenity and environmental sustainability (OSR-PO1)
Natural Hazards	NH-P02 and NH-P03 have been addressed, where the site natural hazards, including bushfire mitigation measures can be achieved in subdivision and building design.
Coasts and Waterways	Water supply catchments will be enhanced where on site WSUD ponds have been incorporated into the subdivision design and an on site sewerage and waste water facility will promote public and private re use of water (CW-PO7).

9 Justification for Modification of Urban Growth Area Boundary

As the amendment seeks to modify and urban growth boundary and relates to greenfield land, the following supporting information is provided:

9.1 Justification for Provision of Additional Land

Provide justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance

Appendix A of the accompanying Economic Impact Analysis prepared by MCA confirms that "the Ridgeside Lane project aligns with the Tasmanian Government's Population Growth Strategy and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA. In the absence of a development of this nature the population of Evandale and the Northern Midlands LGA, will continue to age and remain static or decline."

"Tasmania's estimated population as at March 2014 was 514 684 persons. By June 2036, Tasmania's population is projected to be 576,925 persons under the medium series. By June 2037, under the high series, Tasmania's population is projected to be 641,455 persons, and for the low series to be 519,143 persons by June 2037."

"Tasmania currently has the oldest population in Australia and it is ageing faster than any other state or territory. In Tasmania, the median age is 41.5 years compared with the national median age of 37.3 years. It is projected that more than one in four Tasmanians will be aged 65 or older by 2050, based on current trends. "

"The Population Growth Strategy is part of the government's vision of making Tasmania the best place in the country to live, work, invest and raise a family. The detailed Population Growth Strategy identifies 50 actions in three key areas:

- Job creation and workforce development: we will facilitate job creation and identify current and future employment opportunities to inform investment in education and training, and migration attraction strategies.
- Migration: we will actively pursue and facilitate overseas and interstate migration to Tasmania and encourage Tasmanians living elsewhere to come home.
- Liveability: we will build and promote Tasmania's liveability and foster a culture which is vibrant, inclusive, respectful and supportive."

"The Ridgeside Lane project aligns closely with the Tasmanian Government's Population Growth Strategy, and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA. In the absence of a development of this nature the population of Evandale and the Northern Midlands LGA, will continue to age and remain static or decline, in line with the Tasmanian Treasury's projections for the LGA. "

9.2 Analysis and Justification of Potential Dwelling Yield

Provide analysis and justification of the potential dwelling yield for the proposed additional area of land

The Economic Impact Analysis prepared by MCA confirms that the completion of the development will increase the population of Evandale by 2242 persons by year 18 (3036). Whilst exceeding the population intended for the Northern Midlands by the NTLUS it is noted that the Ridgeside Lane development is not merely a housing development but a mixed use project that has the capacity to boost employment and business growth evidenced in the following (MCA, 2019):

- Annual spending by Ridgeside Lane residents in Evandale and the region, will increase to around \$22 million per year by year 18 generating up to 126 jobs (direct and indirect/induced jobs) in that year.
- Precinct operations: the business operations on the precinct will provide a total of: 133 direct jobs in tourism and hospitality, education/training and care; and will generate a further 32 indirect/induced jobs in the region.
- Visitor spending in other businesses in the Evandale village will increase to \$3.7 million in 2031 and \$4.1 million in year 18.
- Construction jobs: an average of 57 direct on site jobs would be generated per year during the construction 15 year period, with a further 14 direct jobs in materials and services supply.

9.3 Analysis of Land Consumption

Provide analysis of land consumption (ie land taken up for development) since the regional land use strategy was declared.

The accompanying Growth Assessment Maps prepared by Traders in Purple demonstrate the availability of zoned land within various townships of the region and the potential limitation to the development of such lots, despite their urban zone. The townships investigated include:

- | | |
|----------------|-----------------|
| • Legana | • St Helens |
| • Exeter | • George Town |
| • Beaconsfield | • Campbell Town |
| • Hadspen | • Perth |
| • Deloraine | • Longford |
| • Scottsdale | • Evandale |
| • Whitemark | |

The following conclusions have been drawn from this analysis:

1. The region has an aging population and is anticipated to experience steady decline in people aged 0-39 over the next 20 years;
2. Land within the existing growth boundaries offers very limited potential for housing or job growth;
3. Land must be released to support new homes and job opportunities by extending growth boundaries;
4. Ridgeside Lane offers a ready solution as referenced in the *Executive Summary – Growth Potential for Northern Midlands Region* prepared by TIP.

Specifically, the following observations are made in support of the Ridgeside Lane proposal:

- Northern Tasmania's ageing population (60+) is growing and there is a declining population of young families and middle aged adults (0-59).
- Positive population growth (+41%) is expected in the 60+ aged group cohort to 2037.
- Negative population growth (-15%) is expected in the 0-59 age group cohort to 2037.
- While there appears sufficient residential zoned land to accommodate population projections and housing the availability of appropriately zoned land for a community-based project with a range of land-uses and a willing developer appears non-existent.
- The number of suggested land lots that could be delivered in the Northern Tasmania region is based purely on the assumption that the lots identified in the assessment can be developed and will be developed expressly for permissible residential land subdivisions.
- In undertaking investigations, there are four apparent key challenges to delivering new homes in the region:

- (a) Many of the sites have environmental constraints/challenges that would require further analysis to accurately determine potential. As such, development potential within the assessment is very high-level/desktop and generally optimistic.
 - (b) Analysis reveals that historically, there has been a very low take-up rates in Northern Tasmania for subdivision developments. It may be that burgeoning ageing populations and declining family-age populations have contributed to the low appetite/demand.
 - (c) Thirdly, some large residential landholdings may currently be used for agriculture or other uses.
 - (d) Finally, TIP note that it is generally accepted that land subdivisions in areas with limited access to services, jobs and amenities are more likely to be commercially unviable, when factoring infrastructure costs and availability of comparable cheap land/homes in local markets.
- When comparing available developable land in Northern Tasmania, Ridgeside Lane is highly developable, relatively flat, environmentally unencumbered land in a highly desirable location. It is also in proximity to Launceston airport and within short driving distance to jobs/amenities in Perth, Longford and Launceston city.
 - The proposed Ridgeside Lane project also provides wider economic benefit than a standard land-lot subdivision, providing 100+ FTE jobs and a range of land uses that would benefit the local and regional economy as well as promoting tourism and aged-care housing.

9.4 Justification for Any Additional Land

Provide justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport and activity centres that provide social services, retail and employment opportunities.

The Ridgeside Land development is a mixed development outcome which contains a range of facilities which will provide social services and employment opportunities including community gardens, parklands, walking and cycling paths, men's shed, cricket/AFL oval, hotel restaurant, cafes, lawn bowls, retirement activities centre, seniors living, specialist aged care, palliative care and dementia care facilities, sustainability, education and artisans hub, demonstration farm and agribusiness facility and a child care centre.

The subject site is unique in terms of its significant size and proximity to Launceston airport, which allows for the inclusion of a broad range of tourist and visitor activities and accommodation.

Further, the development will provide for a range of residential and rural living opportunities to provide diversity in housing and to address a need for first home owners through to 'aging in place'. The development contains an extensive network of walking and cycling paths to reduce reliance on motor vehicles.

9.5 Consideration of Sequencing and Land Release

Consideration of appropriate sequencing and land release within the local area and region.

The accompanying Economic Impact Analysis prepared by MCA details the staging of the Ridgeside Lane project, which is an 18 year project providing a total of 631 dwellings, with up to 31-50 dwellings built and occupied each year from 2021 to 2035. The construction impacts of this are significant, where are a number of onsite, equipment supply, and indirect jobs generated over this construction time frame. It is also anticipated that the population growth would contribute to an additional 126 direct and indirect jobs by the 18 year of the construction phase.

Pitt & Sherry have completed a 'Consultation with General Managers' Report dated 17 May to ascertain support or otherwise changes to the regional Land Use Strategy. The findings of this consultation can be found

with the accompanying report, however, the general outcome of discussions revealed a general support of a development which assists in the growth of the region, however, strategic justification would be needed, together with the provision of any necessary infrastructure. With respect to the Ridgeside Lane project there were "varied comments from total support to reserved support for the idea. Ridgeside was seen as having a point of difference – the whole idea of sustainable communities. The point was made by two councils that development in Evandale is not going to impact on growth in other areas.....The key message was more information is needed and the proposal has to be backed by sound strategic planning by the council (Northern Midlands)."

9.6 Consideration of Targets for Infill Development

Consideration of any targets for infill development required by the regional land use strategy.

The NTRLUS identifies Evandale as a satellite settlement which is to "provide an extensive urban area independent of the Greater Launceston Urban Area with key local, commercial, and community service functions". A growth potential of approximately 200 residential lots is anticipated for Evandale.

The Economic Impact Analysis prepared by MCa confirms that "a major issue for Tasmania and regions including Northern Midlands is slow population growth and an ageing population..... Under the medium and low series, the Northern Midlands LGA population declines and under the high series the population increases only by around 500 persons. Under all these scenarios the population continues to age.The Northern Midlands LGA is one of 12 LGAs in Tasmania, whose populations would decline under the medium growth scenario." It is considered that rigid adherence to the intended growth levels (of 200 lots) for Evandale will fail to address this declining population growth, and the resultant impact on economic growth.

The accompanying analysis of the growth potential of all townships within Northern Midlands (to 2037) which has been prepared by Traders In Purple confirms that all satellite settlements and district centres have a capacity of accommodate growth to 2037, based on Treasury population forecasts. However, whilst 'on paper' such populations targets appear able to be met, a number of existing residentially zoned areas may not readily proceed to subdivision due to the limited size of the land holding, site constraints and the 'willingness' or financial capacity of landholders to proceed, given the perceived (and real) lack of population growth. Further, Traders in Purple has researched the existing land estates and have found that these are generally infill or attached to existing subdivisions and whilst provide additional housing, provide no additional amenity or any significant ongoing economic benefits to the local community.

Whilst the Ridgeside Lane site is not identified as a growth area within the strategy it has the capacity to accommodate an increase in population which will sustain employment and business growth within the local area, the region and the State. The Ridgeside Lane project supports the three key areas of the Tasmanian Government's Population Growth Strategy.

- *Jobs: the project is not just housing, it will create new direct jobs on site (hotel, provender, farm, aged care, and childcare) and training for young people. The additional population will also provide a boost to businesses in Evandale and other parts of Northern Midlands LGA.*
- *Migration: the development will also attract interstate people, who are seeking a new lifestyle.*
- *Liveability: the project creates innovative housing and new businesses in a way which is sensitive to the environment and the Evandale location. (MCa, 2019)*

9.7 Potential for Land Use Conflicts

Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.

The revised Concept Masterplan prepared by Lange Design (Issue H) and the revised Land Use Master Plan (Issue J) now incorporates a 200m buffer between sensitive uses on the Ridgeside site and agricultural lands to the north. This has resulted in the relocation of all residential lots, rural living lots, ecotourism and hotel accommodation from this buffer. The only uses which are now contained in this buffer are non-sensitive uses and agricultural uses which include the demonstration farm and agribusiness, olive tree /chamomile and lavender planting, botanical gardens, sustainability, artisan and education hub, WSUD ponds, sewerage and waste water treatment facility.

10 Justification for Development of Greenfield Land

10.1 Consistency with Regional Land Use Strategy

How the amendment accords with other strategic directions and policies in the regional land use strategy

The manner in which the proposed Ridgeside Lane development accords with the strategic directions and policies of the NTRLUS is discussed in Tables 3A and 3B of Section 4 of this report.

10.2 Impacts on Natural Values

Impacts on natural values, such as threatened native vegetation communities, threatened flora and fauna species, and wetland and waterway values

There are a number of small dams across the properties, with two minor dry watercourses located near the north eastern property boundaries. There is limited vegetation across the site due to use for sheep grazing. The Natural Values Report prepared by Nest confirms that "terrestrially there was little native vegetation remaining and few habitat opportunities on the property.....the property was found to be biologically impoverished however there remains a few areas with some natural values that could be protected and rehabilitated to provide habitat and refuge for local and threatened fauna species within the development plan."

10.3 Impacts on Cultural Values

Impacts on cultural values, such as historic heritage values, Aboriginal heritage values (noting these have already been addressed) and scenic values.

Cultural Heritage Management conducted an assessment of European heritage in July 2018 which confirmed that the township of Evandale is a National Trust classified Georgian village, with some 39 heritage listed properties included on the Australian Heritage Database. Based on site surveys, there is very little potential for in situ historic features to occur within the site area. Furthermore, the negative survey results were considered an accurate indication that the potential for heritage features is very low. However, Cultural Heritage Management recommend that the proponent ensure there is ongoing consultation with the broader public regarding future design to ensure it will be sympathetic with the values and qualities of the Evandale township and appropriately minimises visual impacts of the development.

Investigations conducted by Cultural Heritage Management Australia in July 2018 confirm that no Aboriginal heritage sites or specific area of elevated Aboriginal heritage sensitivity were identified, and an AHR search shows no registered Aboriginal sites within or in the vicinity of the site area. As a result of the surveys carried out by Huys and Sainty, the designated Aboriginal Heritage Office concluded that the proposal would not impact on known Aboriginal sites. Furthermore, given the extent of cleared land, any bush food resources are no longer in existence and as such, the proposal will have minimal impact on Aboriginal heritage resources.

10.4 Potential Loss of Agricultural Land

The potential loss of agricultural land from Tasmania's agricultural estate (including but not limited to prime agricultural land and land within irrigation districts)

There have been a number of Agricultural assessments prepared by Macquarie Franklin in regard to this proposal. The first was the Agricultural Assessment of the Proposed Ridgeside Land Development dated December 2018 which accompanied the original strategy submission to Council. Following from this, the Response to the Geo Environmental Solutions Initial Review of the Agricultural Assessment for the Ridgeside Lane Development prepared in February 2019 was prepared in response to the Geo Environmental Solutions

review of the December 2018 report. In addition, there has been a report dated May 2019 which addresses Council's additional information request.

The Agricultural Assessment prepared by Macquarie Franklin in December 2018 addresses agricultural considerations of the subject land which is classed as class 4 land with no prime agricultural land present. It was determined that future agricultural land uses are predominately based on irrigated crops, as well as vegetable crops and perennial horticultural enterprises which were also found to have potential. Further, the 'Response to the Geo-Environmental Solutions Initial Review of the Agricultural Assessment for the Ridgeside Lane Development' which was prepared by Macquarie Franklin in February 2019 confirms that:

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

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

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

...the area of land associated with the Ridgeside Lane development overall represents negligible proportion of similar Class 4 land and that of the total land area on a local and broader regional context.

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

Macquarie Franklin also confirm:

"The North East Irrigation Scheme (NEIS) covers land that includes White Hills, Relbia and Evandale, and has a total irrigation allocation capacity of 4,650 ML, covers a total area of 16,545 hectares of irrigable land, with 54 land holders having irrigation rights. The amount of class 4 land within the NEIS scheme is approximately 11,000 hectares.

The combined irrigation rights associated the properties in question associated with the Ridgeside Lane development is 40 ML, and this represents 0.8% of the total amount of irrigation water available from the NEIS. The irrigation water rights are fully tradeable within the NEIS scheme and can be permanently sold or leased on a long and/or short term basis, and the water right water currently held by the proponent could be traded accordingly.

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

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

10.5 Potential Land Use Conflicts

The potential for land use conflicts with adjoining land, such as agricultural land and nearby agricultural activities, taking into account future demand for this land.

The revised Concept Masterplan prepared by Lange Design (Issue H) and the revised Land Use Master Plan (Issue J) now incorporates a 200m buffer between sensitive uses on the Ridgeside site and agricultural lands to the north. This has resulted in the relocation of all residential lots, rural living lots, ecotourism and hotel accommodation from this buffer. The only uses which are now contained in this buffer are non-sensitive uses and agricultural uses which include the demonstration farm and agribusiness, olive tree /chamomile and lavender planting, botanical gardens, sustainability, artisan and education hub, WSUD ponds, sewerage and waste water treatment facility.

This 200m wide buffer to sensitive uses, in conjunction with the extensive vegetation corridor and graduated development intensity, are considered to be adequate and sufficient in order to limit and prevent the risk of fettering and constraining agricultural land use activity on the adjacent properties.

10.6 Risks from Natural Hazards

Risks from natural hazards, such as bushfire, flooding and landslip hazards

Bushfire Hazard

An Initial Bushfire Assessment has been prepared by Pitt & Sherry which has identified three potential sites as potential evacuations centres in the event of a bushfire, being Evandale Primary School; Morven Park; and 2-4 Logan Road. In relation to access, it is understood Ridgeside Land may require some upgrading to meet the required acceptable solutions from that of its current condition, however, the report notes that new roads within the development will be constructed to the required standards. Emergency vehicular access has now been incorporated into the subdivision design onto Logan Road. In addition, the subdivision can achieve compliance with required property access requirements.

Given the number of residential allotments proposed, Pitt and Sherry confirm that the subdivision can comply with the code for water supply, provided that TasWater can supply water at the required quantity and pressure for fire hydrants to function.

The surrounding hazard management area has been classed as Grasslands, which is to be maintained in a low fuel condition throughout the bushfire season. Additional site specific fuel reduction may be required which limits opportunity for vertical and horizontal fire spread. Pitt and Sherry acknowledge that at this stage of the site investigations, a BAL for individual sites has little relevance, however, to comply with the Code, each new lot must achieve a BAL of 19 or better.

A vulnerable use is proposed on the site, being the seniors living component. However, in time as the development progresses in stages, the vulnerable use may not be located in a bushfire prone area. Alternatively if located in a bushfire prone area, than an emergency management strategy with mitigation measures to achieve the required level of risk will be required and a BAL level of 12.5, which Pitt and Sherry comment 'is highly likely that such a use can meet the requirements of BAL 12.5 and the other standards for a Vulnerable Use as contained within the Code'.

Therefore, Pitt and Sherry confirm that *"this is a large greenfield site as such achieving a tolerable bushfire risk is a relatively simple provided there is adequate water supply pressure to operate hydrants. Revisions to the Master Plan have shown required emergency access points on to Logan Road so the public access arrangements are now compliant. At this high level there would appear to be few impediments to managing*

bushfire within tolerable risk levels, recognising that full assessment of bushfire risk will be required at the subdivision and development stages."

In summary Pitt and Sherry also confirm the following:

- Individual lots within the bushfire prone areas will need to achieve a BAL 19 rating or better.
- Road access will meet required standards with the proposed emergency access points provided off Logan Road. Water supply will meet required standards if Taswater can confirm that there is adequate pressure in the system to allow rolling hydrants to function. Otherwise compliance will rely in water tanks of reach lot.
- A rolling Hazard Management area will be required to relate to stages of the development.
- Whilst the site is generally flat each stage will require its own assessment to determine the width of the hazard management area for each stage/lot.
- The dominant class of bushfire prone vegetation is grassland/grazing.
- The width of a hazard management area to service the site and achieve a BAL 19 rating will be in the range of 10-14m width for flat sites and 11-16m for sites with a slope up to 5 degrees; and
- Vulnerable uses will need to achieve a BAL 12.5 rating and be supported by a Bushfire Emergency Management Plan (Principles only).

Geotechnical Constraints

A report by Pitt & Sherry dated 2 May 2019 has been prepared to assess landslip. This Landslip Assessment report concludes that "the site, when developed under sound engineering practice, is considered to be rated low risk to impact from small to large scale landslips. The following conditions are provided by Pitt & Sherry:

- All earthworks such as cutting, retaining walls, filling, and surface/subsurface drainage should be undertaken with sound engineering practice, including fill embankments being keyed into sloping ground;
- All bulk earthworks and structural foundations should have geotechnical designs based on detailed site investigation;
- All existing ponds/small dams not used for WSUD should be removed.
- Ponds being used for WSUD and storm water catchments should be impermeable to prevent the uncontrolled release of excessive water into the ground.
- All exposed/disturbed soil should be protected from erosion by using erosion control materials or by planting grass and/or vegetation.
- Waste water should be treated in an impermeable structure to prevent the uncontrolled release of excessive water into the ground.
- The development should harness rainwater for use as potable water, irrigation and other means before being stored in the ponds.

If the above conditions are incorporated then Pitt and Sherry confirm that the sites susceptibility to landslide will be reduced and the site has been assessed to be suitable for the development.

Flood Impacts

MRC has prepared a Preliminary Flood Risk Assessment to review any potential for flooding as a result of the proposed development. Their assessment of hazards confirms that there is a low risk to adults and children across the existing site for both the 1% and 0.5% AEP rainfall events.

This conclusion is based on their investigations which indicate that "that across the majority of the site the overall water depths in these major events falls within the range of 0-250mm in depth. The only exceptions to the above, is in several locations across the site where there are existing dams. The maximum water depth in these locations for these major rainfall events can range from 100-900mm in depth. Maximum flow velocities do not exceed 1.5m/s across much of the site. There is one small section along the northern boundary where these velocities do reach 1.5-2.0m/s in these larger events".

Potential Land Contamination

A desktop Stage 1 Preliminary Site Investigation has been undertaken by Pitt & Sherry to determine the risks associated with potential contamination of the site in response to the proposed development. This report confirms that several neighbouring properties have the potential to contaminate soil and groundwater, including the Evandale Waste Transfer Station, a cattery / kennel, the Evandale Sewerage Treatment Plant and a site with multiple parked vehicles. Potential on site sources of contamination include contaminated soils from the uncontrolled placement of waste, potential tanks and underground infrastructure, potential spills / release of agricultural chemicals, and the historical use of agricultural chemicals.

The findings of the preliminary assessment "indicated that contamination may be present which could present a potential human health and / or ecological risk based on the future proposed use of the site. Based on the results of the PSI, a detailed site investigation is required. This assessment would then provide appropriate remediation strategies, by which it is considered by Pitt & Sherry that the site could be suitable for the proposed development.

10.7 Impacts on State and Local Road Networks

The potential for impacts on the efficiency of the State and local road networks (including potential impacts / compatibility with public transport and linkages with pedestrian and cycle ways) and the rail network

In regard to road infrastructure, Pitt & Sherry provide an assessment, noting the majority of the development will be accessed from Ridgeside Lane via Barclay Street and White Hills Road, while the 17 Rural B zone lots will be accessed from Logan Road, which would use Russell Street. The 17 rural residential lots would use Logan Road permanently.

