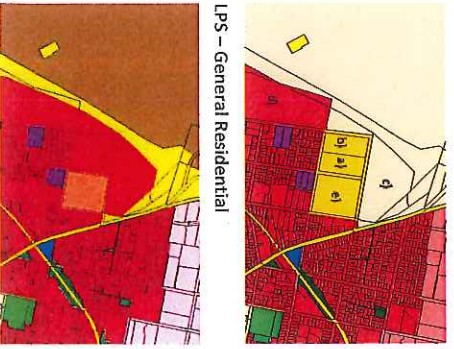


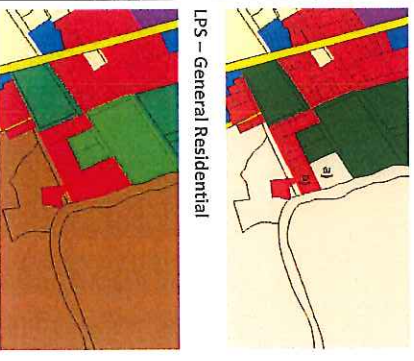
ATTACHMENT 2


Regional Settlement Networks		NMC comments/observations
<p>RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage)</p>	<p>RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p>RSN-A2 Land supply will be provided in Urban Growth Areas identified as: „ Priority Consolidation Areas; „ Supporting Consolidation Areas; or „ Growth Corridor</p> <p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.</p>	<p>NMC comments/observations</p> <p>The following observations are made with respect to a number of recurring elements for which the TPC is seeking clarification, including alignment with specific policy actions within the RLUS.</p> <ul style="list-style-type: none"> <li>• “The areas indicated in the Regional Framework Plan Maps D-1, D-2 and D-3 are indicative only, and represent a contiguous urban form that will be subject to detailed local planning” (p14, Northern Tasmania Regional Land Use Strategy 2018);</li> <li>• The Regional Framework Plan Maps do not include the land associated with the Midland Highway Bypass, which creates a physical barrier west of the Perth township. Some of the land east of the bypass is known to be subject to flooding;</li> <li>• The PPU analysis of land Potentially Suitable for Agriculture (within the 2017 report) appears also to have discounted the impact of the Midland Highway Bypass on the land now physically separated;</li> <li>• Some of the suggested alternative zoning, whilst aligning with RSN-A4, would in fact then contradict other RLUS policy actions, for example – suggesting Low Density Residential zoned land in the Urban Growth Area of any other township within the municipality, to Rural Living would contradict RSN-A7;</li> <li>• The requests for Township structure plans dating back to 2012, can be readily satisfied – but there is concern that the TPC may rely too heavily again on content that is now dated, and has in parts been superseded, for example by the Precinct Development Plans development as part of the Northern Midlands Land Use Development Strategy (NMC LUDS).</li> </ul>
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial</p> <p>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.</p>	<p>The above matters highlight the intrinsic difficulty in achieving a strict literal alignment with the RLUS during the transition process, especially specific Policy Actions. Contributing factors include:</p> <ul style="list-style-type: none"> <li>• The dated nature of the RLUS content;</li> <li>• The large number of variables to be considered against at times conflicting requirements, both within the RLUS policy actions and the options provided within the TPC Guideline No. 1 – Local Provision Schedule (LPS); and</li> <li>• The practical constraints for Planning Authorities to undertake the full suite of more detailed local settlement strategies, structure plans and land use analyses.</li> </ul> <p>Northern Midlands Council commissioned the <i>Northern Midlands Council Land Use Development Strategy 2018-2038</i> (LUDS), as a means of addressing a number of the RLUS policy actions and this document provides the strategic local analysis guiding the draft NMC LPS.</p> <p>The township structure plans dating back to 2012, were considered in the preparation of the NMC LUDS, and have in parts been superseded, for example by the Precinct Development Plans developed as part of the LUDS, and natural market driven development since 2012. Therefore, a number of the identified future development areas (from the 2012 plans) have been made obsolete.</p> <p>It is considered that the transition principles identified in the NMC LUDS (pp19 to 20) result in planning scheme provisions in the draft LPS that align with RSN-A1 and RSN-A3 and the zoning applied supports the RSN-P1 policy intent.</p> <p>A detailed analysis of residential land (zoned General Residential and Low Density Residential) is provided in the NMC LUDS Appendix A – Community Briefing Paper (pp19 to 24) and it is not feasible to revisit this for the specific sites identified in this Appendix 2 document within the given time frame. The land demand analysis undertaken as part of the NMC LUDS is the most recent for the municipal area.</p>