A TIA has been undertaken for the Ridgeside Lane Development in Evandale. The TIA assesses the level of development that can be built with traffic using the existing Evandale Road network to access the development, taking into consideration impacts to the safety, function and amenity of the existing Evandale road network. The analysis and discussions presented in this report can be summarised as follows:

- There is spare capacity to accommodate an additional 1,560 vehicle movements on White Hills Road and Barclay Street, which is equivalent to approximately 211 residential lots
- All modelled intersections in Evandale continue to operate with minimal queues and delays after 211 lots are developed
- Logan Road, to the east of No. 58, is currently carrying higher traffic volumes than the road's capacity due to its narrow width, Traders in Purple are committed to widening Logan Road 0.7m up to the eastern site boundary by 0.7m to provide a 6.0m road width and subsequently significant additional road capacity
- With the proposed widening of Logan Road, both Logan Road and Russell Street have spare capacity to accommodate the proposed 17 lots
- Ridgeside Lane currently provides access to a small number of properties and has a single travel lane. There is sufficient space within the road reservation to widen Ridgeside Lane to accommodate the expected vehicle movements that would be generated by the development
- Parking for the proposed development will need to be provided in accordance with the Northern Midlands Council Interim Planning Scheme 2013.

11 Other Council Matters

11.1 Traffic

- *The assessment of traffic needs to consider the matters raised in the Midson Traffic Review and memo*
- *Demonstrate support from the affected landowners (763 White Hills Road and 825 White Hills Road) for the proposed new access road off White Hills Road*
- *Provide advice regarding at what stage the Evandale by-pass road will be required*
- *Demonstrate support from the affected landowner/s for the proposed by-pass road*

Pitt & Sherry have undertaken a Traffic Impact Assessment which assesses the extent of development that can be built with traffic using the existing Evandale Road network to access to development. The assessment considers impacts to the safety, function and amenity of the existing Evandale road network.

The TIA outlines the intention to build a proportion of the residential lots first based on the available capacity of the roads in Evandale. *"After this, Evandale Bypass Road will be constructed. There is existing available capacity on the Evandale Road network that can be utilised prior to the requirement to build the bypass road. As the bypass road is expected to be a quicker route, after development of the bypass it is expected that there would be little impact from the development on traffic movements in the town of Evandale so any traffic increases would be temporary".* This will be in the form of agreements with the land owners and will be addressed to Council under a separate cover

In addition, the TIA has taken into account the 110 lot Baker Group subdivision accessed from White Hills Road and Cambock Lane. Pitt and Sherry expect that the majority of vehicles from this nearby subdivision would use the Cambock Lane access point and therefore the impact to White Hills Road and Barclay Street would be minimal.

11.2 Launceston Airport

- *Address the potential for land use conflict with the operation of the Launceston Airport*

An Aircraft Noise Intrusion assessment has been prepared by Tarkari Engineering to meet the objectives of the Airports Impact Management Code to ensure that noise impacts on uses within the ANEF contours from aircraft and airports are appropriately managed. Tarkari Consulting conclude, bases on their assessment that *"The proximity of the ANEF and 'Noise Above' event contours available under the Launceston Airport Master Plan indicate that aircraft noise intrusion in relation to the proposed Ridgeside Lane subdivision and development is unlikely to significantly impact amenity. As such, additional assessment and / or consideration of buffer zones and structural upgrades to buildings within the subdivision and development to attenuate aircraft noise is considered unnecessary".*

11.3 Agricultural Impact

- a) *Address the impact on the reliability of filling and water quality of Dam 7716 on 763 White Hills Road*
- b) *Considering existing and proposed vineyard plantings on 763 White Hills Road, demonstrate why a setback of less than 200m to sensitive uses is appropriate*
- c) *Address the potential for frost fans on 763 White Hills Road, and the requirement under the Tasmanian Planning Scheme for an attenuation distance of 2,000m between frost fans and sensitive uses. Address the use of bird scaring devices at the vineyard on 763 White Hills Road, and the potential impact that nuisance claims from sensitive uses would have on the operation of the vineyard use*

- d) Address the impact on surrounding rural uses of the potential increase in dog attacks on sheep and biosecurity risks from the proposed rural living lots
- e) Address the impact on surrounding rural uses of the potential for noise restrictions for night time pumping and spraying and other day to day farming activities, including the legal requirement not to spray some chemicals within 100m of a residential or industrial property
- f) Address the impact on surrounding rural uses of the potential for nuisance claims from manure spreading
- g) Address potential agricultural uses of the site if it is irrigated

- a) A response to the water quality of Dam 7716 on 763 White Hills Road has been addressed by MRC Consulting Engineers which confirms that the overall development of the project will include a series of wetlands on site incorporated into the botanical gardens / open space zone. This will create a water catchment area whereby the wetland areas will be utilised to treat stormwater runoff from the site area. As this water will now be treated, it is intended that discharged water will be of an improved quality than the current situation. In addition, MRC have undertaken a review of the existing and proposed stormwater catchments regarding discharge to the dam at 763 White Hills Road. The existing catchment area is currently 44.960ha while the proposed catchment area will be 46.77ha which is a slight increase to the catchment area. MRC also note that there is an external catchment which drains back through the subject site and then discharges to 763 White Hills Road. Under the proposed conditions, the current masterplan allows for this external catchment to continue in this pre development state.
- b) As previously discussed, the revised Concept Masterplan prepared by Lange Design (Issue H) and the revised Land Use Master Plan (Issue J) now incorporates a 200m buffer to sensitive uses on the Ridgeside site and agricultural lands to the north. This has resulted in the relocation of all residential lots, rural living lots, ecotourism and hotel accommodation from this buffer. The only uses which are now contained in this buffer are non-sensitive uses and agricultural uses which include the demonstration farm and agribusiness, olive tree /chamomile and lavender planting, botanical gardens, sustainability, artisan and education hub, WSUD ponds, sewerage and waste water treatment facility. This 200m wide buffer to sensitive uses, in conjunction with the extensive vegetation corridor and graduated development intensity, are considered to be adequate and sufficient in order to limit and prevent the risk of fettering and constraining agricultural land use activity on the adjacent properties.
- c) The accompanying correspondence from Macquarie Franklin also confirms the following that sound produced from frost fans, bird scaring gas guns, machinery, irrigation infrastructure (operation of irrigators and pumps), livestock and dogs is assessed as low. *"The proposed Ridgeside Lane development is located in a rural area and it is inevitable that sounds associated with farming and primary industry land use activity will be produced on adjacent and nearby properties. Sounds produced in rural areas includes the use of farm machinery when undertaking ground cultivation, feeding of livestock etc..., livestock, dogs, irrigation pumps etc... The proposed 200m setback distance and associated extensive vegetation shelter belts, and internal landscaping would mitigate and diffuse sounds across the land associated with the proposed development area. The residential dwellings on the proposed Ridgeside Lane development would incorporate modern design and construction materials and techniques that would minimise the external transmission of sound inside buildings."*

- d) Potential for dogs to disturb livestock, in particular sheep, and to chase, maim and kill animals is assessed by Macquarie Franklin as low. This will be "mitigated by ensuring that good communications are established and maintained between the residents and body corporate of the Ridgeside Lane development to secure all dogs and keep them under control, appropriate fencing is maintained within the development and along the boundary fencing and where appropriate self-closing gates installed in the boundary fencing as required."
- e) With respect to the potential for noise emission restrictions on adjacent land Macquarie Franklin confirm that "The proposed layout of the Ridgeside Lane development includes a setback distance of 200m which is included as part of the external boundary buffer distance for the complete perimeter of the development, and this in conjunction with the extensive shelter belts proposed as part of the boundary setback provides significant mitigation to disperse and soften the sounds generated on the adjacent land. The wind direction experienced on the proposed site of the Ridgeside Lane development and that of the adjacent properties to the south, north and east would further assist in minimising and moderating the sounds produced from agricultural operational activities. The residential dwellings on the proposed Ridgeside Lane development will incorporate modern design and construction materials and techniques that will minimise the external transmission of sound inside buildings. It is not anticipated or requested that due to the proposed Ridgeside Lane development any additional restrictions or constraints would be imposed upon land owners and producers on adjacent land relating to the noise emissions produced during the undertaking of normal and accepted agricultural operations and activities."

With respect to the spraying of agricultural chemicals Macquarie Franklin confirm that "As the proposed setback distances on the Ridgeside Lane development would be 200m, the adjacent land owners would not be required to contact the residents of the proposed development, and therefore the ground or aerial spraying activities would not impose additional notification requirements.

It is important to note that the Agvet chemical code of practice and individual agricultural chemical labels approved by the APVMA may describe additional safety measures and practices that must be followed by property owners and spray applicators to minimise the potential risk of environmental harm and to human safety, and this can describe the weather and seasonal conditions at the time of spraying and additional buffer distances to sensitive areas.

It is important to note that the application of agricultural chemicals is conducted when environmental conditions are considered appropriate, and this includes during calm weather and avoiding excessive heat, and therefore the very nature of spraying activities undertaken by producers would provide for an initial low risk profile for chemical trespass due to spray drift.

The prevailing wind is predominantly westerly, however due to the topography of this area of the northern midlands creates northerly and north westerly winds. The wind direction experienced on the proposed site of the Ridgeside Lane development and that of the adjacent properties to the north, south and east would further assist in minimising and moderating the potential spray issues produced from agricultural operational activities.

It is not anticipated that due to the proposed Ridgeside Lane development any additional restrictions or constraints would be imposed upon land owners and producers on adjacent land relating to the application

of agricultural chemicals produced during the undertaking of normal and accepted agricultural operations and activities".

- f) Macquarie Franklin confirm that the potential for the Ridgeside lane development to negative impact and constrain the use of manure and other organic soil ameliorants would be mitigated by a number of factors;
- Land owners are typically careful and considered when it comes to the application of all fertiliser types including synthetic and manure based, and work hard to minimise the offsite movement of these products due to economic and environmental considerations. Therefore fertilisers, including synthetic and manure based, are spread with an appropriate due care and attention to ensure the nutrients applied are targeted to be and retained on the farm land itself and not onto adjacent properties, roadways, waterways and/or other sensitive areas.
 - The Ridgeside land development has a 200m setback distance around the entire boundary area and in conjunction with the vegetation corridor would provide a sufficient buffer distance to prevent the inadvertent off-site non-target movement of manure and diffuse the odour emissions that could move into the residential areas on the development.
 - The prevailing wind is predominantly westerly, however due to the topography of this area of the northern midlands creates northerly and north westerly winds. The wind direction experienced on the proposed site of the Ridgeside Lane development and that of the adjacent properties to the south and west would further assist in minimising and moderating the potential for dust movement and odour issues.

Macquarie Franklin conclude that "It is not anticipated that due to the proposed Ridgeside Lane development any additional restrictions or constraints as a result of nuisance claims by residents would be imposed upon land owners and producers on adjacent land relating to the application of agricultural chemicals produced during the undertaking of normal and accepted agricultural operations and activities."

- g) The potential agricultural uses of the land which could be considered if the land was irrigated has also been considered by Macquarie Franklin who advise that "If the property in question was utilised for irrigated agriculture the lack of irrigation water resources is a major constraint on the potential scale and intensity of an irrigated land use activity. No waterways or dams of any significance are present on the property, although it does have a 40 ML water right to the North Esk Irrigation Scheme (NEIS), this amount of water offers a limited amount of irrigated agriculture. It is important that note that the NEIS is fully allocated and no additional surplus irrigation water allocations are available, although the potential to purchase additional irrigated water could be traded in."

Macquarie Franklin have considered the agricultural financial returns for the land under three (3) potential scenarios, with further details contained in their accompanying correspondence:

- i. Unlimited irrigation water but cropping use if determined by the land capability of the ground with the balance of the property used for a dryland sheep breeding enterprise
- ii. Limited irrigation water as per the current 40 ML NEIS allocation that constrains the amount of cropping with the balance of the property used for a dryland sheep breeding enterprise
- iii. Limited irrigation water as per the current 40 ML NEIS allocation used for the highest possible land use activity, that being strawberry production, with the balance of the property used for a dryland sheep breeding enterprise

11.4 Reticulated Water

- Address TasWater's advice that the existing spare capacity available at the two reservoirs at Devon Hills is not solely for the take-up of the Ridgeside Lane development – the capacity will gradually get consumed by other uses/developments on first come first serve basis, and so could ultimately be insufficient for this development.
- Address TasWater's advice that the addition of 2,000 Equivalent Tenements from this development would increase the minimum storage requirement for the Devon Hills reservoirs, which supply Evandale from the approximately 4.0ML to 7.09ML – which exceeds the current reservoirs capacity of 6.8ML and that the proposed development would likely exacerbate problems with re-filling the Mackinnons Hill reservoir, which feeds the Devon Hills reservoirs, following hot days
- Address TasWater's advice that it has not yet looked into the capacity of the reticulation, Water Treatment Plant or yield.

Advice from TasWater dated 10/4/2019 confirms that while the site is currently outside of strategy studies, "the proposal would be a significant development and will be included in future strategy deliberations unless other advice to the contrary comes to hand". As there is no specific development strategy for the Evandale area, specific infrastructure improvements have not been scheduled by TasWater, however TasWater would respond to growth and capacity demands and will welcome further discussions with the developers in relation to infrastructure.

11.5 Economic-Social Impact

- What additional population does Evandale need to support its business and school? What effect will the Ridgeside Lane development have on class size and will it require expansion of the school?

Comment from Michael Connell and Associates (Report dated May 2019) refers to the development and the effect on the local school:

"The take up of housing will include families, who will renew the population. As the population grows their spending will create additional local and regional jobs, which would reach a total of 126 (direct and indirect) by Year 18 (2028). There is scope at Evandale Primary School to take additional students. There are 175 students currently enrolled and the school has been assessed as having a current capacity for 250 students. The site is large enough to accommodate additional buildings if required".

White Hills Road

Ridgeside Lane

3-334
Evangdale
(East)



PLAN LEGEND

- Contour
Existing 20m contours.
- Bar Fence
10m, 10m and 20m spacing to provide an agricultural buffer from adjoining land uses.
- Residential Lot
Residential lots with a minimum lot size of 2,000 sqm and a maximum of 2,200 sqm.
- Residential Lot with Garden
Residential lots with a minimum lot size of 2,000 sqm and a maximum of 2,200 sqm, including a garden.
- Residential Lot with Garden and Water Feature
Residential lots with a minimum lot size of 2,000 sqm and a maximum of 2,200 sqm, including a garden and a water feature.
- Residential Lot with Garden and Water Feature and Water Feature
Residential lots with a minimum lot size of 2,000 sqm and a maximum of 2,200 sqm, including a garden, a water feature, and a water feature.
- Residential Lot with Garden and Water Feature and Water Feature and Water Feature
Residential lots with a minimum lot size of 2,000 sqm and a maximum of 2,200 sqm, including a garden, a water feature, a water feature, and a water feature.

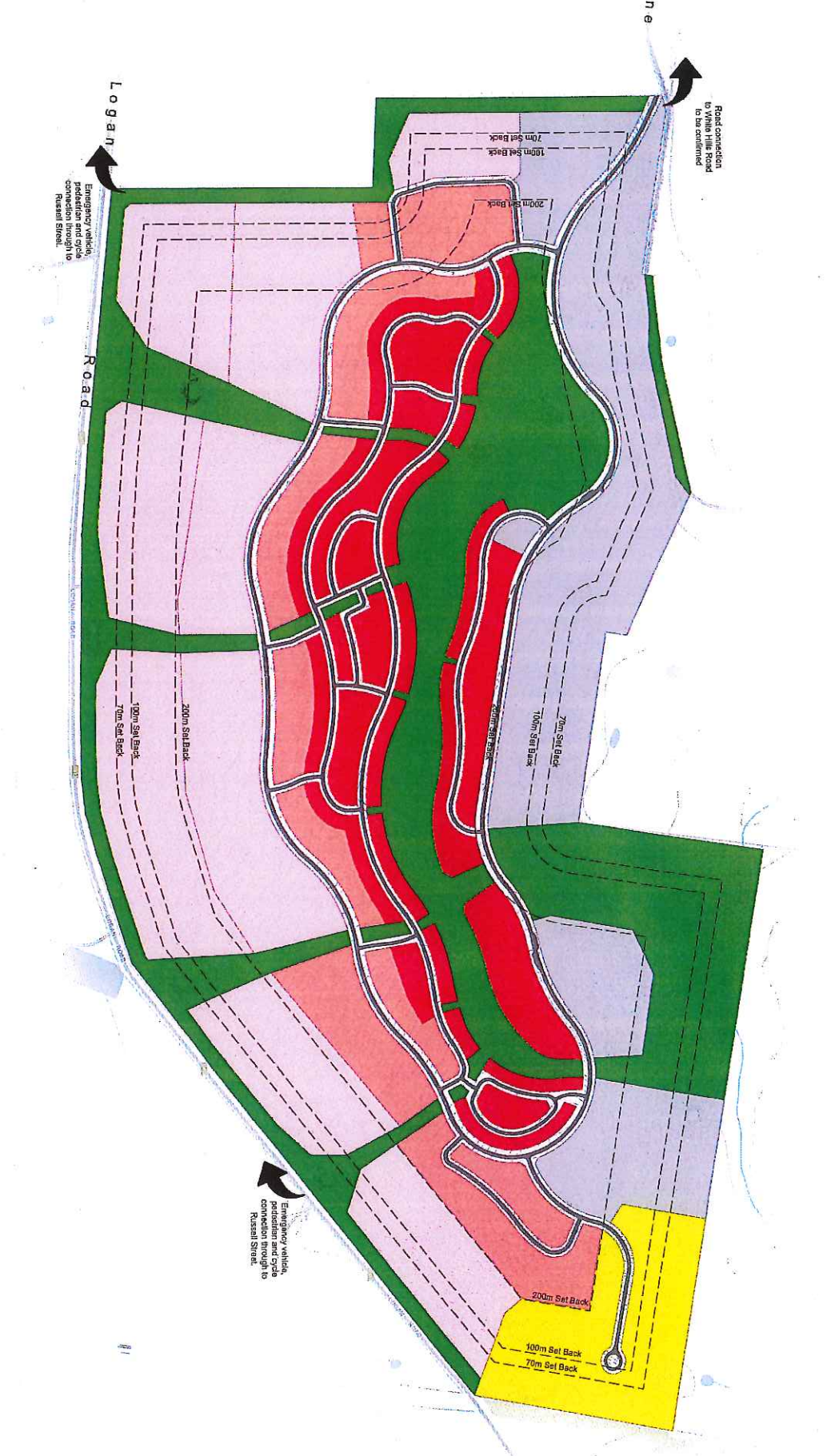
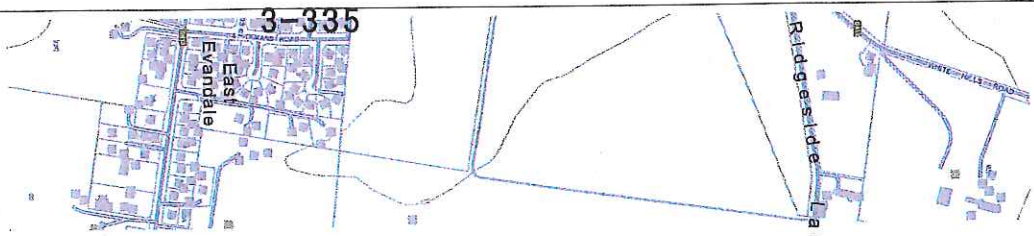
NUMBER LEGEND

1. Pedestrian-friendly route from the neighborhood bus stop to White Hills Road and beyond. The primary road will be highlighted by a series of commercial trees along the main loop road to encourage pedestrian activity. The primary road will also include residential trees along the main loop road to provide a sense of enclosure and privacy.
2. Broad planting of Chamaelirium and Lantana with an olive tree grove to provide a sense of enclosure and privacy.
3. Residential lot with a garden and a water feature.
4. A line of decorative hedge trees connecting the residential lot to the main loop road to provide a sense of enclosure and privacy.
5. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
6. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
7. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
8. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
9. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
10. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
11. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
12. The main loop road will include residential trees along the main loop road to provide a sense of enclosure and privacy.
13. Ornamental Gardens with WSDD ponds, included streams, and a central water feature.
14. Central Residential lot with a garden and a water feature.
15. A network of shared pedestrian-friendly paths, including a path through the neighborhood as well as a non-vehicular access to the Evangdale Village.
16. A network of shared pedestrian-friendly paths, including a path through the neighborhood as well as a non-vehicular access to the Evangdale Village.
17. 51 x 10m Residential lot with a garden and a water feature.
18. 51 x 10m Residential lot with a garden and a water feature.
19. 51 x 10m Residential lot with a garden and a water feature.
20. WSDD Ponds that capture and store all the stormwater flow from the site and provide a central water feature.
21. 4.5 x 10m Residential lot with a garden and a water feature.
22. Residential lot with a garden and a water feature.
23. Residential lot with a garden and a water feature.
24. 10 x 10m Residential lot with a garden and a water feature.
25. 10 x 10m Residential lot with a garden and a water feature.
26. 10 x 10m Residential lot with a garden and a water feature.
27. Low Density Residential lot with a garden and a water feature.
28. 10 x 10m Residential lot with a garden and a water feature.
29. 10 x 10m Residential lot with a garden and a water feature.
30. 10 x 10m Residential lot with a garden and a water feature.
31. 10 x 10m Residential lot with a garden and a water feature.
32. 10 x 10m Residential lot with a garden and a water feature.
33. 10 x 10m Residential lot with a garden and a water feature.

RIDGESIDE LANE

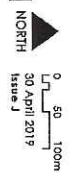
Concept Master Plan

0 50 100m
27 April 2019
NORTH



- LEGEND**
- Contours
 - Existing 0.2m contours.
 - Set Backs
 - 20m and 30m Set Backs from adjoining agricultural zones.
 - Existing Residential Areas
 - Topographic map as shown in The LST.

- Open Space**
58.44 ha
Pavement and active recreation, vegetation buffers, botanical gardens, oval, play zones, pathways.
- General Residential**
28.45 ha (607 lots)
Residential living including traditional lots, small lots, retirement living, and medium density lots.
- Low Density Residential**
18.165 ha (61 lots)
Low density residential including multiple dwellings.
- Rural Living**
68,922 ha
27 Rural Residential A (1 - 1.61 ha), and 17 Rural Residential B (2 - 2.64 ha).
- Mixed Use**
38,041 ha
Tourism, hotel, demonstration farm, boutique business, health & well being and short term accommodation.
- Utilities**
11,081 ha
Green waste & recycling facility, sewerage & non-potable water filtration facility, energy bank, self-storage.



Ridgeside Lane Development (Evandale)

Economic Impact Analysis Report

MCa <Michael Connell & Assocs.>

May 2019

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Disclaimer

This report is for the use only of the party to whom it is addressed and for the specific purposes to which it refers. We disclaim any responsibility to any third party acting upon or using the whole or part of the report and its contents. This report (including appendices) is based on estimates, assumptions and information sourced and referenced by MCA < Michael Connell & Assocs.>. These estimates, assumptions and projections are provided as a basis for the reader's interpretation and analysis. In the case of projections, they are not presented as results that will actually be achieved. The report has been prepared on the basis of information available at the time of writing. While all possible care has been taken by the authors in preparing the report, no responsibility can be undertaken for errors or inaccuracies that may be in the data used.

Executive Summary

The proposed Ridgeside Lane development will have significant economic impacts on Evandale and the broader Northern Midlands LGA. It will renew the population, create a quality regional tourism destination, provide needed services for existing and new residents and create new jobs in: hospitality and tourism; care professions; and learning. The larger population and tourist visitors will generate a significant number of other jobs in Evandale and the Northern Midlands region.

- **Population:** the completion of the development will increase the population of Evandale by 2242 to an estimated 3366 in year 16 (2036). The current population was 1124 in 2016 and has been around this level for a decade. In the absence of the Ridgeside Lane development, the population would decline, which has major implications for local businesses and the provision of services (including primary school education). The take up of housing will include families, who will renew the population. As the population grows their spending will create additional local and regional jobs, which would reach a total of 126 (direct and indirect) by Year 18 (2028). There is scope at Evandale Primary School to take additional students. There are 175 students currently enrolled and the school has been assessed as having a current capacity for 250 students. The site is large enough to accommodate additional buildings if required.
- **Services:** a range of required care service facilities are planned for the precinct, which includes retirement living, aged care (including dementia care); and disability respite. An early learning/child care centre is also included to service families in the region.
- **Tourism:** a major tourist precinct is being created with a 4-5 star hotel, wellness centre, eco-resort and artisan village. This will be a major regional tourism asset, which will attract domestic, interstate and international overnight and day visitors. This growth in visitors will provide a major boost to Evandale businesses, as visitors will also spend outside the precinct in the Evandale village. This local spending will increase over time as visitor numbers grow and by year 15 (2035) visitor spending would be supporting an additional 20 direct jobs in businesses in Evandale and adjacent areas.
- **Learning:** education and training activity is also on site with a hospitality training centre, and an agribusiness demonstration farm, which will conduct skills programs.
- **A new employment hub:** with the establishment of all the precinct businesses, in 2030, there will be a total of 133 direct jobs on site, covering the tourism, childcare aged care and education activities. The spending of these on-site employees would create another 32 indirect/induced jobs in the region.

Construction impacts are significant with site development and construction of housing, buildings and infrastructure extending over a 15 year period. This will generate substantial work for regional businesses (building companies and tradespersons). The number of jobs each year will vary according the staging of construction.

- Direct on site construction jobs (FTE), would average 57 per year over the 15 year period (2021-2035), most of these jobs would be in regional businesses (located in Launceston and Northern Midlands).
- Materials/equipment supply direct jobs would average 14 per year over the period, with most of these being in suppliers from Launceston and elsewhere in Tasmania.
- When the indirect/induced jobs are taken into account total jobs generated during the construction period would average 85 per year (71 direct FTE jobs and 14 indirect/induced jobs).

The Ridgeside Lane development is consistent with the Northern Tasmania Land Use Strategy and achieves a number of objectives set out in the strategy. It also meets the key objectives of the Tasmanian Population Growth Strategy.¹ Overall the Ridgeside Lane will enhance the Northern Land Strategy and contribute to population growth objectives, new business, tourism development; local employment growth; and liveability.

The project is not simply a housing development. It is the creation of a new way of living in an environmentally planned area that offers diverse housing types. This is combined in a precinct that will deliver sustainable businesses, new jobs and training for young people in hospitality and agribusiness.

The proposed Ridgeside Lane development will be a major contributor to 3 of the goals-Economic Development, Liveability, and Sustainability.

In particular it addresses some of the challenges identified in the Land Use Strategy: the need for a larger population (families and couple households) to renew the regional population; new job opportunities (in tourism, agribusiness and services) and the development of new employment related skills. No housing development in other towns in the region can deliver the economic and social outcomes that Ridgeside Lane will, all within a planned precinct.

¹ Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018; Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

Final Report: May 12 2019

1. Introduction

This summary report provides an assessment of the economic impacts of the Ridgeside Lane development in Evandale. It has been prepared by MCA <Michael Connell & Assocs.>, economic consultants, utilising project information from Traders in Purple.

The assessment: covers the construction phase, which spans a 15 year period; and the operations phase when houses are completed and occupied and on-site business operations commence. Economic benefits are measured in terms of direct jobs and indirect/induced jobs generated in the region and the increase in regional income², which is generated by the larger resident population and their expenditure and the increase in visitors (overnight and day visitors) attracted to the activities in the new precinct.

- Construction phase: this assessment covers the entire construction period and the onsite jobs and materials/equipment supply jobs generated and the indirect/induced jobs generated by the spending of these workers.
- Operations phase: this covers the impacts of the larger resident population, the increase in visitor numbers and their spending, and the increase in on-site employment in the businesses on the site (eg. hotel, wellness resort, eco-resort, aged care facilities, artisan village/restaurant etc.)

The development will: provide a major boost to the population of Evandale and surrounding areas over the next 20 years; create new local jobs; and increase revenue for local Evandale businesses and regional businesses that are servicing the resident market and the visitor market.

2. Project Staging

The following table outlines the staging and timing of construction and operations, which is used in the economic impact modelling.

² Regional income is the total net income generated from the activity and covers wages and salaries of employees and profits of businesses within the region. It includes income generated directly within the business and indirect income, which is generated in other regional businesses (wages and profits) from the multiplier impacts of employee spending on the region. It is a proxy for the local value added in the region, as significant parts of visitor spending, include the value of inputs (goods and services), which are produced outside the region. In the modelling of regional income generated, income tax and GST on spending, are both treated as leakages from the region (although some may eventually come back in government spending in the region).

	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Project Staging Build & Operations																			
Housing																	Res		
Build (per year)		50	50	50	50	40	40	40	40	40	40	40	40	40	40	31	631		
Occupy (year)			50	50	50	50	40	40	40	40	40	40	40	40	40	40	31	631	
Gardens & Amphitheatre																			
Build																			
Operate																			
Country Club																			
Construct																			
Operate																			
Hotel (100 rooms)																			
Build																			
Operate																			
Hotel Education Centre																			
Build																			
Operate																			
Wellness Centre (20 suites)																			
Build																			
Operate																			
Eco-Resort (20 cabins)																			
Build																			
Operate																			
Artisan Village																			
Build																			
Operate																			
Agribusiness/Dem o Farm																			
Build																			
Operate																			
Sustainability Centre																			
Build																			
Operate																			
Retirement Villas																			
Build (13 per year)																			
Occupy (13 per year)																			
Age Care Facility																			
Build																			
Operate																			
Dementia Facility																			
Build																			
Operate																			
Disability Respite Centre																			
Build																			
Operate																			
Childcare Centre																			
Build																			
Operate																			

3. Housing and Population

3.1 Regional Population Issues

A major issue for Tasmania and regions including Northern Midlands is slow population growth and an ageing population. In response the Tasmanian Government is implementing a Population Growth Strategy.³

Appendix A in this report analyses the Tasmanian Government's population projections and its Population Growth Strategy and the implications for the Ridgeside Lane development at Evandale. Treasury and Finance population projections show slow growth for Northern Tasmania in the absence of any major development projects.

Population Growth Strategy

The Population Growth Strategy is part of the government's vision of making Tasmania the best place in the country to live, work, invest and raise a family.

"The detailed Population Growth Strategy identifies 50 actions in three key areas:

Job creation and workforce development: *we will facilitate job creation and identify current and future employment opportunities to inform investment in education and training, and migration attraction strategies.*

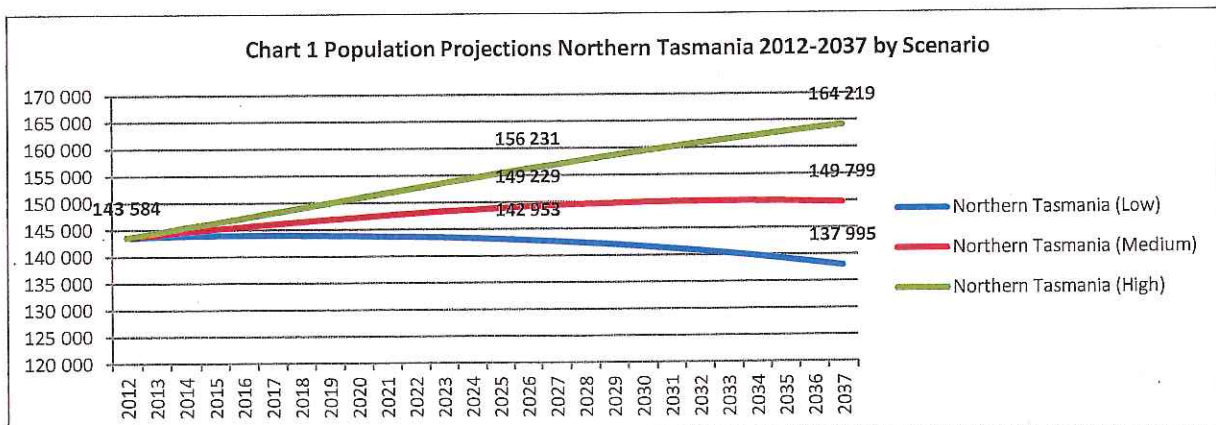
Migration: *we will actively pursue and facilitate overseas and interstate migration to Tasmania and encourage Tasmanians living elsewhere to come home.*

Liveability: *we will build and promote Tasmania's liveability and foster a culture which is vibrant, inclusive, respectful and supportive."*

Source: Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

Population Projections – Northern Tasmania

The following are the projections for the population in the area covered by the Northern Tasmania Regional Land Use Strategy.⁴ It shows a decline for the low series and limited growth for the medium series. The high series shows growth of around 20,000 between 2012 and 2037.



Source: Treasury and Finance, Projections 2014

3 Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary - Department of State Growth, Tasmania, September 2015

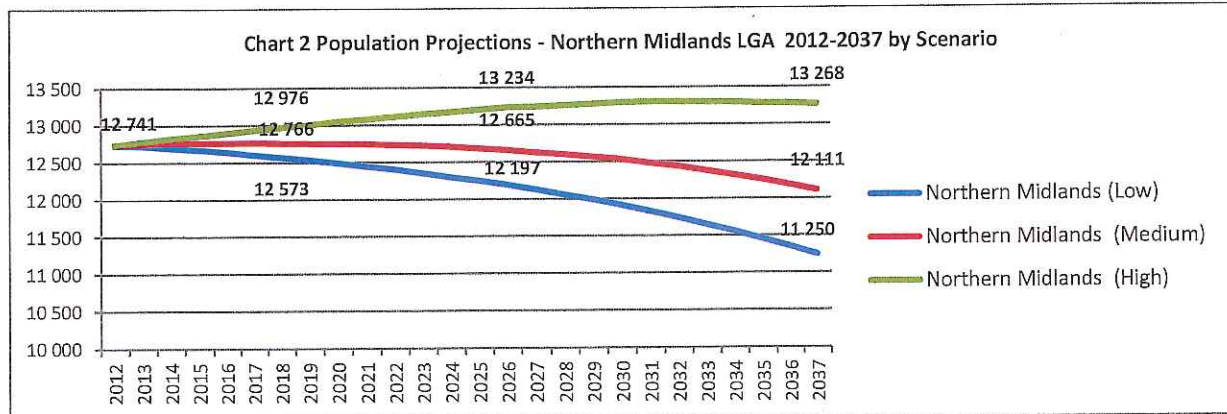
4 North Tasmania Regional Land Use Strategy, June 27 2018

Final Report: May 12 2019

Population Projections – Northern Midlands LGA

Under the medium and low series, the Northern Midlands LGA population declines and under the high series the population increases only by around 500 persons. Under all these scenarios the population continues to age.

The Northern Midlands LGA is one of 12 LGAs in Tasmania, whose populations would decline under the medium growth scenario.⁵



Source: Treasury and Finance, Projections 2014

Ridgeside Lane Project

The Ridgeside Lane project supports the three key areas of the Population Growth Strategy.

- **Jobs:** the project is not just housing, it will create new direct jobs on site (hotel, provender, farm, aged care, and childcare) and training for young people. The additional population will also provide a boost to businesses in Evandale and other parts of Northern Midlands LGA.
- **Migration:** the development will also attract interstate people, who are seeking a new lifestyle.
- **Liveability:** the project creates innovative housing and new businesses in a way which is sensitive to the environment and the Evandale location.

In summary, the Ridgeside Lane project aligns with the Tasmanian Government's **Population Growth Strategy** and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA. In the absence of a development of this nature the population of Evandale and the Northern Midlands LGA, will continue to age and remain static or decline.

Ridgeside Lane will also contribute to achieving the economic development, liveability and sustainability objectives of the **Northern Tasmania Regional Land Use Strategy**.⁶

⁵ 2014 Population Projections - Tasmania and its Local Government Areas, December 2014, Tasmanian Department of Treasury and Finance P9 Chart 3b

⁶ See note "Ridgeside Lane Development and Northern Tasmania Regional Land Use Strategy", MCA, April 26 2019

3. 2 Resident Population Increase

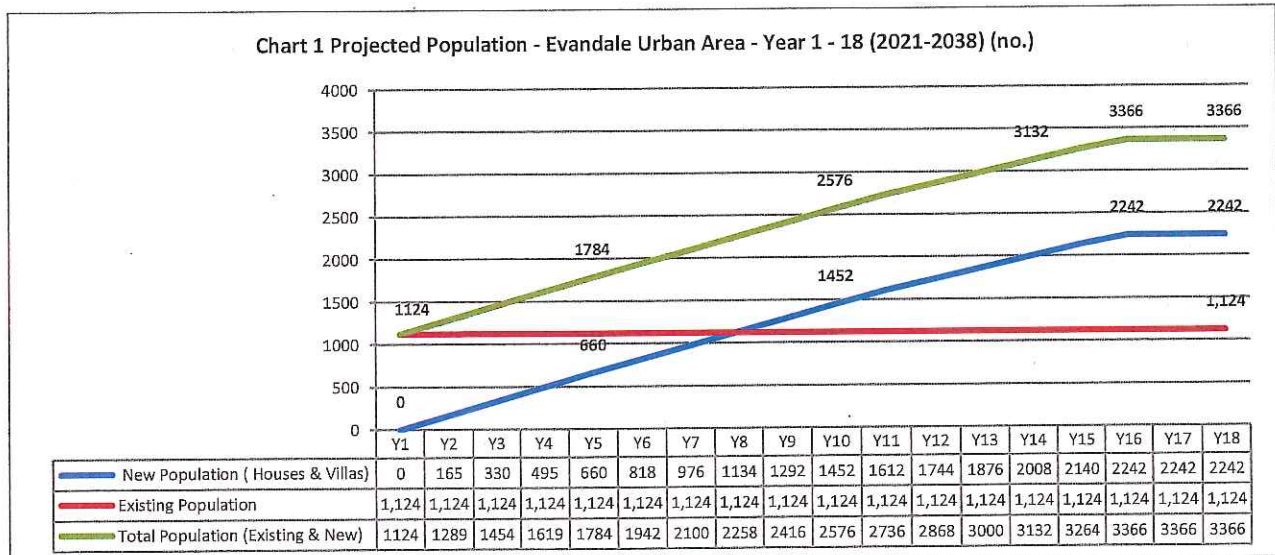
“Evandale District and Village has an ageing profile and a reducing working aged cohort. Population growth is needed to sustain commercial and community services in the Village. The proposed new development has the potential to improve viability by attracting young families and working age people to live in the area. Increased commercial and community services will reduce the need for time consuming and costly commutes to neighbouring towns and to Launceston by residents.”

Source: Ridgeside Lane Community Engagement Report JULY 2018, thenoagroup P4

The population of Ridgeside Lane will increase progressively as houses and retirement villas are occupied. The analysis is based on the following assumptions: houses and retirement villas are occupied in the year after construction; houses will attract a mixture of families and couples with an average of 3.3 persons per dwelling; retirement villas will have 2 persons per dwelling. Based on these assumptions the development will reach a resident population of 2242 in Year 16 (2036).

The chart below shows the projected population over the period to 2038.

- The existing population of 1124 is from the ABS Census 2016. The population of the Evandale Urban Area has been basically static over the 10 years to 2016. In the absence of the proposed development the population is likely to get smaller, with future ageing and smaller household sizes.
- The development will attract a mix of families and retirees and will renew the population.
- For the analysis we have assumed the existing population remains constant and the new population (based on 631 house lots and 80 retirement villa lots), increases progressively to reach 2242 in year 16 (2036), when the housing and villa construction is fully completed.
- Based on this growth at Ridgeside Lane, the Evandale population would reach 3366 by year 16 (2036).



Source: MCA analysis, May 2019. Note Year 1 is 2021 and Year 18 is 2038

Renewing the Population

The development will contribute to a renewal of the population, which is static and ageing. Around 40% of the population is not in the labour force, and in 2016 41% of the population were aged 55 years and over (25% were 65 years and over).⁷

The development will offer affordable housing for younger families. Houses in Evandale are expensive due to heritage classifications and overlays. There are few rental properties in the town and new housing construction has been limited.⁸ Some workers at Launceston Airport and the logistics hub live in Evandale. Others would take up residence if affordable housing was available. Ridgeside Lane will attract persons moving from interstate seeking a lifestyle change, because of the rural village environment and its strategic location close to an airport and a larger city (Launceston).

The population of families will sustain the primary school and there is scope at Evandale Primary School to take additional students. In 2019 there are 175 students enrolled and the school has been assessed as having a current capacity for 250 students. The site is large enough to accommodate additional buildings if required for future expansion.

7 ABS Census 2016, Evandale Urban Area, Table GO1

8 Ridgeside Lane Community Engagement Report JULY 2018 , thenoagroup P5

Table 1 Housing Construction and Population Projections

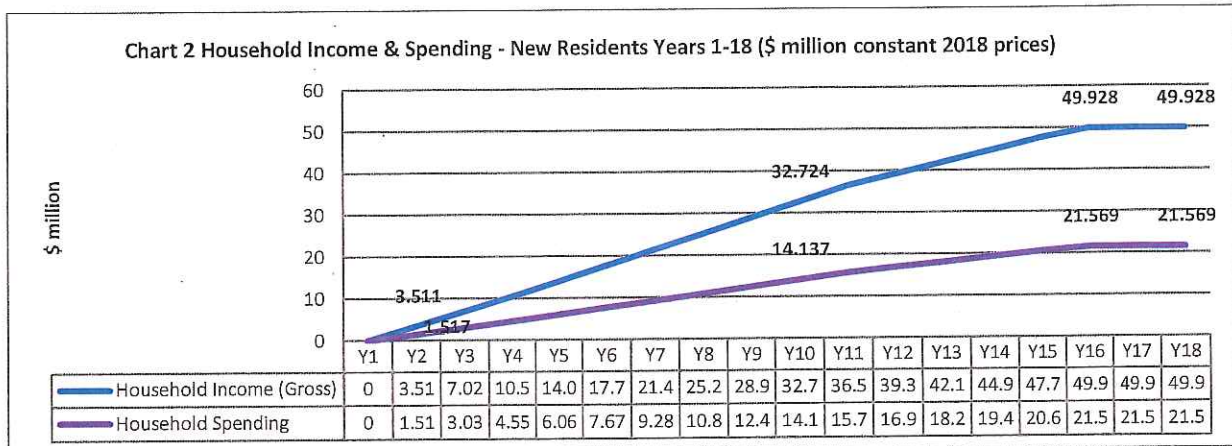
Housing & Population Projections	Year		Construct																			
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
Evandale Project																						
Houses (750)																						
Build			50	50	50	50	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	
Occupy			0	50	50	50	50	40	40	40	40	40	40	40	40	40	40	40	40	40	40	
Houses Occupied																						
Cumulative			0	50	100	150	200	240	280	320	360	400	440	480	520	560	600	631	631	631	631	
Population Increase <Ave person per dwelling =3.3>				185	185	185	185	165	132	132	132	132	132	132	132	132	132	132	132	132	132	
Cumulative Population Increase				165	330	495	660	792	924	1056	1188	1320	1452	1584	1716	1848	1980	2082	2082	2082	2082	
Retirement Villas (80)																						
Build							13	13	13	13	14	14	14	14	14	14	14	14	14	14	14	
Occupied							13	13	13	13	13	14	14	14	14	14	14	14	14	14	14	
Villas Occupied cumulative							13	26	26	39	52	66	80	80	80	80	80	80	80	80	80	
<Ave per persons per villa =2>																						
Population Increase Cumulative							26	26	26	26	26	28	28	28	28	28	28	28	28	28	28	
Population							26	52	52	78	104	132	160	160	160	160	160	160	160	160	160	
Total Population (Houses & Villas)	0	0	0	165	330	495	660	818	976	1134	1292	1452	1612	1744	1876	2008	2140	2242	2242	2242	2242	
Evandale Urban Area Population																						
Existing Population <ABS Census 2016>	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	1,124	
Total Population (Existing & New)	1,124	1,124	1,124	1,124	1,289	1,454	1,619	1,784	1,942	2,100	2,258	2,416	2,576	2,736	2,866	3,000	3,132	3,264	3,366	3,366	3,366	

Source: MCA analysis, May 2019

3.2 Household Income and Spending

The population growth in the precinct will increase household income, with spending by new residents occurring in Evandale and in the broader region (including Northern Midlands and Launceston LGAs).

- In current 2018 prices, total annual household income (pre-tax) of the new residents would increase from \$3.5 million in year 2 (2022) to \$49.9 million by year.⁹
- Annual resident consumption spending will increase from \$1.517 million in year 1 to \$21.569 million in 2035.¹⁰
- This spending will benefit businesses in Evandale, other nearby towns (eg. for supermarket spending and other food products, health services), and Launceston for specialist retail products and other services. This split is likely to be of the order of a third in each location (eg. an injection of around \$3 million per year to local Evandale businesses in year 7 increasing to around \$7 million by year 16).



Source: MCA modelling & analysis, May 2019¹¹ Note Year 1 is 2021 and Year 18 is 2038).

4. Onsite Operations

4.1 Activities & Jobs

The business operations on site comprise: facilities for visitors (hotel, wellness, eco resort, artisan village); care facilities (aged care, dementia, disability); education and training centres (hospitality training, demonstration farm, early learning/childcare, sustainability).

The number of jobs will increase as facilities are built and businesses/activities commence operations. At full completion (from 2030 onwards) there would be a total 133 jobs on-site. These jobs would be taken up by residents from Evandale, Northern Midlands LGA and Launceston. The development will deliver management and operations jobs in hospitality, care professions, education/training, agribusiness, environment and land care.

Table 2 Business Operations in the Precinct

Business Operations in Precinct	Description
Hotel	100 Room 4.5 Star hotel with conference & functions facilities
Wellness Centre	20 suite luxury wellness centre
Eco Resort	20 cabin high quality resort
Artisan Village - café etc.	Village with café, bar, provender, artist studios
Hospitality Training Centre (Staff)	National training centre for hotel staff
Country Club	Club facilities and casual dining
Agribusiness Demonstration Farm	Demonstration farm and training centre
Retirement Villas	Independent living apartments
Age Care Facility	Nursing home - 25 beds low care
Dementia Facility	Dementia care facility - 20 beds high care
Childcare Centre	Early learning/care centre - 30 places
Disability Respite Centre	Disability respite centre - 20 beds
Sustainability Centre	Demonstration centre for precinct environmental facilities and infrastructure

⁹ Household income is based on an estimated average for 2018 of \$70,233.