NB – unless specified to the contrary all maps included in Planning Authority Comments have been sourced from LUSTmap

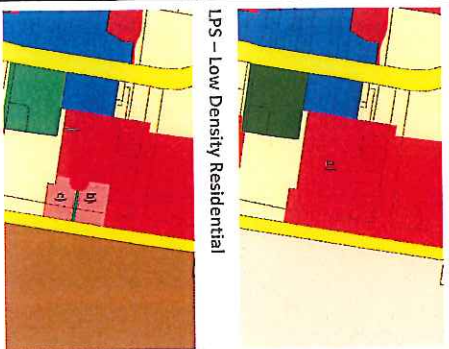
Location	Map Comparison	Commission Comments/Questions	Planning Authority Comments																																																							
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<p>1. Perth</p> <p>38 Phillip Street FR 23463/1, (a)</p> <p>44 Phillip Street FR 23463/2, (b) and</p> <p>Part of Lot 1 Drummond Street FR 173776/1, (c) (eastern side of Perth Bypass)</p>	 <p>LPS - General Residential</p>	<p>Clarify how application of the Zone is consistent with the regional strategy. In particular Action RSN-A2 as the majority of the land appears to be outside the Urban Growth Area (supporting consolidation area).</p> <p>Clarify how many lots/dwellings the land would yield if zoned General Residential and how the application of the Zone is consistent with Action RSN-A1 of the regional strategy.</p> <p>Clarify if the additional lots/dwellings yielded would be within the seven year rolling reserve required by the Greater Launceston Plan for Northern Midlands.</p> <p>Clarify the intended sequence of development in that area given the land at 30 Phillip Street FR 18082/1 would remain as Future Urban.</p> <p>Clarify whether the land is intended to be connected to a reticulated water supply service and a reticulated sewerage system (RSN-A4 of the regional strategy).</p> <p>Consider whether the land is suitable for General Residential zoning if part of the land is within the Flood-Prone Areas overlay.</p> <p>PA to provide a copy of the 2012 township development plan for Perth.</p>	<p>For an analysis of Residential land availability and projected lot yield, please refer to pages 19 to 24 in Appendix A – Community Briefing Paper, Northern Midlands Council Land Use Development Strategy 2018-2038 (LUDS). The strategy was provided to the TPC as additional information in December 2019. The strategy identified that across the municipality there is sufficient capacity to support a rolling 7 year demand (p40), however there are identified shortages in some townships, notably Longford. The strategy identified that Perth is scheduled for a treatment plant upgrade and once completed the General Residential land is expected to be able to be fully serviced with some additional upgrades in the reticulation infrastructure. The strategy incorporates relevant elements of previous development plans and strategy and is considered the appropriate reference document, supporting the draft NMC LPS.</p> <p>Given the additional information provided above and the summary analysis in the table below, it is considered that the land is part of the <i>Supporting Consolidated Land</i> compliant with RSN-A2 and is able to be serviced compliant with RSN- A4. It is not feasible to develop a more detailed site design to provide the lot yield for this site within the current TPC review period.</p> <p>It is anticipated that the land identified as a), b), and c) is likely to be incorporated into future residential development contiguous with d), which will be subject to future more detailed planning: to ensure adequate provision of green open space within the 50m road buffer (as per SPP E3.0 Road &amp; Railway Assets Code) and in those areas of the land known to be subject to inundation from Sheepwash Creek flood waters (namely on c) and e)). It is anticipated that this could be incorporated in the LUDS Phase 2 implementation projects (e.g. Perth Structure Plan) as show on page 22 of the strategy, thus achieving compliance with RSN-A1.</p>																																																							
<table border="1"> <thead> <tr> <th>Property</th> <th>Ownership</th> <th>PPU Potentially Constrained Criteria</th> <th>Surrounding Land Uses</th> <th>Sewer</th> <th>Water</th> <th>Overlay/ Comments</th> <th>TPC Guideline No 1 – Zone Application Guideline</th> <th>Alternate Potential Zoning</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Owner A</td> <td>Excluded from study area</td> <td>Vacant land, Residential</td> <td>N</td> <td>Y</td> <td>Busifire Prone Urban Growth Boundary</td> <td>GR2 1, (a) and (b),</td> <td>FUZ 2</td> </tr> <tr> <td>b)</td> <td>Owner B</td> <td>Excluded from study area</td> <td>Vacant land, Residential</td> <td>N</td> <td>Y</td> <td>Busifire Prone Urban Growth Boundary</td> <td>n/a</td> <td>FUZ 2</td> </tr> <tr> <td>c)</td> <td>Owner C</td> <td>Unconstrained</td> <td>Vacant land, Residential</td> <td>N</td> <td>N</td> <td>Busifire Prone 50m Road &amp; Railway Attenuation Area</td> <td>GR2 2, (c) and (d)</td> <td>FUZ 1</td> </tr> <tr> <td>d)</td> <td>Owner C</td> <td>Excluded from study area</td> <td>Vacant land, Residential</td> <td>N</td> <td>Y</td> <td>Busifire Prone Urban Growth Boundary</td> <td>No change – already zoned General Residential</td> <td>No change – already zoned General Residential</td> </tr> <tr> <td>e)</td> <td>Owner E</td> <td>Excluded from study area</td> <td>Vacant land, Residential</td> <td>N</td> <td>Y</td> <td>Busifire Prone Urban Growth Boundary</td> <td>No change – FUZ</td> <td>FUZ 2</td> </tr> </tbody> </table>	Property	Ownership	PPU Potentially Constrained Criteria	Surrounding Land Uses	Sewer	Water	Overlay/ Comments	TPC Guideline No 1 – Zone Application Guideline	Alternate Potential Zoning	a)	Owner A	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	GR2 1, (a) and (b),	FUZ 2	b)	Owner B	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	n/a	FUZ 2	c)	Owner C	Unconstrained	Vacant land, Residential	N	N	Busifire Prone 50m Road & Railway Attenuation Area	GR2 2, (c) and (d)	FUZ 1	d)	Owner C	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	No change – already zoned General Residential	No change – already zoned General Residential	e)	Owner E	Excluded from study area	Vacant land, Residential	N	Y	Busifire Prone Urban Growth Boundary	No change – FUZ	FUZ 2	<p><b>For Council – no change recommended</b></p> <p><b>Copy of Perth 2012 Township plan will be provided as requested</b></p> <p><b>NB – TPC may respond with a directive to transition a), b), c) and e) to Future Urban (FUZ)</b></p>			
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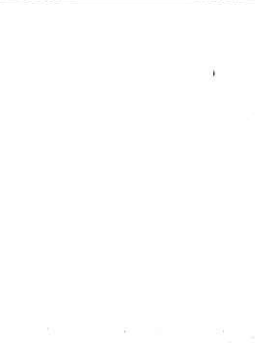

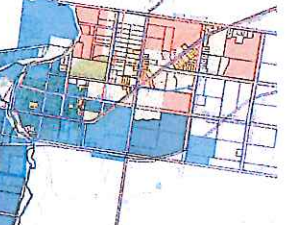
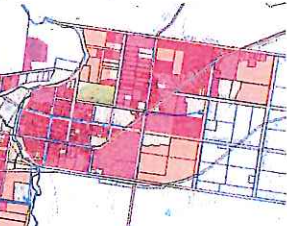


Location	Map Comparison	Commission Comments/Questions	Planning Authority Comments																											
2. Longford 1 Archer Street FR 215539/1		Clarify how application of the Zone is consistent with the regional strategy, in particular RSN-A1 and RSN-A2.  Clarify how many lots/dwellings the land would yield if zoned General Residential and explain if the additional lots/dwellings yielded would be within the seven year rolling reserve required by the Greater Launceston Plan for Northern Midlands.  Consider whether the land is suitable for General Residential zoning if part of the land is within the Flood-Prone Areas overlay.  PA to provide a copy of the 2012 township development plan for Longford.	<p>Re RSN-A2 – refer to general comments at the start.</p> <p>The land was excluded from the PPU analysis – which appears to indicate that it was considered part of the township fabric. The land (a) is an anomalous zoning, reflecting a historical pattern identified in the NMC LUDS (see page 19 in Appendix A – Community Briefing Paper, Northern Midlands Council Land Use Development Strategy 2018-2038). To retain the existing zoning, would continue spot zoning of land that is not reflective of the current residential or potential future residential use of the land.</p> <p>As shown in the summary analysis table below;</p> <table border="1" data-bbox="821 1142 1109 2072"> <thead> <tr> <th>Property</th> <th>Ownership</th> <th>PPU Potentially Constrained Criteria</th> <th>Surrounding Land Uses</th> <th>Sewer</th> <th>Water</th> <th>Overlays/ Comments</th> <th>TPC Guideline No 1 – Zone Application Guideline</th> <th>Alternate Potential Zoning</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Owner A</td> <td>Excluded from study area</td> <td>Community Facilities (kitespark, bowling, caravan park)</td> <td>Y</td> <td>Y</td> <td>Bushfire prone Flood Prone Area (partial &lt; 50%)</td> <td>GRZ 1 (a) and (b).