¹⁰ Household spending estimates are based on an average personal tax rate of 20%, and savings and including mortgage payments a taking 40% of after tax income.

¹¹ Note spending is consumption spending after mortgage payments (ie payments for mortgages are a leakage outside the region to national banks and financial institutions).

Table 3: Precinct Operations and Employment

Precinct Operations	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Jobs - Onsite	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
On Site Employees																				
Hotel					22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
Management & Rooms					18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
F&B					40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Total Hotel					80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Wellness Centre					8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Eco Resort																				
Artisan Village - café etc.							16	16	16	16	16	16	16	16	16	16	16	16	16	16
Hospitality Training Centre (Staff)					8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Country Club						5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Agribusiness Demo Farm						11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Retirement Villas									5	5	5	5	5	5	5	5	5	5	5	5
Age Care Facility												8	8	8	8	8	8	8	8	8
Dementia Facility													6	6	6	6	6	6	6	6
Childcare Centre						6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Disability Respite Centre						2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Sustainability Centre																				
Gardeners & Maintenance					3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Employees (FTE) in Precinct	0	0	3	3	3	67	75	99	104	114	114	127	133	133	133	133	133	133	133	133

Source: MCA modelling & estimates May 2019

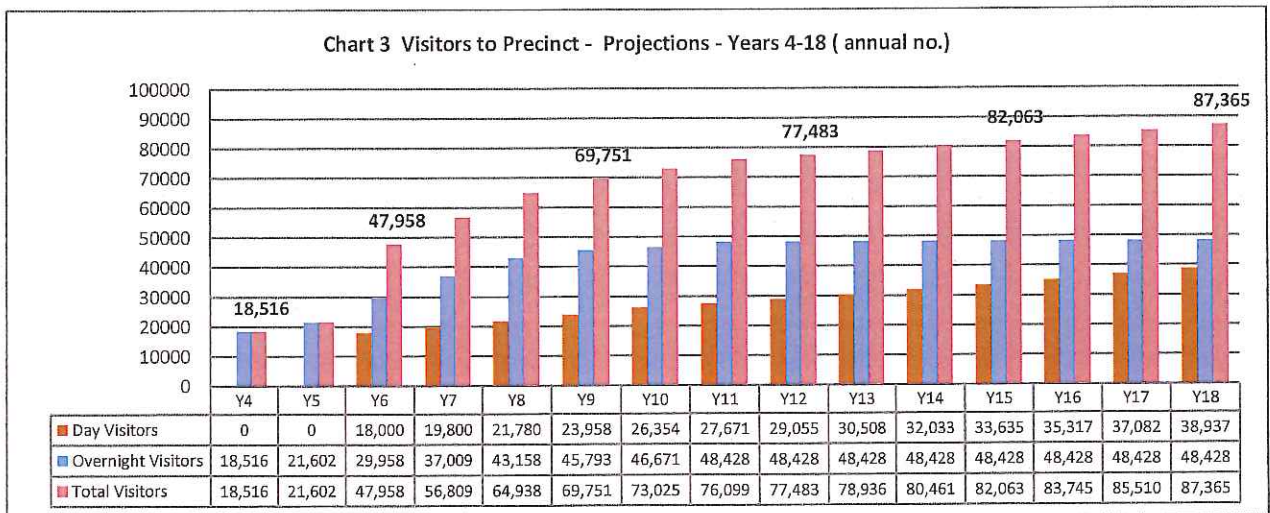
4.2 Visitors to Precinct

Visitor Numbers

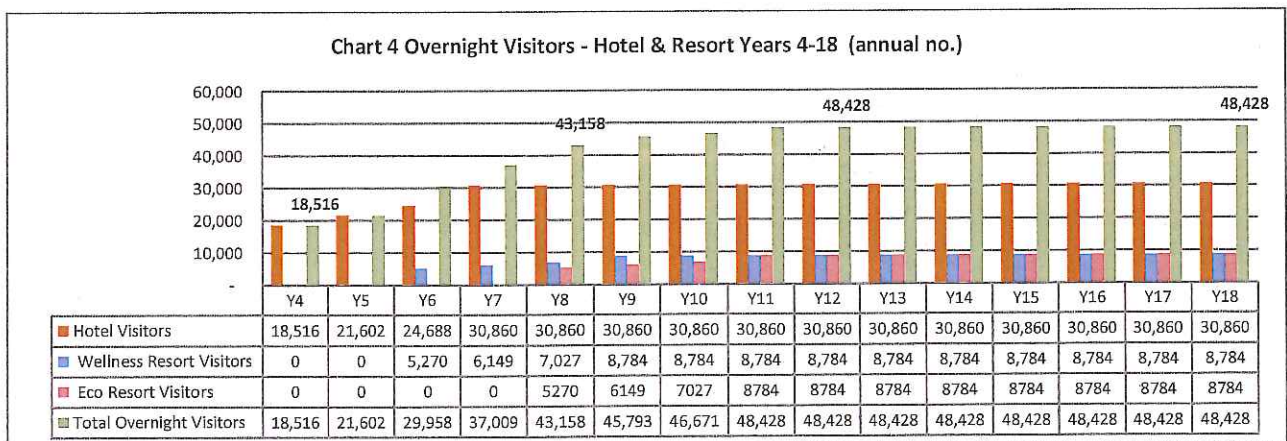
The development will provide a major boost to tourist visitors to Evandale, with flow on benefits to existing businesses in the township. These visitors will comprise: overnight visitors staying at the Hotel, Wellness Centre and Eco-Resort; and day visitors to the Artisan Village, the Agribusiness Centre/Farm and Sustainability Centre. There will also be trainees at the Hospitality Centre and Agribusiness Centre for courses and day programs.

Total annual visitors (overnight and day visitors) are estimated to increase from around 48,000 in 2026 to 76,100 in 2031 and over 87,000 in 2038.¹²

Data from the Tasmanian Visitor Survey show that in 2017 Evandale only has around 8000 overnight visitors (internationals and interstate) and accommodation is limited to several bed and breakfast operations. Further many of the current day visitors just pass through rather than stop, which means local businesses are not capturing this visitor market.



Source: MCA modelling & estimates May 2019. Note Year 4 is 2024 & Year 18 is 2038.



Source: MCA modelling & estimates May 2019. Note Year 4 is 2024 & Year 18 is 2038.

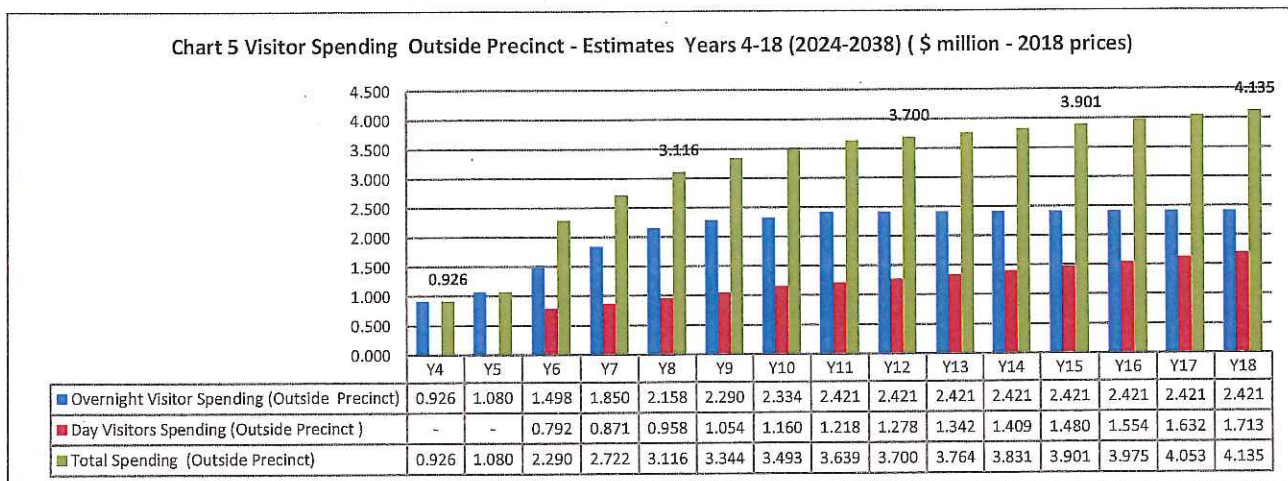
¹² Overnight visitors estimates are based on detailed modelling of the hotel, wellness centre and eco-resort operations, and day visitors are based on modelling of the operations of the artisan village and estimates of day visitors to the hotel café and restaurant.

4.3 Visitor Spending

Spending by overnight and day visitors to the precinct will generate revenue for the on-site businesses (accommodation, meals, programs and activities).

These visitors will also spend outside of the precinct, and importantly, most of this additional spending will be in the Evandale Village, providing a major boost to local businesses (eg pub, cafés, retail shops etc.) and in other locations in Northern Midlands. Some additional spending would also be in Launceston, as overnight visitors will also visit the city and its attractions. This spending outside the precinct is estimated on likely spending patterns.¹³

Spending will grow as facilities in the precinct are developed with total spending increasing from \$926,000 in 2024 to \$3.7 million in 2032 and \$4.1 million in 2038.



Source: MCA modelling & estimates May 2019. Year 4 is 2024 and Year 18 is 2038

5. Economic Impacts of Evandale Project

5.1 Construction Phase

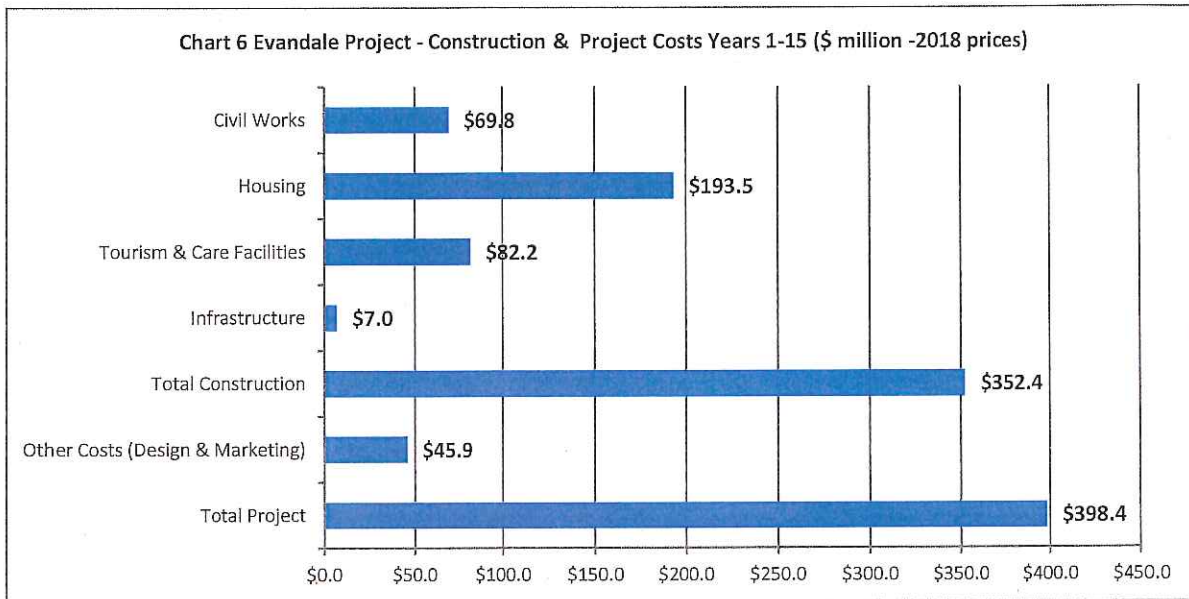
Precinct Construction

Construction of the Evandale Precinct will extend over a 15 year period (from 2021 to 2035). Total value of construction covering civil works on site, housing, tourism and care facilities and site infrastructure is estimated at \$352.4 million (in 2018 prices).¹⁴ In addition there is a total of \$45.9 million in other costs, comprising design (architects, engineers) and marketing, for a total project cost of \$398.4 million.

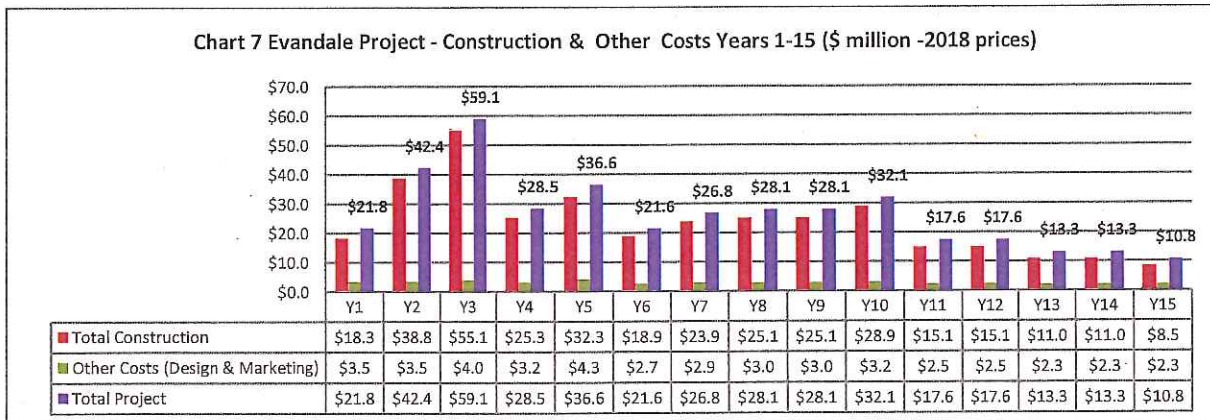
Construction will generate employment for local building companies and tradespersons. In addition local architects, engineers, consultants and real estate firms are being engaged on the project and account for the \$45.9 million spend.

Chart 7 shows the staging of this expenditure over the 2021-2037 period.

¹³ It is assumed that 50% of overnight visitors will spend an average of \$100 and 55% of day visitors will spend an average of \$80 outside the precinct.
¹⁴ Traders in Purple Estimates, August 2018

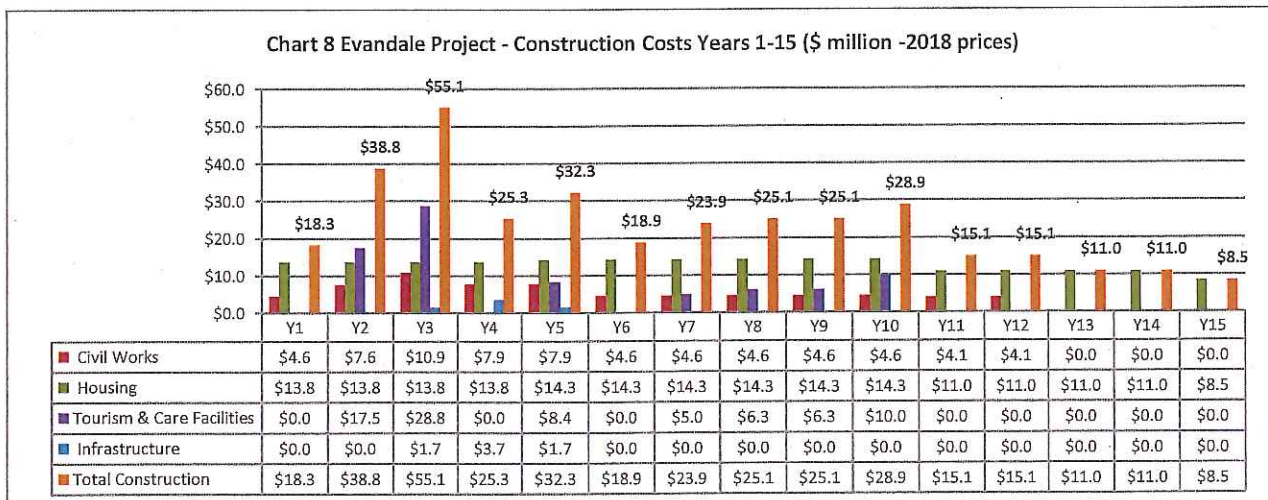


Source: Traders in Purple Estimates May 2019



Source: Traders in Purple Estimates May 2019. Note Year 1 is 2021 and Year 15 is 2035

Chart 8 shows annual construction costs over the life of the project for each of the components of the development. A development of this scale will provide a major boost to local construction businesses and tradespersons in Launceston and Northern Midland LGAs.

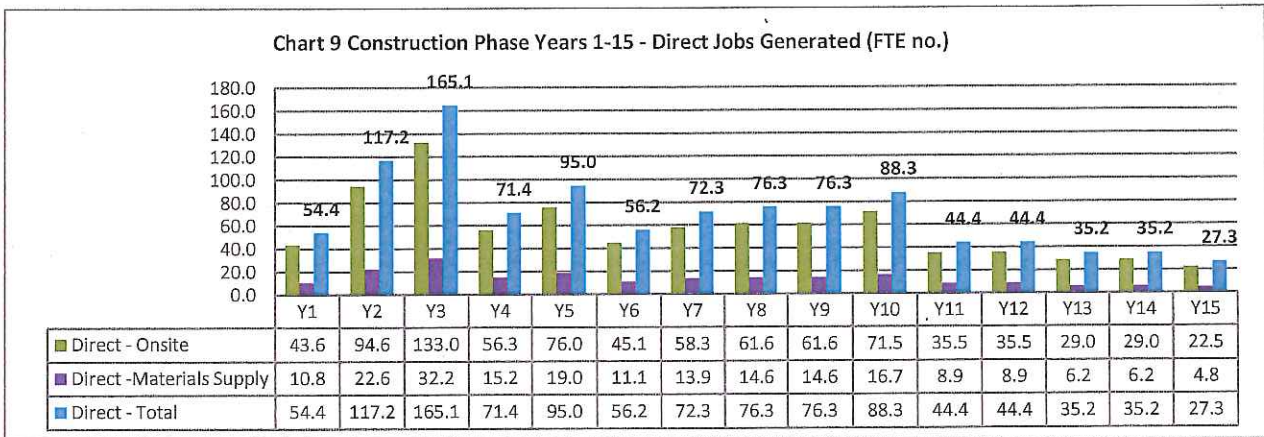


Source: Traders in Purple Estimates May 2019. Note Year 1 is 2021 and Year 15 is 2035

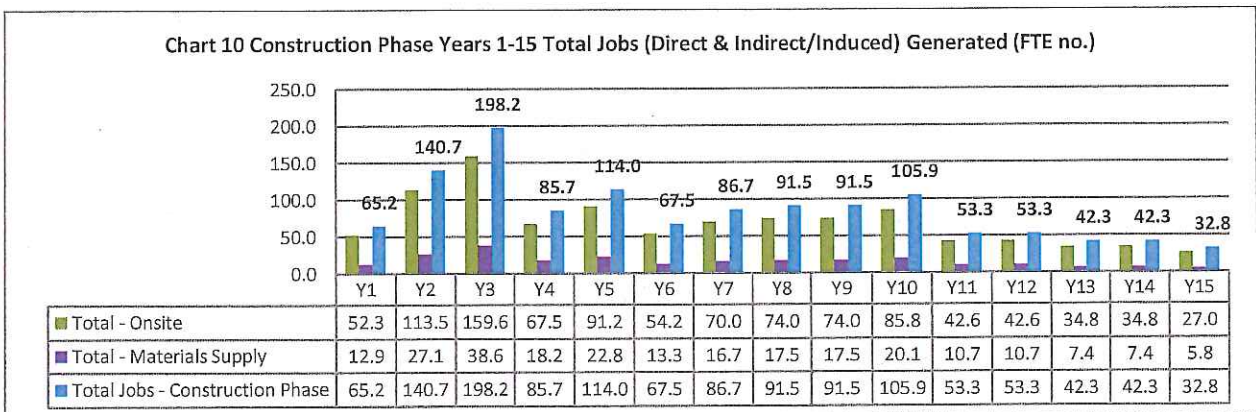
Economic Impacts - Construction

Construction activity will generate a significant number of direct on site jobs and jobs in materials and equipment supply. The spending of these workers will also create jobs (indirect/induced) across a range of industries.

- Direct on site construction jobs (FTE), would average 57 per year over the 15 year build period. Most of these jobs would be in businesses (builders and trades) from Launceston and Northern Midlands.
- Materials/equipment supply would average 14 direct jobs per year over the period, with most of these being in suppliers in Tasmania and elsewhere.
- When the indirect/induced jobs are taken into account total jobs (construction and materials/equipment supply) generated would average 85 per year (71 direct FTE jobs and 14 indirect/induced jobs).
- The number of jobs varies from year depending on the scale of construction over the period, with the following charts showing the pattern. For example in the peak year 3 (where major facilities and houses are being built), there would be a total of 165 direct jobs (133 on- site construction jobs and 32 in materials/equipment supply). When the indirect/induced jobs are included, the jobs in year 3 would total 198 (160 direct jobs and 38 indirect/induced jobs).



Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 and Year15 is 2035



Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 and Year15 is 2035

In addition to these direct construction jobs, employment will be generated in: design (architects, engineers, consultants); project marketing and sales; and onsite project management. Most of these specialists working on the project will be from Launceston and Northern Tasmania.

5.2 Operations Phase

Precinct Operations

The operations phase covers the period to year 18, as precinct businesses commence and the resident population increases as new houses are built and occupied. The drivers of these economic impacts are: the resident population and their spending in the region; the persons employed in new jobs in the precinct and their spending in the region; the increase in overnight and day visitors and their spending (outside the precinct) in Evandale. The economic benefits are measured in terms of additional jobs generated (direct jobs and indirect/induced jobs) and the increase in regional income generated.

The benefits increase progressively as each stage of the development is completed and becomes operational.