</td> <td>N/A</td> </tr> <tr> <td>b)</td> <td>Owner B</td> <td>Excluded from study area</td> <td>Residential</td> <td>N</td> <td>N</td> <td>Bushfire Prone Flood Prone Areas (partial &lt; 50%) Heritage Precinct</td> <td>No change apply existing zoning GRZ 1 (a) and (b)</td> <td>N/A</td> </tr> </tbody> </table> <p>As per TPC Guideline No. 1 Local Provisions Schedule (LPS): zone and code application. (June 2018), section 3.4</p> <p><i>The primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible. Reference may also be made to the 'allowable minimum lot size' in the Acceptable Solution, unless there is a Performance Criterion that specifies an absolute minimum, in the subdivision standards for the zone to understand the density that is allowable.</i></p> <p>The provisions of the LPS will provide sufficient clarity for any future development of the land and hence the proposed zoning is considered compliant with RSN-A1.</p> <p>Given the location of the land, the fact that it is fully serviced, and its current use (residential)—a transition to a zone other than General Residential cannot be supported.</p> <p>The priority was to avoid spot zoning.</p> <p><b>For Council – no change recommended</b></p> <p><b>Copy of Longford 2012 Township plan will be provided as requested</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>	Property	Ownership	PPU Potentially Constrained Criteria	Surrounding Land Uses	Sewer	Water	Overlays/ Comments	TPC Guideline No 1 – Zone Application Guideline	Alternate Potential Zoning	a)	Owner A	Excluded from study area	Community Facilities (kitespark, bowling, caravan park)	Y	Y	Bushfire prone Flood Prone Area (partial < 50%)	GRZ 1 (a) and (b).	N/A	b)	Owner B	Excluded from study area	Residential	N	N	Bushfire Prone Flood Prone Areas (partial < 50%) Heritage Precinct	No change apply existing zoning GRZ 1 (a) and (b)	N/A
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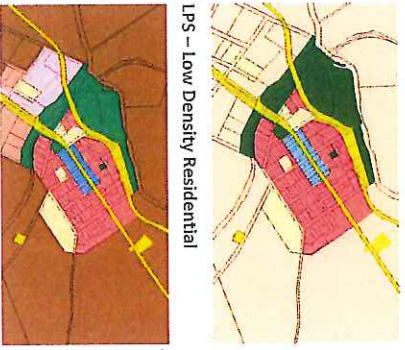



LOW DENSITY RESIDENTIAL ZONE	
<p>3. Ross 15-17 Bond Street FR 1404/3/1</p>	<p><b>IPS – General Residential</b></p>  <p><b>LPS – Low Density Residential</b></p> <p>Clarify why the Low Density Residential Zone is proposed and how application of the Zone is consistent with the Guidelines, in particular LDRZ 1. If the intention is to manage the impacts of the adjacent railway line on residential amenity, consider whether the Road and Railway Code would provide for suitable management of those impacts.</p> <p>Consider whether the Low Density Residential Zone is necessary if subdivision and dwelling development would otherwise be controlled by the SAP. Consider whether the land should be included in the prevailing General Residential Zone.</p> <p>The land shown as (a) was identified as development site no. 21 - Bond Street, in the NMC LUDS (p39). The land is included within <i>Figure NOR-S8.2.4 Ross Development Precinct Masterplan off Bond Street (2)</i> (in the draft LPS); showing that the land area of (b) and (c) as 15.4m<sup>2</sup> and 15.18m<sup>2</sup>, respectively. The masterplan layout is designed to provide an area of land on each of the lots, suitable for a single residential development that is clear of the Road and Railway Code Overlay. The land is located within the Ross Specific Area Plan, which prevents multiple dwelling development within the Low Density Residential zone.</p> <p>This is consistent with NMC LUDS where the Low Density Residential zone was identified as providing a strategic buffer between non-residential land and land zoned General Residential, so as to minimise unreasonable impacts on residential amenity from the non-residential uses. The proposed zoning for these lots (b) and (c) is considered to be consistent with the Acceptable Solution A1 of clause C3.7.1 <i>Subdivision for sensitive uses within a road or railway attenuation area</i>.</p> <p>The precinct plan has been designed for single residential dwellings, as demonstrated by lot sizes within the General Residential zoned portion of the development site, hence preventing multiple dwellings as per the Acceptable Solution A1 of NOR-S8.7.1 <i>Residential density for multiple dwellings</i>.</p> <p>It is considered that if these two lots were transitioned to General Residential zone, given their area (i.e. size) then the land could potentially be further subdivided, or be developed for multiple dwellings; and given the performance criteria pathways within the Road and Railway Code for development, such zoning would facilitate increases in the residential density on land that was intended to act as a buffer, and would therefore be likely to result in the very opposite of the strategic zoning intent.</p> <p>Based on the above the proposed zoning is considered to align with TPC Transition Guideline 1 as follows:</p> <p>LDZR 1 (c), existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.</p> <p>And LDRZ 4, The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p> <p><b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>

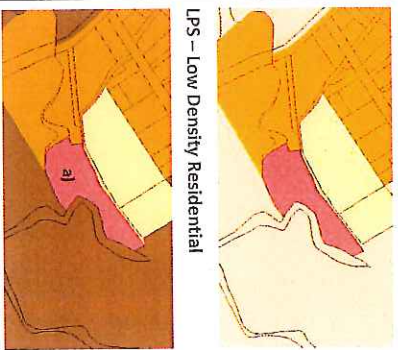

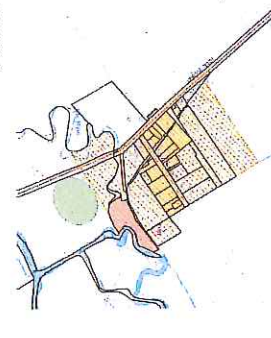
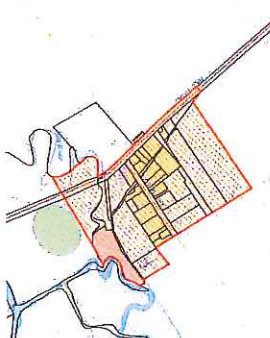
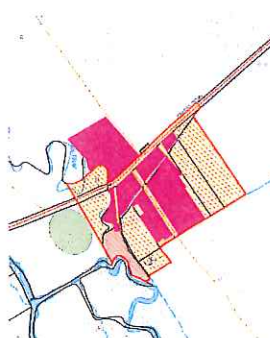


<p>4. Campbell Town 7A Williams Street a) FR 43080/4</p>		<p>As above, clarify why the Low Density Residential Zone is proposed and how application of the Zone is consistent with the Guidelines, in particular LDRZ 1. If the intention is to manage the impacts of the adjacent railway line on residential amenity, consider whether the Road and Railway Code would provide for suitable management of those impacts.</p> <p>Consider whether the Low Density Residential Zone is necessary if subdivision and dwelling development would otherwise be controlled by the SAP.</p> <p>Consider whether the land should be included in the prevailing General Residential Zone.</p>	<p>The land shown as (a) was identified as development site no. 4 – South of Williams Road, in the NMC LUDS (p36).</p> <p>The land is included within Figure NOR-S2.2.2 – Campbell Town Development Precinct Masterplan – off William Street (in the draft LPS), showing that the land area of (b) and (c) as 1863m<sup>2</sup> and 1715m<sup>2</sup>, respectively. The masterplan layout is designed to provide an area of land on each of the lots, suitable for a single residential development that is clear of the Road and Railway Code Overlay. The land is located within the Campbell Town Specific Area Plan, which prevents multiple dwelling development within the Low Density Residential zone.</p> <p>This is consistent with NMC LUDS where the Low Density Residential zone was identified as providing a strategic buffer between non-residential land and land zoned General Residential, so as to minimise unreasonable impacts on residential amenity from the non-residential uses. The proposed zoning for these lots (b) and (c) is considered to be consistent with the Acceptable Solution A1 of clause C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area.</p> <p>The precinct plan has been designed for single residential dwellings, as demonstrated by lot sizes within the General Residential zoned portion of the development site, that would preclude multiple dwellings as per the Acceptable Solution A1 of NOR-S2.7.1 Residential density for multiple dwellings.</p> <p>It is considered that if these two lots were transitioned to General Residential zone, given their area (i.e. size) then the land could potentially be further subdivided, or be developed for multiple dwellings, and given the performance criteria pathways within the Road and Railway Code for development, such zoning would facilitate increases in the residential density on land that was intended to act as a buffer, and would therefore be likely to result in the very opposite of the strategic zoning intent.</p> <p>Based on the above the proposed zoning is considered to align with TPC Transition Guideline 1 as follows:</p> <p>LDRZ 1 (c), existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development of higher densities.</p> <p>And LDRZ 4, The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p> <p><b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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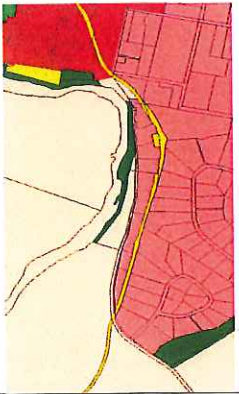
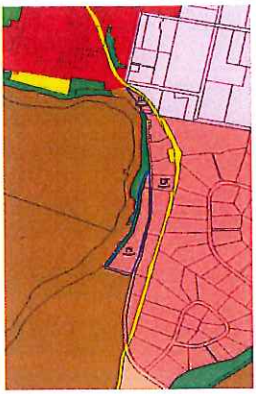
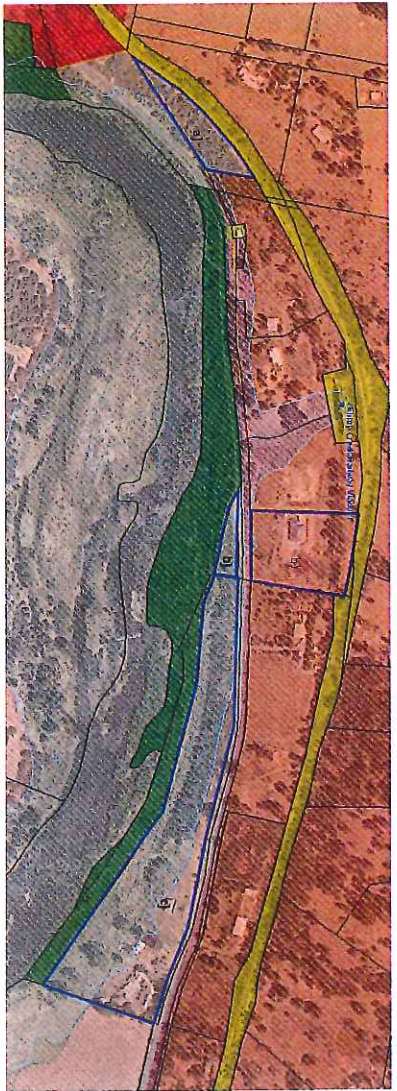