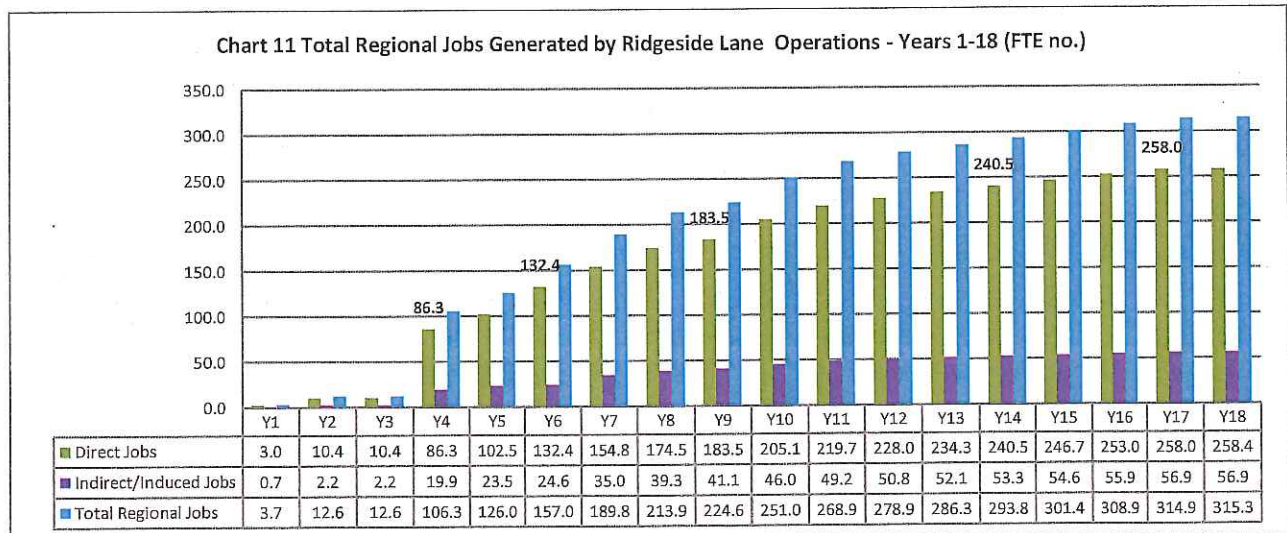
**Economic Impacts - Operations
Jobs Generated**

The following charts show the increase in jobs generated by the operation of the precinct.

- Total regional jobs (direct and indirect/induced) increase from 12.6 in year 2 to 315.3 in year 18.
- The 315 jobs in year 18 comprise 258 direct jobs in those businesses that residents and visitors are spending in (including the 133 precinct jobs) and 57 indirect/induced jobs, which are generated by the spending of the direct employees.

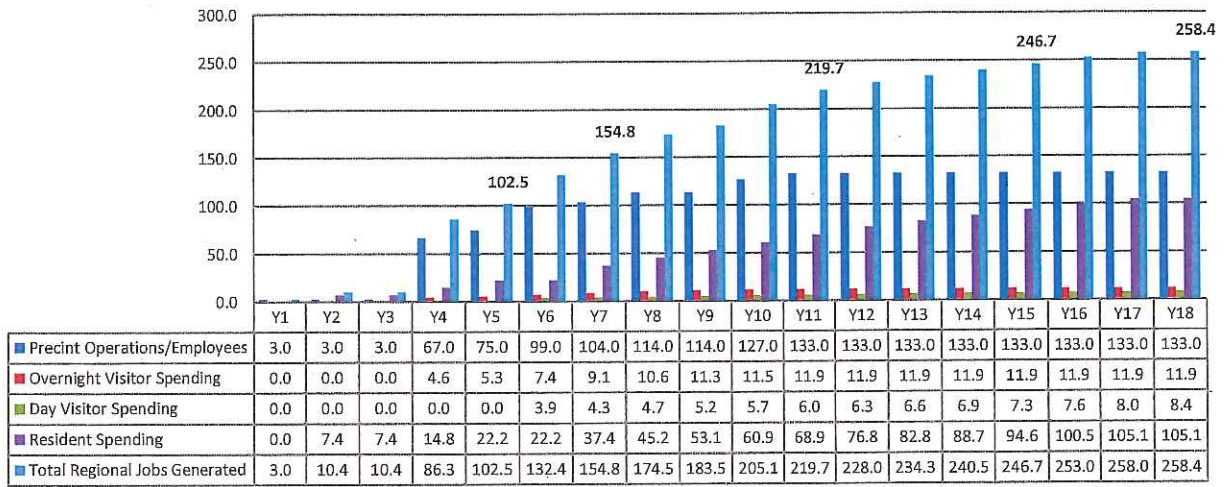
The direct jobs are significant and comprise:

- Jobs in the precinct business operations (eg. hotel, wellness centre, eco resort, care facilities, training centres) - these direct on-site jobs increase over time as the businesses commence and increase from 3 jobs in year 1 to 133 from year 11.
- Jobs generated by the spending in the region by new residents. The direct jobs are in the businesses, whose products and services they purchase. Some of these jobs will be in local Evandale businesses and most will be spread across the broader region. These direct jobs increase from 8.9 in year 3 to 105.1 in year 18.
- Jobs generated by the spending in Evandale Village by tourists (overnight and day visitors) visiting the precinct. These impacts capture additional spending by visitors (outside of the precinct) at other businesses in the Evandale village (eg. cafes, pub, retail shops). Direct jobs generated by day visitors would increase from 3.9 FTE jobs in year 6 to 8.4 jobs in year 18. For overnight visitors direct jobs increase from 4.6 in year 4 to 11.9 jobs from year 11 onwards. In total spending by these additional visitors would add around 20 direct jobs in local Evandale businesses in year 11.



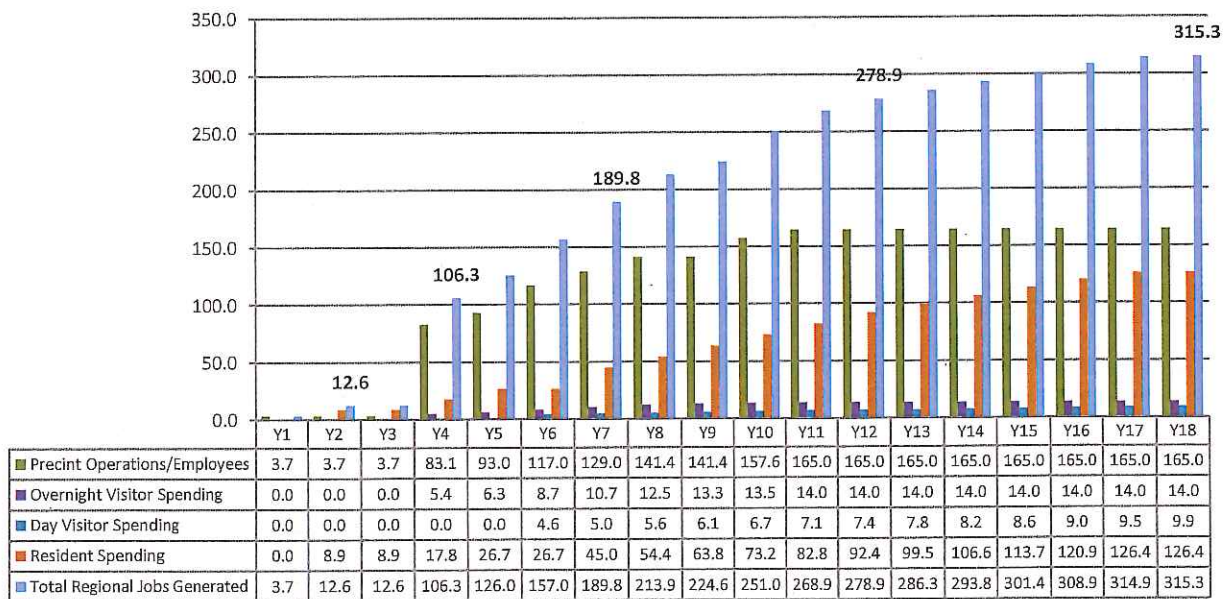
Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 and Year18 is 2038

Chart 12 Direct Jobs Generated by Ridgeside Lane Operations Years 1-18 (FTE no.)



Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 and Year18 is 2038

Chart 13 Total Regional Jobs Generated by Ridgeside Lane Operations- Years 1-18 (FTE no.)



Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 and Year18 is 2038.

Regional Income

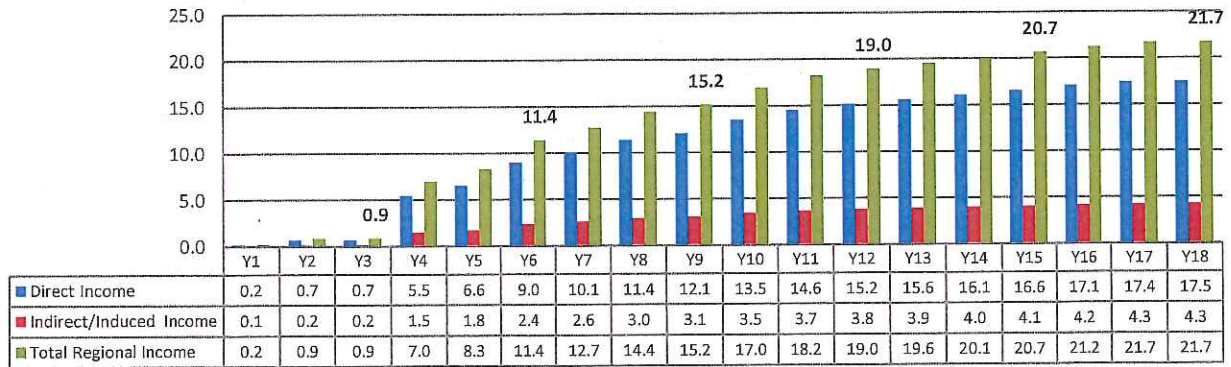
The following charts show the increase in regional income that is generated by Ridgeside Lane operations. The income is in constant \$2018 prices.

Regional income is the total net income generated from the activity and covers wages and salaries of employees and profits of businesses within the region. It includes income generated directly within the business and indirect income, which is generated in other regional businesses (wages and profits) from the multiplier impacts of employee spending on the region. It is a proxy for the local value added in the region, as significant parts of visitor spending, include the value of inputs (goods and services) that are produced outside the region. In the modelling of regional income generated, income tax and GST on spending, are both treated as leakages from the region (although some may eventually come back in government spending in the region).

The model allows for a significant leakage outside of the LGA/region in the case of consumer spending and other spending by employees.

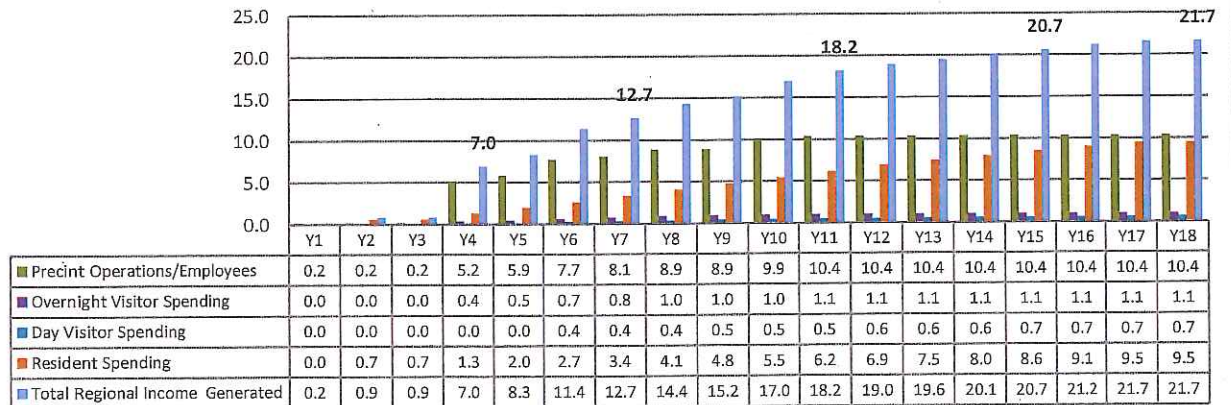
Total regional income grows as the number of residents increase and as the businesses in the precinct being operations. Regional income increases from under \$1 million in years 2 and 3 to \$21.7 million in year 17. The major drivers of the increase in regional income are the business operations in Ridgeside Lane and spending in Evandale and the region by the residents of the precinct.

Chart 14 Total Regional Income (Direct & Induced) Generated by Ridgeside Lane Operations Years 1-18 (\$ million 2018 prices)



Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 & Year 18 is 2038

Chart 15 Total Regional Income Generated by Ridgeside Lane Operations - Years 1-18 (\$ million - 2018 prices)



Source: MCA modelling & estimates May 2019. Note Year 1 is 2021 & Year 18 is 2038

6. Assessment

6.1 Overview

The proposed development will have significant economic impacts on Evandale, other parts of North Midlands LGA and Launceston.

- It will renew the population, create a quality regional tourism destination, provide needed services for existing and new residents and create jobs in: hospitality and tourism; care professions; and learning.
- The precinct has a major learning component, recognising that the new residents will include families with children. This includes an on-site early learning/child care centre. Further the increased number of families will sustain numbers at the local Evandale Primary School, which has current assessed capacity for up to 250 students and space on site for future expansion if required.
- The Demonstration Farm and Sustainability Centre will provide learning experiences for schools.
- The Hospitality Training Centre and Demonstration Farm will provide young people with practical industry training for two key sectors of importance to Northern Tasmania.
- The larger population and the major increase in tourist visitors will generate a significant number of other jobs in Evandale and the broader region.
- The precinct will be a major new employment hub: with a total of 133 direct jobs on site, covering the tourism, care and education activities.
- Construction impacts are significant with site development and construction of housing, buildings and infrastructure extending over a 15 year period. This will generate substantial work for regional businesses (building companies and tradespersons). The number of jobs year each will vary according the staging of construction. Local teams in design, marketing and project management are being involved in the planning and implementation of the development.

The regional impacts in terms of jobs and regional income are quantified in this report.

Economic Impacts – Construction Phase: Construction activity will generate a significant number of direct on site jobs and jobs in materials and equipment supply. The spending of these workers will also create jobs (indirect/induced) across a range of industries. Direct on site construction jobs (FTE), would average 57 per year over the 15 year build period (2022 -2036). Most of these jobs would be in businesses (builders and trades) from Launceston and Northern Midlands. Materials/equipment supply would average 14 direct jobs per year over the period, with most of these being in suppliers in Tasmania and elsewhere. When the indirect/induced jobs are taken into account total jobs (construction and materials/equipment supply) generated would average 85 per year (71 direct FTE jobs and 14 indirect/induced jobs).

Economic Impacts – Operations Phase: Total regional jobs (direct and indirect/induced) increase from 12.6 in year 2 to 315.3 in year 18. The 315 jobs in year 18 comprise 258 direct jobs in those businesses that residents and visitors are spending in (including the 133 precinct jobs) and 57 indirect/induced jobs, which are generated by the spending of the direct employees.

- The direct jobs are significant and comprise: Jobs in the precinct business operations (eg. hotel, wellness centre, eco resort, care facilities, training centres) - these direct on-site jobs increase over time as the businesses commence and increase from 3 jobs in year 1 to 133 from year 11.
- Jobs generated by the spending in the region by new residents. The direct jobs are in the businesses, whose products and services they purchase. Some of these jobs will be in local Evandale businesses and most will be spread across the broader region. These direct jobs increase from 8.9 in year 3 to 105.1 in year 18.
- Jobs generated by the spending in Evandale Village by tourists (overnight and day visitors) visiting the precinct. These impacts capture additional spending by visitors (outside of the precinct) at other businesses in the Evandale village (eg. cafes, pub, and retail shops). Direct jobs generated by day visitors would increase from 3.9 FTE jobs in year 6 to 8.4 jobs in year 18. For overnight visitors direct jobs increase from 4.6 in year 4 to 11.9 jobs from year 11 onwards. In total spending by these additional visitors would add around 20 direct jobs in local Evandale businesses in year 11.

6.2 Contributing to State and Regional Policy Objectives

The Ridgeside Lane development is consistent with the Northern Tasmania Land Use Strategy and achieves a number of objectives set out in the strategy. It also meets the key objectives of the Tasmanian Population Growth Strategy.¹⁵

Northern Tasmania Land Use Strategy

Ridgeside Lane development is consistent with the Northern Tasmania Regional Land Use Strategy.¹⁶ Housing developments in other towns in the region cannot deliver the economic and social outcomes that Ridgeside Lane will. These outcomes are population growth and renewal, tourism facilities, new businesses, new jobs and training - all located in a planned precinct.

Overall the Ridgeside Lane will enhance the Northern Land Strategy and contribute to population growth objectives, new business, tourism development; local employment growth; and liveability. The project is not simply a housing development. It is the creation of a new way of living in an environmentally planned area that offers diverse housing types. This is combined in a precinct that will deliver sustainable businesses, new jobs and training for young people in hospitality and agribusiness.

The proposed Ridgeside Lane development will be a major contributor to 3 of the goals - Economic Development, Liveability, and Sustainability.

In particular it addresses some of the challenges identified in the Land Use Strategy: the need for a larger population (families and couple households) to renew the regional population; new job opportunities (in tourism, agribusiness and services) and the development of new employment related skills.

- Ageing population: the development will increase the population of Evandale, by attracting a mix of new residents, including families, younger people and retirees and will renew the population.
- Housing types: offers a diverse range of housing types which will attract locals and interstate migrants to the region. With the proximity to Launceston, people can be resident in Evandale and work in Launceston (in services and professional occupations).
- Tourism growth: the precinct will offer new tourism facilities, which will attract visitors and complement the Launceston and regional offer.
- New jobs: the development will create new direct jobs in the various businesses to be located in the precinct (hotel, eco-resort, wellbeing retreat, demonstration farm, education and artisan hub, child care and aged care).
- Stronger local business: the combination of new residents and visitors and their spending will provide a boost to local businesses in Evandale. The operations in the precinct will also provide a new market for local produce and other services.
- Services and infrastructure: the development will deliver a childcare centre and retirement living and age cared facilities. It will provide open space and recreational facilities for all residents of Evandale.
- Skills and training: training in hospitality and agribusiness and work experience will be delivered.

¹⁵ Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018; Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

¹⁶ See Appendix B : Ridgeside Lane Development and Northern Tasmania Regional Land Use Strategy MCA , April 26 2019

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Ridgeside Lane & the Northern Tasmania Land Use Strategy

Goals	Ridgeside Lane
Economic Development	The proposed activities on site will contribute to the visitor economy ; regional agribusiness and industry skills development
Tourism	Hotel – 4-5 star hotel of 100 rooms and function space, catering for short breaks, conferences and weddings. Eco-resort (20 villas) and including a health and wellbeing retreat
Agribusiness	Sustainability Education and Artisan Hub – café, restaurant and cellar door sales of local produce. Northern Tasmanian Demonstration Farm – including “Grow Hub”, plant nursery, farm, workshops and café.
Skills & Training	Sustainability Education and Artisan Hub – studios, class rooms, workshops. Courses in sustainable living, small scale farming, food, crafts. Hotel management education facility – delivering training and work experience.
Liveability	The development will offer a diversity of residences in a well-planned green precinct with community facilities, which complement Evandale’s facilities and infrastructure.
Diverse housing	The available housing types will attract a mix of families, couple households and retirees.
Planned precinct	The quality of the residential areas and facilities will attract people from Tasmania and interstate, who are after a rural lifestyle in proximity to a heritage village, with ready access to a larger City (Launceston), and its services (including cultural facilities) and an airport.
Family services	A child care centre will provide services for local and regional families.
Aged Services	Facilities will allow ageing in place and transitions, with independent living units, and a specialist aged care facility. This aligns with the Northern Strategy’s recognised requirements to expand aged care services in the region.
Supporting Evandale	Ridgeside Lane and its facilities, landscape, parkland community infrastructure will enhance liveability for all residents of Evandale and adjacent areas.
Sustainability	Ridgeside Lane will make major contributes to economic, environmental and social sustainability.
Economic sustainability:	The development will contribute to growth and renewal of the population through attracting a diverse mix of new residents (including families); the increase in population will provide demand for local service businesses in Evandale and surrounds; the enterprises onsite will boost visitors and provide new local jobs; the learning facilities will boost skills in hospitality and special agribusiness (and provide pathways to employment for young people).
Environmental sustainability	Ridgeside Lane is a green development, with state of the art water, waste and energy management and infrastructure.
Social sustainability	Communities with ageing and static or declining populations tend to lose elements of their community activities. A renewed population will revitalise community activities, engagement and interaction. The Evandale community will have access to parklands, recreation spaces, gardens and facilities in the precinct.

Tasmanian Population Growth Strategy.

The Ridgeside Lane project aligns closely with the Tasmanian Government’s **Population Growth Strategy**, and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA. In the absence of a development of this nature the population of Evandale and the Northern Midlands LGA, will continue to age and remain static or decline, in line with the Tasmanian Treasury’s projections for the LGA.

The Ridgeside Lane development supports the three key areas of the Population Growth Strategy.

- **Jobs:** the project is not just a housing development, it will create a new precinct with new direct jobs on site (hotel, provender, farm, aged care, and childcare) and training for young people (in hospitality and agribusiness). The additional population will also provide a boost to businesses in the Evandale village and other parts of Northern Midlands LGA.
- **Migration:** the development will attract locals and interstate people, who are seeking a new lifestyle. Housing will be taken up by families and younger age groups as well as retirees.
- **Liveability:** the project creates innovative housing, community infrastructure and businesses in a new precinct, which is sensitive to the environment and the Evandale location.

Appendix A: Ridgeside Lane Development and Population Growth

1. Overview

This appendix analyses the Tasmanian Government's population projections and its **Population Growth Strategy** and the implications for the Ridgeside Lane development at Evandale.

In summary, the Ridgeside Lane project aligns with the Tasmanian Government's **Population Growth Strategy** and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA. In the absence of a development of this nature the population of Evandale and the Northern Midlands LGA, will continue to age and remain static or decline.

The Evandale project supports the three key areas of the Population Growth Strategy.

- **Jobs:** the project is not just housing, it will create new direct jobs on site (hotel, provender, farm, aged care, and childcare) and training for young people. The additional population will also provide a boost to businesses in Evandale and other parts of Northern Midlands LGA.
- **Migration:** the development will also attract interstate people, who are seeking a new lifestyle.
- **Liveability:** the project creates innovative housing and new businesses in a way which is sensitive to the environment and the Evandale location.

Ridgeside Lane will also contribute to achieving the economic development, liveability and sustainability objectives of the **Northern Tasmania Regional Land Use Strategy**.¹⁷

2. Treasury Population Projections

2.1 Methodology

The latest population analyses were prepared in December 2014 and are projections of population at a state, region and local government level.

- For local government areas they cover 25 years (from 2013 to 2037).¹⁸
- Population trend data from the ABS (5 year trend data) for the locations is used as a foundation (ABS Census 2011 and 2012 projections), and trend growth rates are examined for 3 scenarios (low, medium, high).
- The projections are created using a cohort component method. This method projects each cohort of people of the same age throughout their lifetime according to assumed rates of mortality, fertility and migration (interstate, intrastate and international)¹⁹ Annual population numbers are then projected for each age cohort in an area.
- The projections for Tasmania are based on the summation of the LGA projections.
- The projections are designed to give Councils government agencies and others a common set of population numbers for planning purposes. They are not forecasts and no account is taken of any major projects or other factors that may influence population in a local area, LGA or region.

"Treasury advises that the population projections should not be used as a stand-alone decision making tool. Rather they provide a range of plausible outcomes that Government agencies and range of private and public businesses might take into account in their future planning."