<p>5. Campbell Town</p>	<p>IPS – Low Density Residential</p> 	<p>Clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the IPS compared with the LPS. Clarify how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1 and RSN-A4.</p> <p>If the additional lot/dwelling yield is not supported by the relevant strategies, consider whether the land should be zoned Rural Living A or if alternative methods should be used to control subdivision potential.</p> <p>PA to provide a copy of the 2012 township development plan for Campbell Town.</p>	<p>The NMC LUDS (p19) outlines the transitioning planning principles adopted in the preparation of the draft NMC LPS including (but not limited to):</p> <p><i>Within the constraints of the Guidelines and other regulatory requirements, apply a 1 to 1 transition, both spatially and from the ordinance (use class and development provisions) perspective wherever possible.</i></p> <p>For Campbell Town (as per Figure 1 to 3 below) the transition of all existing land zoned Low Density Residential LDRZ (salmon pink coloured land) to the same zoning in the draft LPS was based on the following:</p> <ul style="list-style-type: none"> <li>• The LDRZ is shown as being within the existing Campbell Town Urban Growth Boundary (outlined in orange) (complying with RSN – A1) Figure 1;</li> <li>• Varied (i.e. inconsistent) levels of full water service availability (blue area) Figure 2;</li> <li>• Varied levels of full sewer service availability (bright purple/pink) Figure 3; and</li> <li>• General location on the outskirts of the township area – where the land provides the strategic buffer function to the surrounding agricultural uses.</li> </ul> <p>Therefore, based on the TPC Guideline 1 – the transition zoning is justified according to LDRZ 1(a) (i)</p>
<p>IPS – Low Density Residential</p>	<p>IPS – Low Density Residential</p>	<p>Clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the IPS compared with the LPS. Clarify how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1 and RSN-A4.</p> <p>If the additional lot/dwelling yield is not supported by the relevant strategies, consider whether the land should be zoned Rural Living A or if alternative methods should be used to control subdivision potential.</p> <p>PA to provide a copy of the 2012 township development plan for Campbell Town.</p>	<p>The NMC LUDS (p19) outlines the transitioning planning principles adopted in the preparation of the draft NMC LPS including (but not limited to):</p> <p><i>Within the constraints of the Guidelines and other regulatory requirements, apply a 1 to 1 transition, both spatially and from the ordinance (use class and development provisions) perspective wherever possible.</i></p> <p>For Campbell Town (as per Figure 1 to 3 below) the transition of all existing land zoned Low Density Residential LDRZ (salmon pink coloured land) to the same zoning in the draft LPS was based on the following:</p> <ul style="list-style-type: none"> <li>• The LDRZ is shown as being within the existing Campbell Town Urban Growth Boundary (outlined in orange) (complying with RSN – A1) Figure 1;</li> <li>• Varied (i.e. inconsistent) levels of full water service availability (blue area) Figure 2;</li> <li>• Varied levels of full sewer service availability (bright purple/pink) Figure 3; and</li> <li>• General location on the outskirts of the township area – where the land provides the strategic buffer function to the surrounding agricultural uses.</li> </ul> <p>Therefore, based on the TPC Guideline 1 – the transition zoning is justified according to LDRZ 1(a) (i)</p> <p>Figure 1</p>  <p>Figure 2</p>  <p>Figure 3</p>  <p>The Low Density Residential land is located within the Campbell Town Specific Area Plan area, and as such multiple dwellings are prohibited. The NMC LUDS recognises that the SPP lot sizes, in conjunction with the SAP prohibition on multiple dwelling still provides for the LUDS strategic buffer intent of the Low Density Residential zone, as can be seen by the Figure NOR-S3.2.2 - <i>Cressy Development Precinct Masterplans off William Street</i> – where Low Density Residential lots at the SPP Acceptable Solution Lot size, are incorporated along the masterplan interface with Agricultural land to the west.</p> <p>It is considered that the LPS provisions in conjunction with the infrastructure capacity (i.e. specific local constraints) will provide guidance for development and thereby comply with RSN-A1 and RSN- A4.</p> <p>It is noted that the <i>NMC Interim Planning Scheme 2013</i> provides for an Acceptable Solution of 1ha as the minimum lot size in the zone but does not specify a minimum lot size in the Performance Criteria. Therefore, it is considered that the draft LPS provisions by including a minimum lot size of 1500m<sup>2</sup> as an Acceptable Solution, and 1200m<sup>2</sup> as an absolute minimum, in conjunction with access and service provision criteria, provide specific controls and guidance for developers, as per RSN-A1.</p> <p>Finally – rezoning the land to Rural Living, would reduce the existing use rights of land holders and represent back zoning; it would also be counter to the RULUS RSN-A7 as the land is located within the Urban Growth Area of Campbell Town.</p> <p><b>For Council – no change recommended</b></p> <p><b>Copy of Campbell Town 2012 Township plan will be provided as requested</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>



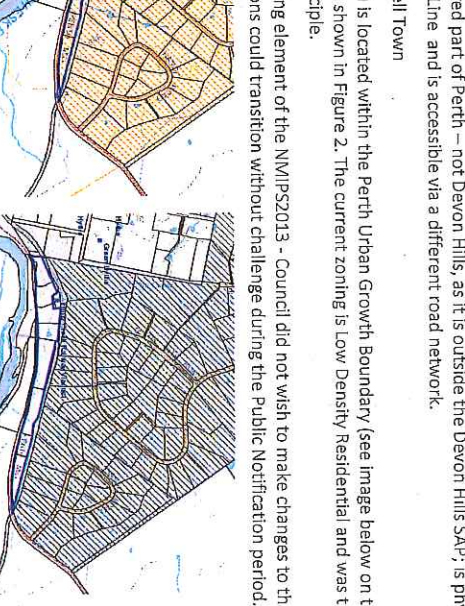
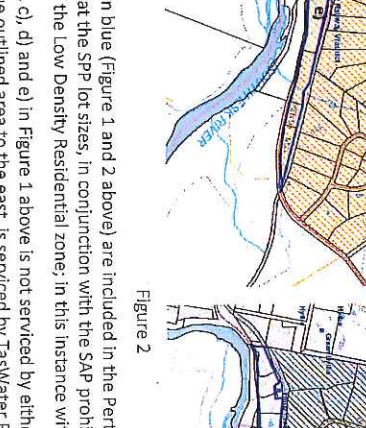
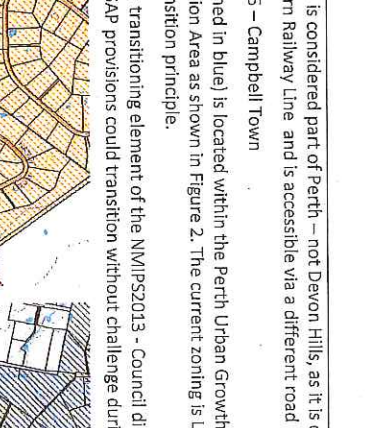
<p>6. Avoca</p>	<p><b>LPS – Low Density Residential</b></p>  <p><b>LPS – Low Density Residential</b></p>	<p>As above, clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the LPS compared with the LPS. Clarify how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1. If the additional lot/dwelling yield is not supported by the relevant strategies, consider whether the land should be zoned Rural Living A or if alternative methods should be used to control subdivision potential.</p>	<p>General response as per 5 – Campbell Town</p>  <p><b>Figure 1</b> USTmap identifies the Avoca Township as the area highlighted in red (Figure 1); with the Urban Growth Boundary shown in orange above (Figure 2); and the land zoned Low Density Residential in pink (Figure 3). It is all located within The Urban Growth Boundary.</p>  <p><b>Figure 4</b> There is limited land within the TasWater Full Service area for potable water as shown by the blue areas (Figure 4); there is no land within the township boundary that is serviced by TasWater Sewage (Figure 5).</p>  <p><b>Figure 5</b> It is noted that the <i>MWC Interim Planning Scheme 2013</i> provides for an Acceptable Solution of 1ha as the minimum lot size in the zone but does not specify a minimum lot size in the Performance Criteria. Therefore, it is considered that the draft LPS provisions by including a minimum lot size of 1500m<sup>2</sup> as an Acceptable Solution, and 1200m<sup>2</sup> as an absolute minimum, in conjunction with access and service provision criteria, provide specific controls and guidance for developers, as per RSN-A1.</p> <p>Finally – rezoning the land to Rural Living, would reduce the existing use rights of land holders and represent back zoning; it would also be counter to the RILUS RSN-A7 as the land is located within the Urban Growth Area of Avoca.</p> <p><b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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<p>7. Nile 14 Church Lane a) RR 126682/1</p>	<p><b>IPS – Low Density Residential</b></p>  <p><b>LPS – Low Density Residential</b></p>	<p>As above, clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the IPS compared with the LPS. Clarify how the additional subdivision potential is supported by the regional strategy/ in particular RSN-A1.</p> <p>If the additional lot/dwelling yield is not supported by the relevant strategies, consider whether the land should be zoned Rural Living A or if alternative methods should be used to control subdivision potential.</p>	<p>General response as per 6 – Avoca</p>  <p>Figure 1 LSTmap does not provide a township boundary for Nile. The Urban Growth Area is shown outlined in orange (Figure 1), with the Low Density Residential Land shown located within the Urban Growth Area as shown in Figure 2.</p>  <p>Figure 2</p>  <p>Figure 3 There is no land that is serviced by TasWater for potable water as shown in the Figure 3; there is limited land within a TasWater Full Service Sewage Area as shown by the maroon colour in the Figure 4.</p>  <p>Figure 4</p> <p>It is noted that the <i>NMCC Interim Planning Scheme 2013</i> provides for an Acceptable Solution of 1ha as the minimum lot size in the zone but does not specify a minimum lot size in the Performance Criteria. Therefore, it is considered that the draft LPS provisions by including a minimum lot size of 1500m<sup>2</sup> as an Acceptable Solution, and 1200m<sup>2</sup> as an absolute minimum, in conjunction with access and service provision criteria, flood prone nature of the land provide specific controls and guidance for developers, as per RSN-A1.