"For governments, these projections provide a baseline case of plausible population scenarios against which any Government targets can be considered and potentially measured against"

Source: <https://www.treasury.tas.gov.au/economy/economic-data/2014-population-projections-for-tasmania-and-its-local-government-areas>

17 See Appendix B: Ridgeside Lane Development and Northern Tasmania Regional Land Use Strategy MCa , April 26 2019

18 <https://www.treasury.tas.gov.au/economy/economic-data/2014-population-projections-for-tasmania-and-its-local-government-areas> 2014 Population Projections - Tasmania and Its Local Government Areas, December 2014, Tasmanian Department of Treasury and Finance

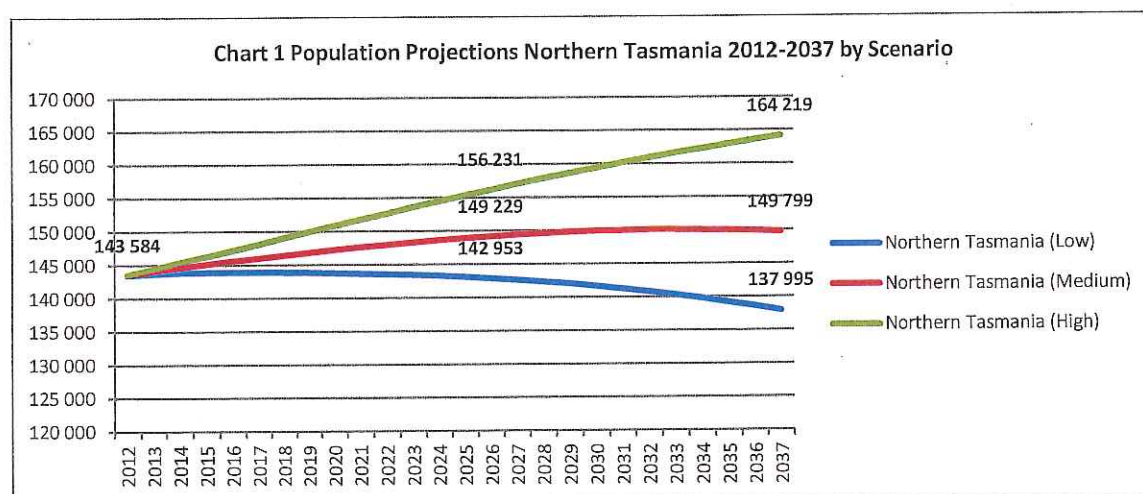
19 The assumptions vary for each LGA based on the population profile in the base year. 2014 Population Projections - Tasmania and Its Local Government Areas, December 2014, Tasmanian Department of Treasury and Finance P11 See Appendix A for LGA level assumptions.

"The projections present potential scenarios for the composition and size of the Tasmanian population under certain assumptions regarding natural population increase and migration. No allowance has been made for the impact of any future policies that may influence future population trends. "

Source: <https://www.treasury.tas.gov.au/economy/economic-data/2014-population-projections-for-tasmania-and-its-local-government-areas>

2.2 Population Projections – Northern Tasmania

The following are the projections for the population in the area covered by the Northern Tasmania Regional Land Use Strategy.²⁰ It shows a decline for the low series and limited growth for the medium series. The high series shows growth of around 20,000 between 2012 and 2037.



Source: Treasury and Finance, Projections 2014

2.3 Population Projections – Northern Midlands LGA

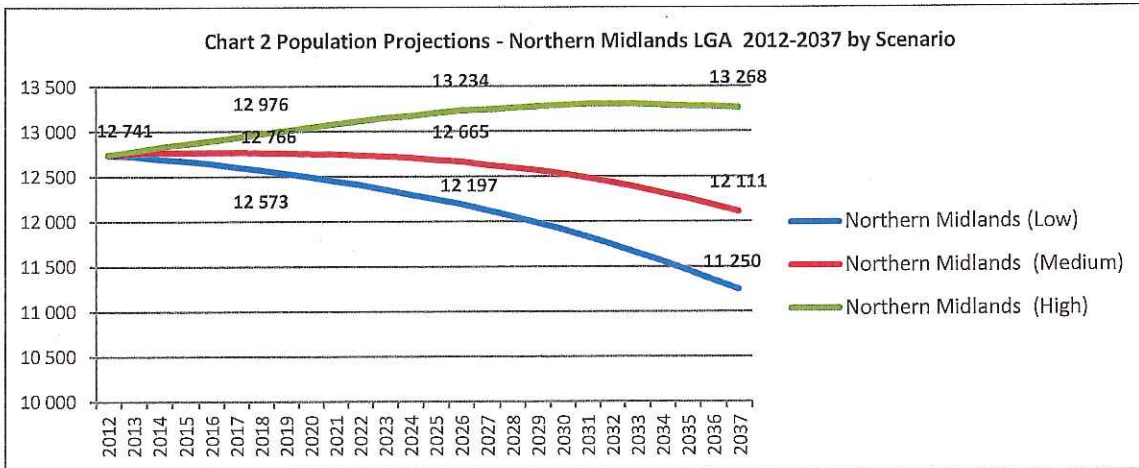
Population

Under the medium and low series, the Northern Midlands LGA population declines and under the high series the population increases only by around 500 persons. Under all these scenarios the population continues to age.

The Northern Midlands LGA is one of 12 LGAs whose populations would decline under the medium growth scenario.²¹

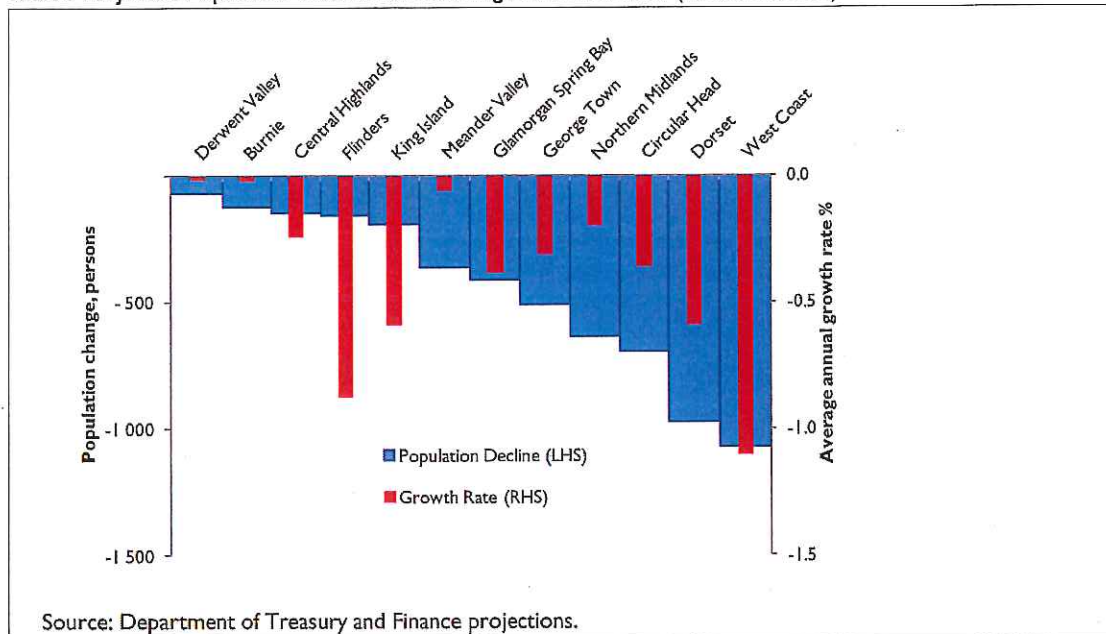
²⁰ North Tasmania Regional Land Use Strategy, June 27 2018

²¹ 2014 Population Projections - Tasmania and its Local Government Areas, December 2014, Tasmanian Department of Treasury and Finance P9 Chart 3b



Source: Treasury and Finance, Projections 2014

Chart 3 Projected Population Decline for Declining LGAs 2013-2037 (Medium Series)



Source: Department of Treasury and Finance projections.

Source: 2014 Population Projections - Tasmania and its Local Government Areas, December 2014, Treasury and Finance P9 Chart 3b

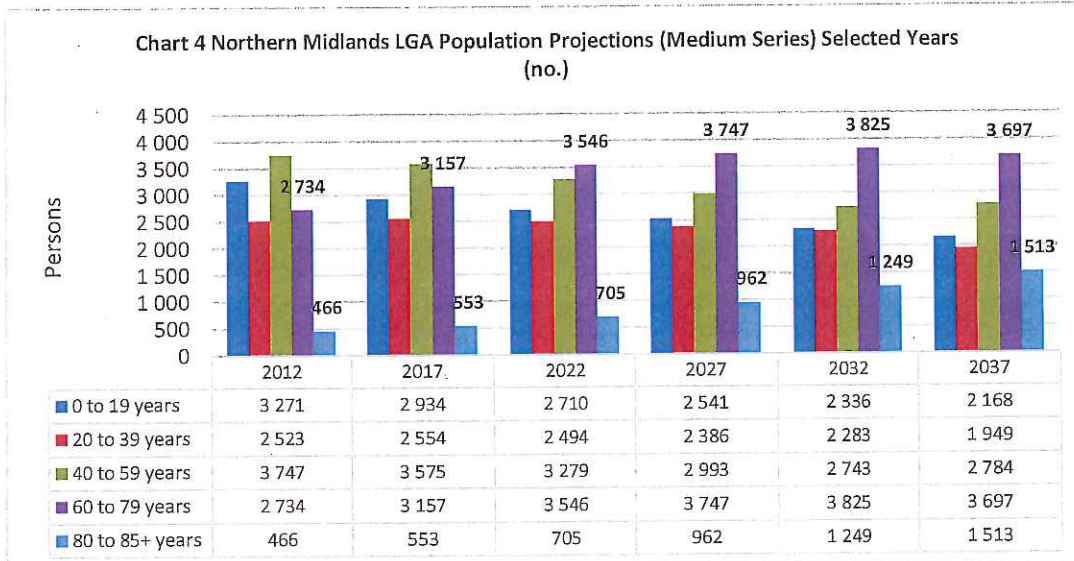
2.4 Age Profile

The following charts show the age profile for Northern Midlands for the medium series and the ageing that occurs over the period from 2012 to 2037.

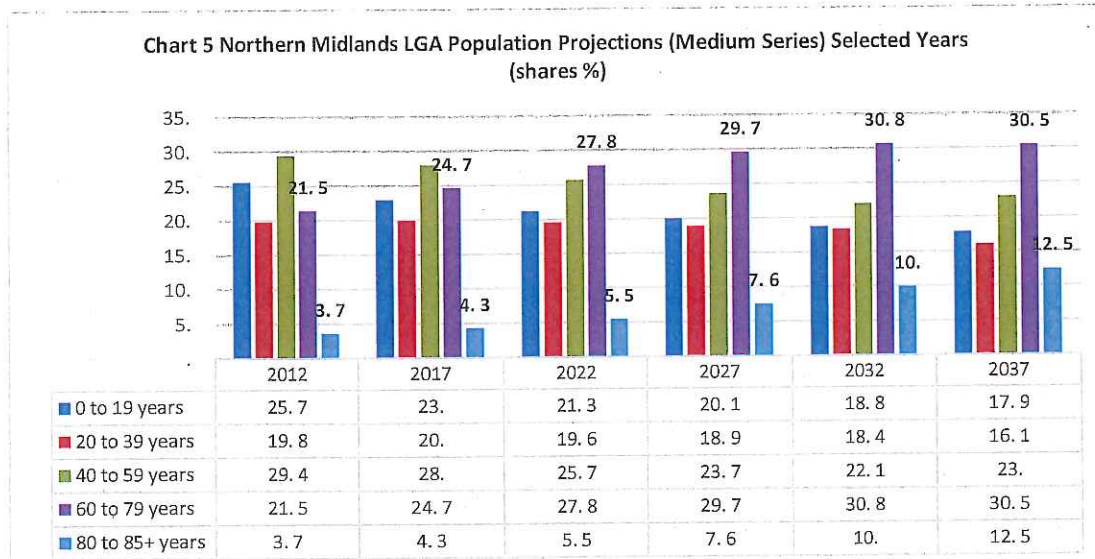
The age cohorts which will grow over the period are the older groups. Person aged 80 years and over increase from 3.7% of the population in 2012 to 12.5% in 2037. Persons 60-79 years increase from 21.5% in 2012 to 30.5% in 2037.

The numbers in all other age groups (0-19, 20-39, and 40-59) decline over the period.

The low series and high series also see a significant ageing of the population over the period (Tables 1 and 3).



Source: Treasury and Finance Tasmania, Projections 2014



Source: Treasury and Finance Tasmania, Projections 2014

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Table 1 Population Projections (Low Series) – Northern Midlands LGA 2012-2037

Northern Midlands LGA Low Series	0 to 19 years	20 to 39 years	40 to 59 years	60 to 79 years	80 to 85+ years	Total
Number of Residents						
2012	3 271	2 523	3 747	2 734	466	12 741
2017	2 882	2 519	3 545	3 121	540	12 607
2022	2 602	2 428	3 218	3 485	675	12 408
2027	2 376	2 297	2 906	3 648	903	12 130
2032	2 122	2 167	2 626	3 692	1 142	11 749
2037	1 923	1 800	2 647	3 533	1 347	11 250
Share of Population %						
2012	25.7	19.8	29.4	21.5	3.7	100.
2017	22.9	20.0	28.1	24.8	4.3	100.
2022	21.0	19.6	25.9	28.1	5.4	100.
2027	19.6	18.9	24.	30.1	7.4	100.
2032	18.1	18.4	22.4	31.4	9.7	100.
2037	17.1	16.0	23.5	31.4	12.0	100.

Source: Treasury and Finance Tasmania, Projections 2014

Table 2 Population Projections (Medium Series) – Northern Midlands LGA 2012-2037

Northern Midlands LGA Medium Series	0 to 19 years	20 to 39 years	40 to 59 years	60 to 79 years	80 to 85+ years	Total
Number of Residents						
2012	3 271	2 523	3 747	2 734	466	12 741
2017	2 934	2 554	3 575	3 157	553	12 773
2022	2 710	2 494	3 279	3 546	705	12 734
2027	2 541	2 386	2 993	3 747	962	12 629
2032	2 336	2 283	2 743	3 825	1 249	12 436
2037	2 168	1 949	2 784	3 697	1 513	12 111
Share of Population %						
2012	25.7	19.8	29.4	21.5	3.7	100.
2017	23.0	20.0	28.0	24.7	4.3	100.
2022	21.3	19.6	25.7	27.8	5.5	100.
2027	20.1	18.9	23.7	29.7	7.6	100.
2032	18.8	18.4	22.1	30.8	10.0	100.
2037	17.9	16.1	23.0	30.5	12.5	100.

Source: Treasury and Finance Tasmania, Projections 2014

Table 3 Population Projections (High Series) – Northern Midlands LGA 2012-2037

Northern Midlands LGA High Series	0 to 19 years	20 to 39 years	40 to 59 years	60 to 79 years	80 to 85+ years	Total
Number of Residents						
2012	3 271	2 523	3 747	2 734	466	12 741
2017	2 989	2 588	3 610	3 185	564	12 936
2022	2 853	2 559	3 346	3 620	739	13 117
2027	2 782	2 486	3 094	3 853	1 028	13 243
2032	2 664	2 414	2 878	3 979	1 370	13 305
2037	2 555	2 138	2 952	3 899	1 724	13 268
Share of Population %						
2012	25.7	19.8	29.4	21.5	3.7	100.0
2017	23.1	20.0	27.9	24.6	4.4	100.0
2022	21.8	19.5	25.5	27.6	5.6	100.0
2027	21.0	18.8	23.4	29.1	7.8	100.0
2032	20.0	18.1	21.6	29.9	10.3	100.0
2037	19.3	16.1	22.2	29.4	13.0	100.0

Source: Treasury and Finance Tasmania, Projections 2014

3. Population Growth Strategy

"Tasmania's population challenge: Tasmanian's population currently stands at around 515 000. Population projections recently undertaken by both the Australian Bureau of Statistics (ABS) and the Tasmanian Department of Treasury and Finance, project that based on historical trends, Tasmania's population is likely to begin to decline from around the middle of this century (under their most likely or medium case scenarios). Tasmania is the only state or territory in Australia projected by the ABS to enter population decline in the projection period."

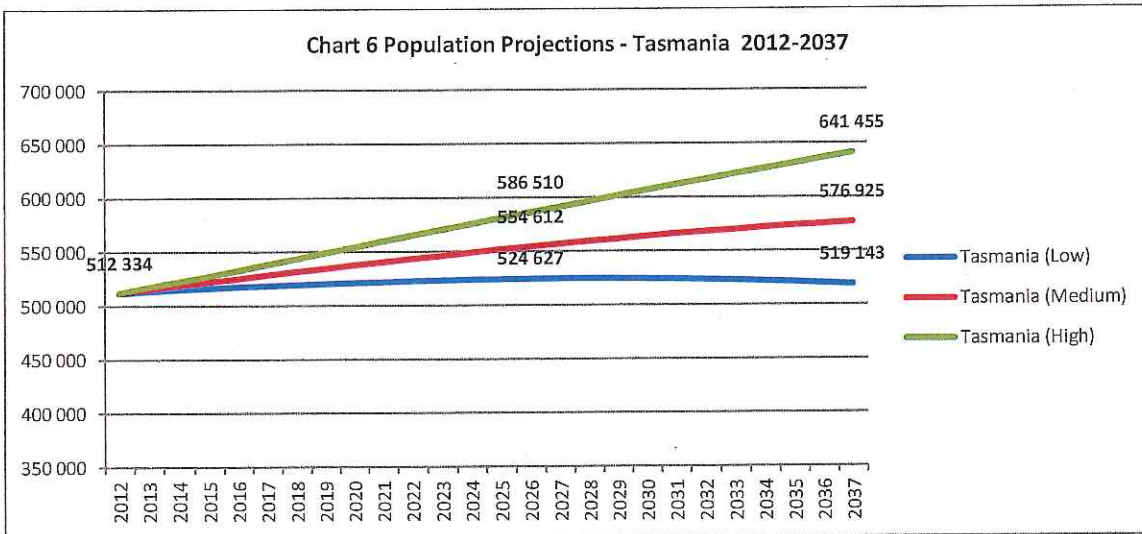
Source: Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015 P10

"Tasmania has the oldest and slowest growing population in the country. Unless we take action now, Tasmania's population is likely to go into decline in the next four decades. A declining population will result in a slowing economy, fewer people in our workforce to support those unable to work and a reduced capacity to fund essential services such as education and health."

Source: Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary, Department of State Growth, Tasmania, September 2015

3.1 Population Projections

Tasmania's estimated population as at March 2014 was 514 684 persons. By June 2036, Tasmania's population is projected to be 576,925 persons under the medium series. By June 2037, under the high series, Tasmania's population is projected to be 641,455 persons, and for the low series to be 519,143 persons by June 2037.



Source: Treasury and Finance Tasmania, Projections 2014

3.2 Population Growth Strategy

Tasmania currently has the oldest population in Australia and it is ageing faster than any other state or territory. In Tasmania, the median age is 41.5 years compared with the national median age of 37.3 years. It is projected that more than one in four Tasmanians will be aged 65 or older by 2050, based on current trends.²²

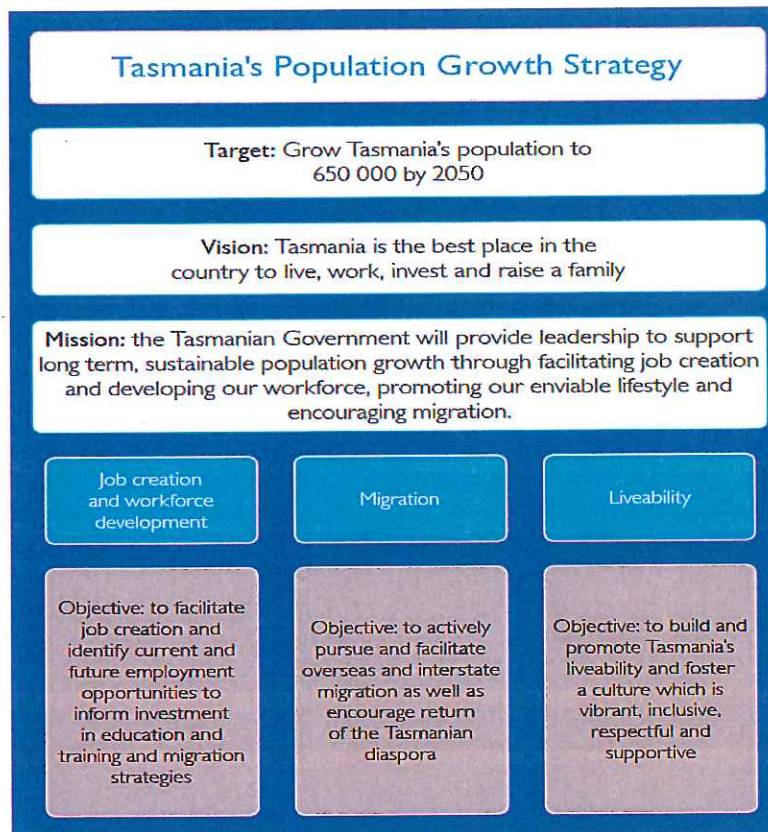
"The Tasmanian Government has a target to grow the population to 650,000 people by 2050 to drive economic growth, create jobs and improve the standard of living for all Tasmanians."

Source: Population Growth Strategy - Growing Tasmania's population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

The Population Growth Strategy is part of the government's vision of making Tasmania the best place in the country to live, work, invest and raise a family.

*"The detailed **Population Growth Strategy** identifies 50 actions in three key areas:*

- **Job creation and workforce development:** we will facilitate job creation and identify current and future employment opportunities to inform investment in education and training, and migration attraction strategies.
- **Migration:** we will actively pursue and facilitate overseas and interstate migration to Tasmania and encourage Tasmanians living elsewhere to come home.
- **Liveability:** we will build and promote Tasmania's liveability and foster a culture which is vibrant, inclusive, respectful and supportive."²³



Source: Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

²² Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

²³ Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015

"To provide for ongoing sustainable population growth, a balanced age structure is required between the working age and non-working age population. In particular, to stabilise our population age structure to enable long term, sustainable population growth, it is important to attract and retain young working age people and families to Tasmania."

Source: Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015 P11

Monitoring Progress

The Department of State Growth is undertaking an annual review of implementation of the actions contained in the strategy. Incremental targets have been set to measure progress towards achieving our overall target of 650 000 Tasmanians by 2050. P13

Table 4 Incremental population targets

Year	2015	2020	2030	2040	2050
Population	515 000	530 000	570 000	600 000	650 000

Source: Population Growth Strategy - Growing Tasmania's Population to 650 000 by 2050, Summary Department of State Growth, Tasmania, September 2015 P13

4. Ridgeside Lane Project

The Ridgeside Lane project aligns with the Tasmanian Government's Population Growth Strategy and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA.

The Ridgeside Lane project aligns closely with the Tasmanian Government's **Population Growth Strategy**, and will contribute to a renewal of the population of Evandale and the broader Northern Midlands LGA. In the absence of a development of this nature the population of Evandale and the Northern Midlands LGA, will continue to age and remain static or decline, in line with the Tasmanian Treasury's projections for the LGA.

The **Ridgeside Lane** development supports the three key areas of the **Population Growth Strategy**.

- **Jobs:** the project is not just a housing development, it will create a new precinct with new direct jobs on site (hotel, provender, farm, aged care, and childcare) and training for young people (in hospitality and agribusiness). The additional population will also provide a boost to businesses in the Evandale village and other parts of Northern Midlands LGA.
- **Migration:** the development will attract locals and interstate people, who are seeking a new lifestyle. Housing will be taken up by families and younger age groups as well as retirees.
- **Liveability:** the project creates innovative housing, community infrastructure and businesses in a new precinct, which is sensitive to the environment and the Evandale location.

The regional impacts in terms of jobs and regional income are quantified in the economic impact assessment of the project.²⁴

As well as an alignment to the Population Growth Strategy in terms of jobs, migration and liveability, the Ridgeside Lane development is consistent with the Northern Tasmania Regional Land Use Strategy.²⁵ It will be a major contributor to 3 of the goals of the strategy - Economic Development, Liveability, and Sustainability. In particular it addresses some of the challenges identified in the Land Use Strategy, particularly: the need for a larger population (families and couple households) to renew the regional population; new job opportunities (in tourism, agribusiness and services) and the development of new employment related skills.

²⁴ Evandale Project: Economic Impact Analysis - Summary Report, MCa November 2018.

²⁵ See Ridgeside Lane Development and Northern Tasmania Regional Land Use Strategy MCa, April 26 2019

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The following are the assumptions used in projecting population for each of the LGAs.

Appendix 2: LGA Assumptions

	Fertility rate				Annual Net Migration (all sources)				Life Expectancy At Birth							
	2007-12	Low	Medium	High	2006-11 average	Low	Medium	High	LEAB 2012		Low LEAB 2037		Medium LEAB 2037		High LEAB 2037	
	<i>Declines to (by 2023)</i>								male	female	male	female	male	female	male	female
Break O'Day	2.44	2.14	2.24	2.44	22	10	32	60	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Brighton	2.84	2.54	2.64	2.84	67	24	59	85	78.9	83.3	81.8	84.7	83.1	86.1	84.9	87.9
Burnie	2.18	1.88	1.98	2.18	-86	-128	-94	-49	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
Central Coast	2.16	1.87	1.97	2.16	119	17	95	177	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
Central Highlands	2.87	2.58	2.68	2.87	-4	-18	-11	-4	78.9	83.3	81.9	85.1	83.2	86.6	85.0	88.4
Circular Head	2.72	2.42	2.52	2.72	-77	-75	-68	-59	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
Clarence	2.26	1.97	2.07	2.26	308	45	235	433	78.9	83.3	81.8	84.7	83.1	86.1	84.9	87.9
Derwent Valley	2.52	2.22	2.32	2.52	-33	-65	-42	-7	78.9	83.3	81.9	85.1	83.2	86.6	85.0	88.4
Devonport	2.27	1.98	2.08	2.27	24	-25	22	70	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
Dorset	2.52	2.23	2.33	2.52	-30	-30	-20	3	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Flinders	3.59	3.29	3.39	3.59	-3	-6	-4	-2	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
George Town	2.51	2.21	2.31	2.51	-60	-55	-35	0	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Glamorgan/Spring Bay	2.32	2.02	2.12	2.32	12	0	13	30	78.9	83.3	81.9	85.1	83.2	86.6	85.0	88.4
Glenorchy	2.23	1.93	2.03	2.23	-3	-86	-11	58	78.9	83.3	81.8	84.7	83.1	86.1	84.9	87.9
Hobart	1.53	1.24	1.34	1.53	111	-166	49	292	78.9	83.3	81.8	84.7	83.1	86.1	84.9	87.9
Huon Valley	2.47	2.18	2.28	2.47	181	34	146	256	78.9	83.3	81.9	85.1	83.2	86.6	85.0	88.4
Kentish	2.48	2.19	2.29	2.48	65	9	52	96	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
King Island	2.26	1.96	2.06	2.26	-37	-11	-8	1	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
Kingborough	2.18	1.88	1.98	2.18	499	129	396	631	78.9	83.3	81.8	84.7	83.1	86.1	84.9	87.9
Latrobe	2.17	1.88	1.98	2.17	282	90	227	331	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
Launceston	2.01	1.72	1.82	2.01	10	-120	10	130	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Meander Valley	2.14	1.85	1.95	2.14	5	-46	-1	50	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Northern Midlands	2.20	1.90	2.00	2.20	-20	-42	-20	8	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Sorell	2.54	2.25	2.35	2.54	147	65	134	171	78.9	83.3	81.8	84.7	83.1	86.1	84.9	87.9
Southern Midlands	2.42	2.13	2.23	2.42	47	8	35	64	78.9	83.3	81.9	85.1	83.2	86.6	85.0	88.4
Tasman	2.38	2.08	2.18	2.38	29	3	14	27	78.9	83.3	81.9	85.1	83.2	86.6	85.0	88.4
Waratah/Wynyard	2.28	1.99	2.09	2.28	17	-20	12	48	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
West Coast	2.60	2.30	2.40	2.60	-148	-66	-67	-62	77.7	82.3	81.5	84.5	82.8	85.9	84.5	87.7
West Tamar	2.07	1.78	1.88	2.07	108	26	99	162	78.6	81.8	82.0	84.5	83.3	85.9	85.1	87.7
Tasmania	2.15	1.85	1.95	2.15	1551	-500	1 250	3 000	78.3	82.5	81.9	84.7	83.2	86.2	85.0	88.0

Source: 2014 Population Projections - Tasmania and Its Local Government Areas, December 2014, Treasury and Finance Tasmania P11 (Appendix 2)

Appendix B : Ridgeside Lane Development and Northern Tasmania Regional Land Use Strategy

1. Overview

The Ridgeside Lane development is consistent with the Northern Strategy and achieves a number of objectives set out in the strategy.

- Ageing population: the development will increase the population of Evandale, by attracting a mix of new residents, including families, younger people and retirees and will renew the population.
- Housing types: offers a diverse range of housing types which will attract locals and interstate migrants to the region. With the proximity to Launceston, people can be resident in Evandale and work in Launceston (in services and professional occupations).
- Tourism growth: the precinct will offer new tourism facilities, which will attract visitors and complement the Launceston and regional offer.
- New jobs: the development will create new direct jobs in the various businesses to be located in the precinct (hotel, eco-resort, wellbeing retreat, demonstration farm, education and artisan hub, child care and aged care).
- Stronger local business: the combination of new residents and visitors and their spending will provide a boost to local businesses in Evandale. The operations in the precinct will also provide a new market for local produce and other services.
- Services and infrastructure: the development will deliver a childcare centre and retirement living and age cared facilities. It will provide open space and recreational facilities for all residents of Evandale.
- Skills and training: training in hospitality and agribusiness and work experience will be delivered.

Overall the Ridgeside Lane will enhance the Northern Land Strategy and contribute to population growth objectives, new business, tourism development; local employment growth; and liveability. The project is not simply a housing development. It is the creation of a new way of living in an environmentally planned area that offers diverse housing types. This is combined in a precinct that will deliver sustainable businesses, new jobs and training for young people in hospitality and agribusiness.

The economic impact assessment on the project, quantifies the benefits that will be generated for Evandale and the region.²⁶

- Population: the completion of the development will increase the population of Evandale by 2242 persons by year 18 (3036)..
- Annual spending by Ridgeside Lane residents in Evandale and the region, will increase to around \$22 million per year by year 18 generating up to 126 jobs (direct and indirect/induced jobs) in that year.
- Precinct operations: the business operations on the precinct will provide a total of: 133 direct jobs in tourism and hospitality, education/training and care; and will generate a further 32 indirect/induced jobs in the region.
- Visitor spending in other businesses in the Evandale village will increase to \$3.7 million in 2031 and \$4.1 million in year 18.
- Construction jobs: an average of 57 direct on site jobs would be generated per year during the construction 15 year period, with a further 14 direct jobs in materials and services supply.

²⁶ Evandale Project: Economic Impact Analysis - Summary Report, MCA November 2018.

2. Northern Tasmania Regional Land Use Strategy

The strategy sets out a **Regional Strategic Planning Framework**, with a focus on 4 goals of **Economic Development, Liveability, Sustainability and Governance.**²⁷

The Ridgeside Lane Precinct development and its components are consistent with the Strategy's vision for the region and will contribute to achieving the goals for economic development, liveability and sustainability.

Regional Vision

The regional vision, goals, strategic directions and planning objectives are derived from a detailed assessment of the issues facing the region, including population ageing, the need to attract population and to develop new businesses and jobs, while protecting the environment and improving liveability.

- *"Productivity growth will be the key driver of economic growth, and prosperity in Northern Tasmania in the long term; The success of economic development strategies will be a product of competitiveness and innovation that mutually advance opportunity and development of urban and rural areas; Economic competitiveness will depend on the region's ability to attract and retain a population and workforce with valuable knowledge and entrepreneurial skills."*
- *"... Promoting and protecting the Region's unique natural environment and resources will be key to sustainable development and future liveability; Livable communities, offering a high quality of life and that support health and wellbeing will help to attract investment, support a skilled workforce, and strengthen social inclusion and community wellbeing..."*

Source: Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018, P8

Ageing Population

"Ageing Population and Decreasing Workforce: The region's population and workforce will age and the proportion of the population working will decline. Competition for skilled workers will increase. Regional workforce and skills deficits will become increasingly evident. "

Source: Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018, P7

"Aged Health Care Housing and Services: *An ageing population leads to a growing dependency ratio, increased service industries and alternate housing types and sizes. Current hospital and aged care facilities have insufficient capacity to meet growing demand, generating a critical need to retain this population in their homes for longer. Providing direct services to aged persons in remote locations, rural towns and communities will be increasingly difficult. Investment and upgrading of medical and health facilities will be critical to retaining and attracting population in the region.* "

Source: Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018, P7

Land Use and Development

"Provide for a diversity of land uses. *Provide for affordable housing and a diversity of housing types and sizes, including retirement accommodation and aged care facilities.*"

Source: Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018, P23

Tourism

"Tourism growth and investment in tourism and recreation is currently focused in and around Launceston and in a limited number of other locations dispersed across the region. The challenge will be to expand this and capitalize on the excellent tourism potential of other, more remote locations. The region's role as the tourist gateway to Tasmania, via the airport and regional transport network will need continual reinforcement."

Source: Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018, P7

²⁷ Northern Tasmania Regional Land Use Strategy, June 27 2018, P2

Final Report: May 12 2019

“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.”

“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: 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. ”

Source: Northern Tasmania Regional Land Use Strategy North Tasmania Regional Land Use Strategy, June 27 2018, P45

3. The Ridgeside Lane Development

The proposed Ridgeside Lane development will be a major contributor to 3 of the goals - Economic Development, Liveability, and Sustainability.

In particular it addresses some of the challenges identified in the Land Use Strategy: the need for a larger population (families and couple households) to renew the regional population; new job opportunities (in tourism, agribusiness and services) and the development of new employment related skills.

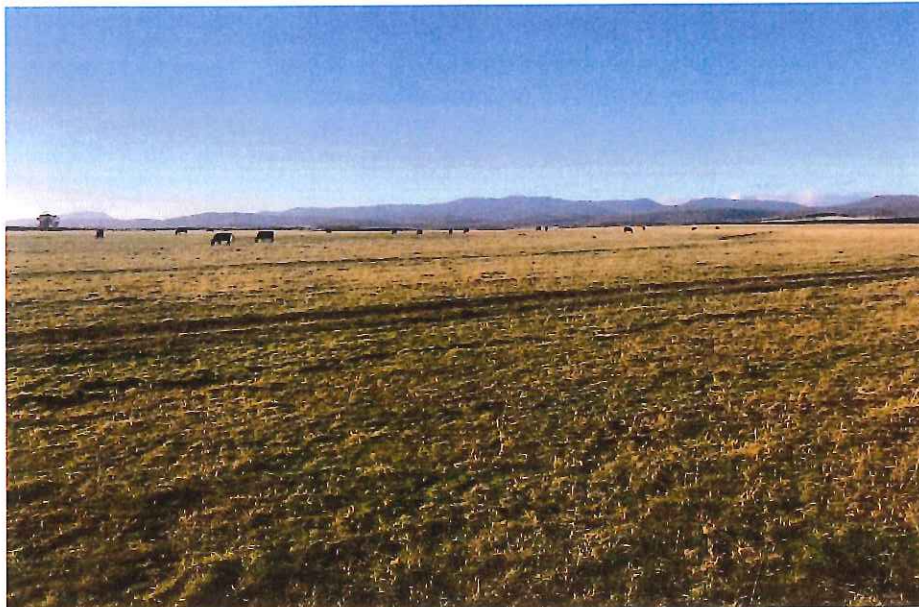
Ridgeside Lane & the Northern Tasmania Land Use Strategy

Goals	Ridgeside Lane
Economic Development	The proposed activities on site will contribute to the visitor economy ; regional agribusiness and industry skills development
Tourism	Hotel – 4-5 star hotel of 100 rooms and function space, catering for short breaks, conferences and weddings. Eco-resort (20 villas) and including a health and wellbeing retreat Sustainability Education and Artisan Hub – café, restaurant and cellar door sales of local produce.
Agribusiness	Northern Tasmanian Demonstration Farm – including “Grow Hub”, plant nursery, farm, workshops and café.
Skills & Training	Sustainability Education and Artisan Hub – studios, class rooms, workshops. Courses in sustainable living, small scale farming, food, crafts. Hotel management education facility – delivering training and work experience.
Liveability	The development will offer a diversity of residences in a well-planned green precinct with community facilities, which complement Evandale’s facilities and infrastructure.
Diverse housing	The available housing types will attract a mix of families, couple households and retirees.
Planned precinct	The quality of the residential areas and facilities will attract people from Tasmania and interstate, who are after a rural lifestyle in proximity to a heritage village, with ready access to a larger City (Launceston), and its services (including cultural facilities) and an airport.
Family services	A child care centre will provide services for local and regional families.
Aged Services	Facilities will allow ageing in place and transitions, with independent living units, and a specialist aged care facility. This aligns with the Northern Strategy’s recognised requirements to expand aged care services in the region.
Supporting Evandale	Ridgeside Lane and its facilities, landscape, parkland community infrastructure will enhance liveability for all residents of Evandale and adjacent areas.
Sustainability	Ridgeside Lane will make major contributes to economic, environmental and social sustainability.
Economic sustainability:	The development will contribute to growth and renewal of the population through attracting a diverse mix of new residents (including families); the increase in population will provide demand for local service businesses in Evandale and surrounds; the enterprises onsite will boost visitors and provide new local jobs; the learning facilities will boost skills in hospitality and special agribusiness (and provide pathways to employment for young people).
Environmental sustainability	Ridgeside Lane is a green development, with state of the art water, waste and energy management and infrastructure.
Social sustainability	Communities with ageing and static or declining populations tend to lose elements of their community activities. A renewed population will revitalise community activities, engagement and interaction. The Evandale community will have access to parklands, recreation spaces, gardens and facilities in the precinct.

Traders In Purple

Agricultural Assessment of the Proposed Ridgeside Lane Development

December 2018



Consultants for business, agriculture and environment



Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms - Agricultural Resource Management (ARM) and Davey & Maynard.

Macquarie Franklin Head Office
 112 Wright Street | East Devonport | Tasmania | 7310
 Phone: 03 6427 5300 | Fax: 03 6427 0876 | Email: jlynch@macfrank.com.au
 Web: www.macquariefranklin.com.au

Report author: Jason Lynch B.App.Sci.(hort)
 Senior Consultant

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1 Purpose

This report has been undertaken on behalf of the proponent (Traders In Purple) and will accompany an application to the Northern Midlands Council seeking approval to undertake the Ridgeside Lane development, on the Queenscliff and Mew properties east of Evandale.

This document reports on the land capability of the subject properties and an assessment of how the proposal may impact on the agricultural land use activity of the property in question and that of adjacent properties.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing my opinion, I wish to advise that I possess a B.App.Sci.(hort) and am a member of the Australian Institute of Agriculture. I have over 20 years experience in the agricultural industry in Tasmania. I am skilled to undertake agricultural and development assessments as well as land capability studies. I have previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the Burnie, Brighton, Central Coast, Circular Head, Clarence, Georgetown, Kentish, Huon, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Protection of Agricultural Land Policy (PAL Policy) and Planning Schemes.

1.2 Compliance with the State Policy on the Protection of Agricultural Land (PAL) 2009.

The amended Policy became effective from 3rd September 2009. It fosters the sustainable development of agriculture in Tasmania by minimising conflict or interference from other land uses as well as non-agricultural use or development on agricultural land that precludes the return of that land to agriculture.

For the purposes of the Policy;

Agricultural land is defined as *all land that is in agricultural use or has the potential for agricultural use that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.*

Agricultural use means *use of the land for propagating, cultivating and harvesting plants or for the keeping and breeding of animals, excluding domestic animals and pets. It includes the handling and packing or storing of produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.*

Land capability Classes 1, 2 and 3 are collectively defined as prime agricultural land based on the class definitions and methodology from the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

It is noted that where there is a discrepancy between the Central Coast Planning Scheme and PAL, Clause 13 (1) of the State Policies and Projects Act 1993 states *“Where there is an inconsistency between a provision of a State Policy and a provision of a planning scheme or an interim order in force at the time when the State Policy comes into operation, the provision of the planning scheme or interim order is void to the extent of the inconsistency”*. In other words, where there is such an inconsistency, the State Policy will take precedent.

2 Property details

2.1 Location

The subject properties where the Ridgeside Lane development is proposed are located east of Evandale on Logan Road. Figure 1.

Table 1; property details

Property Name	Title Reference	Property ID	Address	Hectares (Approx)
Queenscliff	1067731/1	1898289	211 Logan Road	99
The Mews	101154/1	189529	Logan Road	100
	145763/2	2688486	98 Ridgeside Lane	46



Figure 1: Property location (source The LIST)

2.2 Queenscliff Property

2.2.1 Location and size

The Queenscliff property is located approximately 350m east of Evandale on the northern side of Logan Road, and covers an area of roughly 99 hectares.

2.2.2 Physical resources

The Queenscliff property is located on flat and very gently undulating ground with a northerly aspect, it is entirely covered by degraded and semi improved pasture land with no areas of bushland and/or remanent vegetation present.

The property is highly constrained for water resources, and currently is limited a number of stock water dams, with a combined nominal capacity of approximately 1.5ML.

The property has acquired a 20 ML irrigation water allocation.

No soil salinity, sodicity or acid sulphate soils have been identified on the property.

2.2.3 Land capability

The original land capability assessment of the area was undertaken by DPIF at a scale of 1:100,000 and reported in their South Esk report in 1996, and on the subject of this property, DPIF identified the property was covered by Class 4 land, and no prime agricultural land was identified.

A detailed assessment by Macquarie Franklin of the property confirmed that the land is consistently covered by Class 4 land, and it is not covered by any prime agricultural land (land capability rating ≤ 3).

Class 4 land is described as follows:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitation of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

See Appendix 1, Figure 5 for the land capability map of the property.

See Appendix 2, Table 5 for the detailed land capability assessment.

2.2.4 Agricultural land use suitability

2.2.4.1 Current land use activity

This property has historically and is currently been used for dryland pastoral use, that being for cattle and sheep production.

The pastoral productivity of the property is limited by the annual rainfall (approximately 650mm/year) and land capability, and is capable of growing 7,000-8000 kg dry matter of pasture per hectare per

year (kg DM/ha/yr) and this is equivalent to utilising 4,000-5,000 kg DM/ha/year at a grazing efficiency of 65%.

Based on the pasture productivity of the property it would be reasonable to consider it has an annual carrying capacity of approximately 15-18 dry sheep equivalents per hectare per year (DSE/ha/year), for a total carrying capacity of approximately 1,400-1,700 DSE/year.

It is important to note that due to variable rainfall, both total rainfall and frequency of rainfall events the carrying capacity can flex by +/-15-25% on a seasonal and annual basis.

2.2.4.2 Future land use activity

The crops considered most suitable for this land are based on broadacre crops, such as cereals, hemp, canola and grass seed production, and it is possible to consider this land could be cropped on a frequency of 1-2 times in 10 years.

More intensive cropping options could be possible, such as vegetables (root crops – potatoes, carrots, brassicas etc...) however the opportunity to engage in these enterprises would only be possible on a 1 on 10 year rotation, and limited to the Class 4s land.

Horticultural crops, such as viticulture, cherries and hazelnuts ranges may be considered possible for areas of the property, although it is very much enterprise dependant. Modelled enterprises suitability maps are shown in Appendix 4.

It is important to note that extensive studies and detailed assessments, both on the production and marketing of horticultural commodities would be important to undertake before any investment was made.

Based on the quantum of irrigation water that the property has invested in, 20ML, the scale and intensity of any irrigated cropping (broadacre, vegetable and/or perennial horticulture) are highly restricted.

The amount water typically used in irrigated broadacre cropping is typically 2 ML/ha (potential of 10 hectares), vegetable cropping requires 3-5 ML/ha (potential for 6-8 hectares of crop) and perennial horticulture uses between 3-4 ML/ha (potential for 4-6 hectares of plantings).

2.2.5 Adjacent land use activity

The land adjacent to the Queenscliff property have been traditionally been predominantly used for pastoral land use activity, that being beef and sheep grazing, with dryland and irrigated broadacre cropping activities on the properties to the south and further to the east.

Further to the north in the White Hills and Relbia area a number of vineyards are present.

2.3 The Mews Property

2.3.1 Location and size

The Mews property is located approximately 700m east of Evandale to the nearest westerly point of the property, although the majority of the land over 1,800m east of Evandale, and on the northern side of Logan Road, and covers an area of roughly 146 hectares.

2.3.2 Physical resources

The Mews property is located on flat and very gently undulating ground with a northerly aspect, it is entirely covered by degraded and semi improved pasture land with no areas of bushland and/or remanent vegetation present.

The property is highly constrained for water resources, and currently is limited a number of stock water dams, with a combined nominal capacity of approximately 2ML.

The property has acquired a 20 ML irrigation water allocation.

No soil salinity, sodicity or acid sulphate soils have been identified on the property.

2.3.3 Land capability

The original land capability assessment of the area was undertaken by DPIF at a scale of 1:100,000 and reported in their South Esk report in 1996, and on the subject of this property, DPIF identified the properties were covered by Class 4 land, and no prime agricultural land was identified.

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Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

See Appendix 1, Figure 5 for the land capability map of the property.

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2.3.4 Agricultural land use suitability

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year (kg DM/ha/yr) and this is equivalent to utilising 4,000-5,000 kg DM/ha/year at a grazing efficiency of 65%.

Based on the pasture productivity of the property it would be reasonable to consider it has an annual carrying capacity of 15-18 dry sheep equivalents per hectare per year (DSE/ha/year), for a total carrying capacity of approximately 2,100-2,600 DSE/year.

It is important to note that due to variable rainfall, both total rainfall and frequency of rainfall events the carrying capacity can flex by +/-15-25% on a seasonal and annual basis.

2.3.4.2 Future land use activity

The crops considered most suitable for this land are based on broadacre crops, such as cereals, hemp, canola and grass seed production, and it is possible to consider this land could be cropped on a frequency of 1-2 times in 10 years.

More intensive cropping options could be possible, such as vegetables (root crops – potatoes, carrots, brassicas etc...) however the opportunity to engage in these enterprises would only be possible on a 1 on 10 year rotation, and limited to the Class 4s land.

Horticultural crops, such as viticulture, cherries and hazelnuts ranges may be considered possible for parts or extensive areas of the property, although it is very much enterprise dependant. Modelled enterprises suitability maps are shown in Appendix 4.

It is important to note that extensive studies and detailed assessments, both on the production and marketing of horticultural commodities would be important to undertake before any investment was made.

Based on the quantum of irrigation water that the property has invested in, 20ML, the scale and intensity of any irrigated cropping (broadacre, vegetable and/or perennial horticulture) are highly restricted.

The amount water typically used in irrigated broadacre cropping is typically 2 ML/ha (potential of 10 hectares), vegetable cropping requires 3-5 ML/ha (potential for 6-8 hectares of crop) and perennial horticulture uses between 3-4 ML/ha (potential for 4-6 hectares of plantings).

2.3.5 Adjacent land use activity

The land adjacent to the Mews property have been traditionally been predominantly used for pastoral land use activity, that being beef and sheep grazing, with irrigated broadacre cropping activities on the properties to the south and further to the east.

Further to the north in the White Hills and Relbia area a number of vineyards are present.

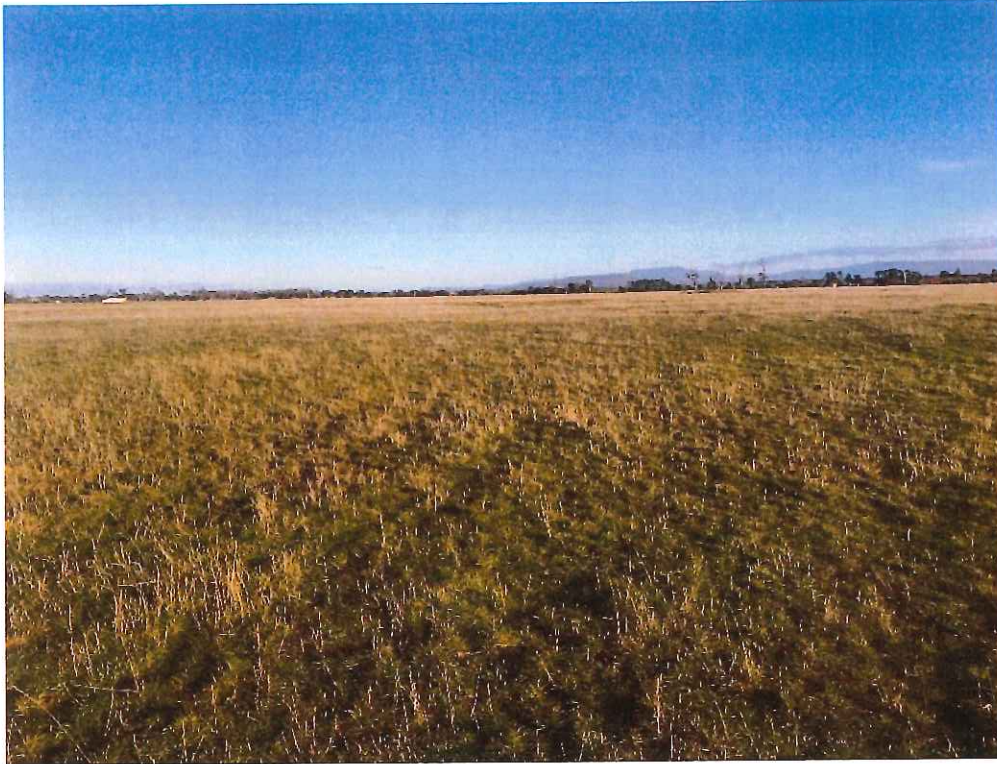


Figure 2; southerly view across the Queenscliff property



Figure 3; northerly view across the Mews property



Figure 4; Brickendon soil type present throughout the Queenscliff and Mews properties

3 Proposed development

The proposed development for the Queenscliff and Mew properties is an extensive and broad development, and fully outlined in the Ridgeside Lane Development Proposal.

Please refer to the Ridgeside Lane Development Proposal for complete and full details on the proposed development.

A layout of the proposed development is attached in Appendix 5.

4 Impact on agricultural activities

4.1 Impact on the agricultural land use activity on the properties in question

The proposed developments would result in the Queenscliff and the Mews property not being available for agricultural land use activity.

The key aim of the proposal is to minimise the potential for negative impacts and/or constraint of the agricultural land use activities on the neighbouring properties.

4.2 Design and layout of the proposed development

The nature and layout of the proposed development has been designed to minimise the potential for negative impacts and/or constraint of the agricultural land use activities on the neighbouring properties.

Agricultural land use activity is conducted on all adjacent land, and dominated by pastoral use for beef and sheep grazing, with irrigated broadacre cropping activities on the properties to the further to the south and east, and a number of vineyards are located to north in the White Hills and Relbia area.

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

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

The proponents are very keen and willing to maintain a connection with the rural amenity of the wider Evandale area and northern midlands district, and would establish a sustainability centre and agribusiness facility to promote a greater understanding and appreciation of agriculture and provide a centre of learning for agricultural and rural related disciplines.

4.3 Impact of agricultural activity on neighbouring land on proposed development

It is reasonable to consider the proposed Ridgeside Lane development would not result in a negative impact and/or constraint on the agricultural land use conducted on the neighbouring properties.

Potential risks from neighbouring agricultural land use activity, the extent of the risk and possible mitigation strategies and actions are outlined in Table 1.

Table 2; potential risk from neighbouring agricultural land use activities

Potential Risk from Neighbouring Agricultural Land/Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Proposed extensive shelter belts and separation distances would mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is at times practiced in the wider Northern midlands are however ground or spot spraying is a practical and mostly used alternative. Spraying is typically conducted during calm conditions and this inherently minimises the risk of offsite movement of sprays and dusts. Spray events should be communicated in a timely manner to all potentially impacted parties.
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some machinery traffic will occur when undertaking ground cultivation, feeding of livestock etc... The proposed extensive shelter belts and separation distances would provide mitigation from noises.
3. Irrigation water over boundary	Risk = nil. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground. The proposed extensive shelter belts and separation distances would negate the risk of irrigation water over the boundary.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are appropriately designed and maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

4.4 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifested as complaints that could be made by residents of the Ridgeside Lane development against issues identified in Section 4.3. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in the following table, and some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the development than with other members of the public, and are outlined in Table 2.

Table 3; potential risk to neighbouring agricultural activity

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Routine weed control activities and surveillance would be conducted by the proponent.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques, disposal of rubbish and abiding by all guidelines and directions provided by the fire brigade and emergency authorities.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good fencing communication is maintained between the proponent and neighbouring land owners to ensure dogs are kept under control.

4.5 Storm water and sewerage disposal

The storm water generated as result of the development, as would be produced from the sealed hard standing areas, roads and the roof surfaces from the proposed various buildings would be collected via an internal drainage network and directed to the state of art sewerage and waste water treatment plant and reused to support the growth and development of the various proposed botanical developments.

The sewerage and grey water generated as result of the development, as would be produced from proposed various residences, units, accommodation and childcare centre would be collected via an internal drainage network and directed to the state of art sewerage and waste water treatment plant and reused to support the growth and development of the various proposed botanical developments.

It is anticipated that the proposed development will be able to manage, dispose of and recycle the storm and sewerage water, and will be able to be retain all storm and sewerage water within the confines of the Ridgeside Lane development property boundaries.

4.6 Water access and storage

4.6.1 Waterways and creeks water supply and access

No waterways flow through the Queenscliff property.

Two small waterway are present the Mews property;

- Unnamed north flowing minor stream on the northern boundary of the property, hydro ID 200685, CFEV <2, with a 0.64km² catchment area, this forms part of a sub catchment that is highly over allocated (high availability -451 ML and mid availability -75.9 ML) and effectively no irrigation water can and/or could be obtained from this waterway.
- Unnamed south flowing minor tributary on the north eastern boundary of the property, hydro line 200723, CFE <2, with a 0.13km² catchment area that offers a negligible amount of potential opportunity for irrigation water (high availability 2.1 ML and mid availability 1.1 ML), and it forms part of the South Esk River Catchment Water Management Plan area and therefore it is unlikely any irrigation water could be made available.

Only small stock water dams are present on the property.

Therefore both the Queenscliff and the Mews properties are effectively considered as having no access to irrigation water sourced from natural waterways.

4.6.2 North Esk Irrigation Scheme

The properties are located within the North Esk irrigation scheme, and each has a 20 ML water allocation for a total of 40 ML of irrigation water.

Based on the quantum of irrigation water that has been invested in, 40ML, the scale and intensity of any irrigated cropping (broadacre, vegetable and/or perennial horticulture) are limited.

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The amount water typically used in irrigated broadacre cropping is typically 2 ML/ha (potential of 20 hectares), vegetable cropping requires 3-5 ML/ha (potential for 8-13 hectares of crop) and perennial horticulture uses between 3-4 ML/ha (potential for 8-10 hectares of plantings).

It would be difficult to justify broad scale irrigation development in terms of both economic and practical considerations based on the annual supply of 40 ML of irrigation water.

5 Protection of Agricultural Land Policy

Table 4; Protection of Agricultural land policy principles and responses

Principle	Response
<p>1. Principle 1: Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</p>	<p>The proposed development would result in a change to the land use activity from agricultural to mixed rural residential, residential, accommodation and amenity use.</p> <p>The design and layout the proposed development would be sensitive to neighbouring agricultural land use activity, and a range of significant and substantial measures and mitigation actions would be undertaken to minimise any negative impact and/or constrain on the management and operational activities conducted on the adjacent rural land.</p>
<p>2. Principle 2: Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.</p>	<p>This does not apply as there is no prime agricultural land on the lot.</p>
<p>3. Principle 3: Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.</p>	<p>This does not apply as there is no prime agricultural land on the lot.</p>
<p>4. Principle 4: The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:</p> <ol style="list-style-type: none"> a. minimising the amount of land alienated; b. minimising negative impacts on the surrounding environment; and c. ensuring the particular location is reasonably required for operational efficiency. 	<p>This does not apply as there is no prime agricultural land on the lot.</p>
<p>5. Principle 5: Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</p>	<p>As outlined in the response to Principle 1, the proposed development would result in a change to the land use activity from agricultural to mixed rural residential, residential, accommodation and amenity use. This changed land use is not required as part of the agricultural land use.</p> <p>The design and layout the proposed development would be sensitive to neighbouring agricultural land use activity, and a range of significant and substantial measures and mitigation actions would be undertaken to minimise any negative impact and/or constraints on the management and operational activities conducted on the adjacent rural land.</p>

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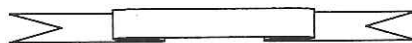
Principle	Response
<p>6. Principle 6: Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</p>	<p>The proposed Ridgeside development is a multi-million undertaking that would provide a major economic boost to the Evandale community and wider Northern midlands region.</p> <p>The construction phase and ongoing management of the various components of the development would provide major employment opportunities as well as massive beneficial flow on benefits to service providers and provedores.</p> <p>The details of the financial impacts and benefits of this development are provided by the proponent.</p>
<p>7. Principle 7: The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</p>	<p>The Queenscliff and the Mews properties consist of Class 4 land, both properties have highly constrained irrigation water resources, and as such would and are limited in their potential agricultural land use activities to lower intensity and long rotation cropping and are suitable for pastoral land use activities.</p> <p>This land is not considered a strategically important rural resource in terms of its prominence, it is not prime agricultural land, and based on the design and layout of the proposed development and a range of significant and substantial measures and mitigation actions would be undertaken to minimise any negative impact and/or constraints on the management and operational activities conducted on the adjacent rural land.</p>
<p>8. Principle 8: Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</p>	<p>The Queenscliff and the Mews properties are located within the North Esk Irrigation district.</p> <p>As outlined in the response to Principle 1, the proposed development would result in a change to the land use activity from agricultural to mixed rural residential, residential, accommodation and amenity use. This changed land use is not required as part of the agricultural land use.</p> <p>The irrigation water allocations that have been secured by the proponent would be utilised on the development for amenity purposes.</p> <p>The proposed development would not constrain and/or limit the use of irrigation water by neighbouring properties nor in the wider Evandale and Northern midlands district.</p>
<p>9. Principle 9: Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil</p>	<p>The proposed land use on the development would not be agricultural land use activity.</p>

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Principle	Response
as the growth medium, except as prescribed in Principles 10 and 11.	
10. Principle 10: New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.	No plantation forestry is proposed as part of this development.
11. Principle 11: Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining that economy's sustainability.	No plantation forestry is proposed as part of this development.

6 Conclusions

1. The Ridgeside Lane development would include the Queenscliff and the Mews properties and cover a combined area of 245 hectares of Class 4 land.
2. The proposed development would result in a change to the land use activity from agricultural to mixed rural residential, residential, accommodation and amenity use. This changed land use is not required as part of the agricultural land use.
3. The proposed Ridgeside development is a multi-million undertaking that would provide a major economic boost to the Evandale community and wider Northern midlands region, with the construction phase and ongoing management of the development providing major employment opportunities as well as massive beneficial flow on benefits to service providers and provedores.
4. The design and layout the proposed development would be sensitive to neighbouring agricultural land use activity, and a range of significant and substantial measures and mitigation actions would be undertaken to minimise any negative impact and/or constraints on the management and operational activities conducted on the adjacent rural land.
5. The design and layout the proposed development would result in a negligible negative impact and possible conflict generated from the agricultural land use activity that is currently and could be conducted on the neighbouring properties.



Appendix 1 Land capability

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Figure 5; land capability map of the Queenscliff and the Mews properties

Appendix 2 Queenscliff land capability assessment

Table 5: Queenscliff property land capability assessment

Land Capability	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating	Land Use	Cropping Frequency	Land Management
4s	79.2	Soil Structure	Brown and brown grey sandy loam topsoil over a brown to orange clay (Brickendon soil association) on flat to gently undulating (0-5%) river terraces. Some areas of quartz gravels present, although the thickness of these quartz gravels varies considerably.	Low	All	1 to 2/10 years Root crops, such as potatoes, could be grown on this land, however this would be undertaken on 1 in 10 year rotation.	Avoid extended fallow periods, maintain adequate ground cover and where possible adopt minimal ground tillage and soil conservation strategies. Reduce stocking rates when wet.
4sw	20.4	Soil Structure and Waterlogging	Brown sandy loam topsoil over a brown to orange clay (Brickendon soil association) on flat lower terraces. Extensive areas of ironstone gravels present throughout the soil profile.		Irrigated pasture, dryland pasture and horticulture	Annual	Avoid extended fallow periods, maintain adequate ground cover and where possible adopt minimal ground tillage and soil conservation strategies. Reduce stocking rates when wet and investigate further drainage options where appropriate.

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Appendix 3 The Mews land capability assessment

Table 6: the Mews property land capability assessment

Land Capability	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating	Land Use	Cropping Frequency	Land Management
4s	129.6	Soil Structure	Duplex soils, brown sandy loam topsoil over a brown to orange clay (Brickendon association) on flat to gently undulating (0-3%) river terraces. Variable presence of ironstone and quartz gravels.	Low	All	1 to 2/10 years Root crops, such as potatoes, could be grown on this land, however this would be undertaken on 1 in 10 year rotation.	Avoid extended fallow periods, maintain adequate ground cover and where possible adopt minimal ground tillage and soil conservation land management strategies. Reduce stocking rates when wet.
					Irrigated pasture, dryland pasture and horticulture	Annual	
4e	16.8	Erosion	Shallow brown sandy loam topsoils (Relbia association) on undulating terraces (5-12%) with varying amounts of gravel present in the soil profile	Low	Irrigated seasonal cropping (dry harvest) Irrigated pasture, dryland	1 to 2/10 years Unsuitable for the production of root crops. Annual	Avoid extended fallow periods, maintain adequate ground cover and where possible adopt minimal ground tillage and soil conservation land management strategies. Reduce stocking rates when wet. The lighter textured sandy soils on the sloping land is at risk of wind and water erosion, and additional care should be given to limit any

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					pasture and horticulture		fallow periods on cultivated paddocks and maintain some type of ground cover (as crop residue or pasture).
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Appendix 4 Modelled perennial horticultural land use

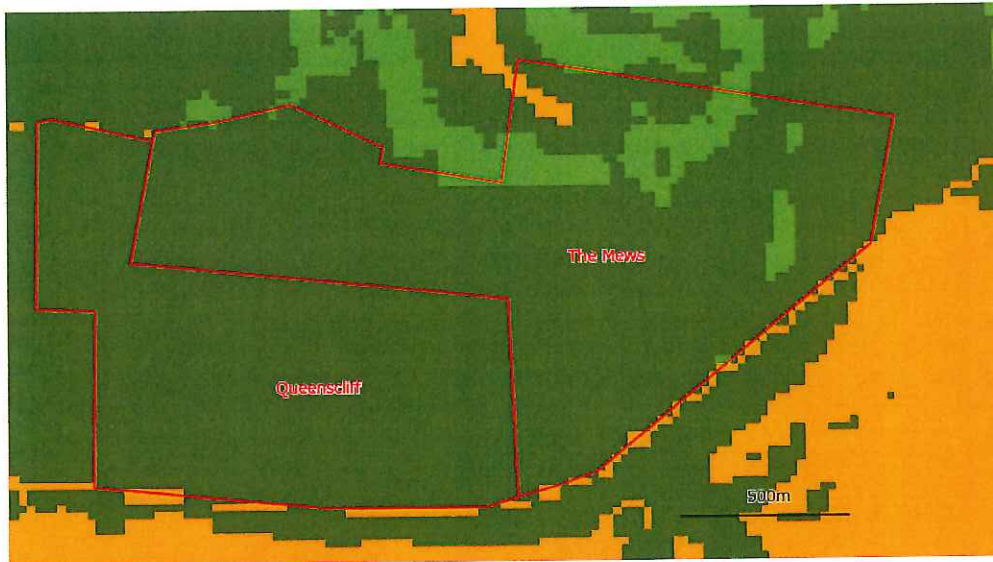


Figure 6; modelled sparkling wines enterprise suitability, green = suitable, yellow = unsuitable (source The LIST)



Figure 7; modelled table wines enterprise suitability, yellow = marginally suitable, brown = unsuitable (source the LIST)

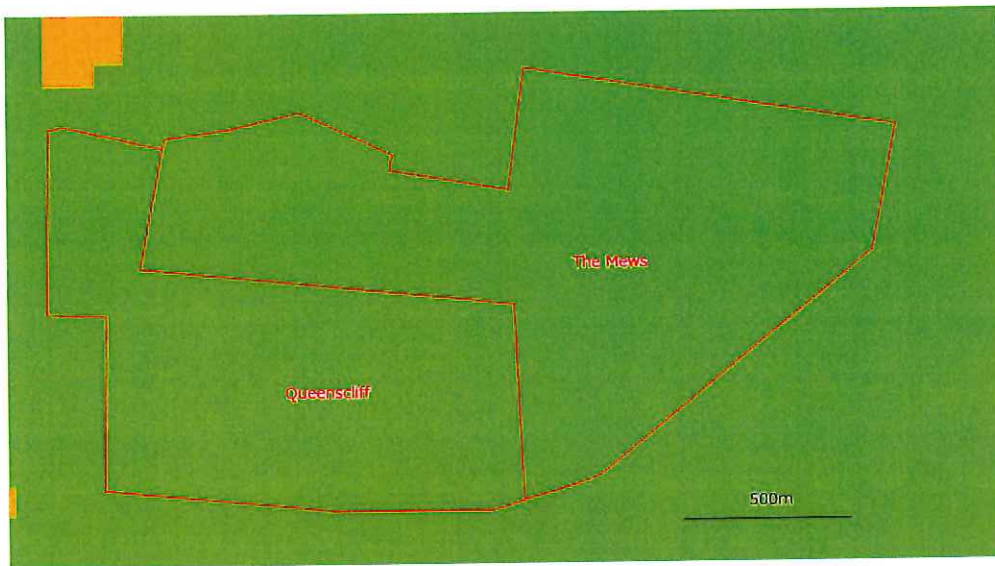


Figure 8; modelled hazelnut enterprise suitability; green = suitable (Source the LIST)

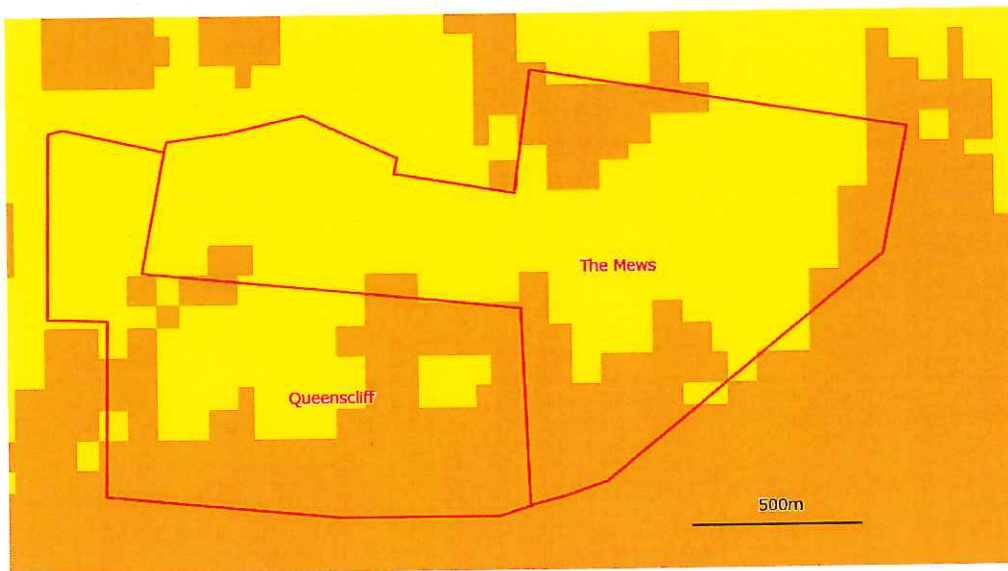


Figure 9; modelled cherry enterprise suitability, yellow = marginally suitable, brown = unsuitable (source the LIST)