</p> <p>The current zoning of the site was the result of a TPC decision on Planning Scheme Amendment 05/2015, "The Panel assessing the Interim Scheme...directed Council to initiate a draft amendment under section 34(2) of the Act to rezone the site from Community Purpose to Low Density Residential". In Council's opinion – the fundamental aspects of the land leading to that decision have not changed. (It is assumed the TPC has access to all of the historical records for Amendment 05/2015).</p> <p>Finally – rezoning the land to Rural Living, would reduce the existing use rights of land holders, represent back zoning and create spot zoning; it would also be counter to the RLUSS RSN-A7 as the land is located within the Urban Growth Area of Nile.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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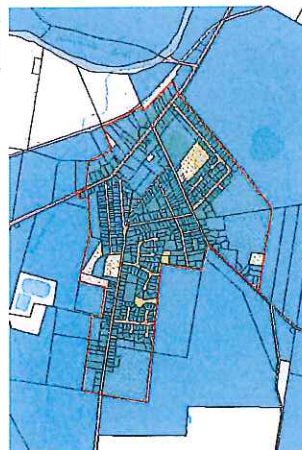
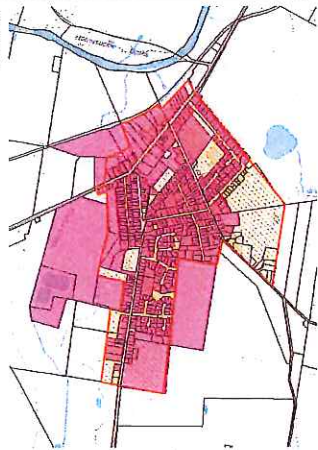


<p>8. Devon Hills 83 Fairtlough Street a) FR 117550/1 and 282 Perth Mill Road b) FR 171494/4 and 235 Perth Mill Road c) FR 12672/1</p>	<p><b>IPS – Rural Resource</b></p>  <p><b>LPS – Low Density Residential</b></p> 	<p>Were these properties intended to be included in the Perth SAP or the Devon Hills SAP?  Clarify how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1 and RSN-A2.  Clarify how many lots/dwellings the land would yield if zoned Low Density Residential and explain if the additional lots/dwellings yielded would be within the seven year rolling reserve required by the Greater Launceston Plan for Northern Midlands.</p>	<p>NB – the land identified as a), b) and c) is considered part of Perth – not Devon Hills, as it is outside the Devon Hills SAP; is physically separated from Devon Hills by the Western Railway Line, and is accessible via a different road network. General response as per 5 – Campbell Town</p> <table border="1"> <thead> <tr> <th>Property</th> <th>Ownership</th> <th>PPU Potentially Constrained Criteria</th> <th>Surrounding Land Uses</th> <th>Sewer</th> <th>Water</th> <th>Overlays/ Comments</th> <th>TPC Guideline No 1 – Zone Application Guideline</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Owner A</td> <td>Excluded from study area</td> <td>Residential (and road easement)</td> <td>N</td> <td>N</td> <td>Existing Land Use – Vacant Bushfire Prone Flood Prone Area (partial &lt; 50%) TasWater Drinking Catchment</td> <td>LDZ 1 (e)</td> </tr> <tr> <td>b)</td> <td>Owner B</td> <td>Criteria 3</td> <td>Residential (Title split across the road, northern section within Urban Growth Boundary, southern section outside &amp; adjoins Public Reserve)</td> <td>N</td> <td>N</td> <td>Bushfire Prone Flood Prone Areas (&lt;50% but all of the southern portion of land) TasWater Drinking Catchment</td> <td>LDZ 1 (a) and AZ 6 (e)</td> </tr> <tr> <td>c)</td> <td>Owner C</td> <td>Criteria 3</td> <td>Residential (to the north)</td> <td>N</td> <td>Y</td> <td>Bushfire Prone Flood Prone Areas (partial &gt;50%) Priority Habitat TasWater Drinking Catchment</td> <td>LDZ 1 (a) and AZ 6 (e)</td> </tr> </tbody> </table> <p>For clarity, the lots are outlined in blue in the aerial image below (Figure 1).</p>  <p><b>Figure 1</b> Although outside the Urban Growth Boundary (area highlighted in pink in Figure 1) it was considered that given the size of the lots, their existing use, the natural and infrastructure constraints, and to avoid spot zoning it would be reasonable to transition the lots to Low Density Residential Zone as per TPC Transition Guideline 1 as follows: LDZR 1 (a) (i) and (ii), The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist: (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental Given the natural constraints, future lot yield is considered unlikely. The land is currently zoned Rural Resource but applying a 1 to 1 transition approach to Rural or even Rural Living, would create the potential for uses that are likely to create conflict with existing uses on the lots and on land to the north. <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>	Property	Ownership	PPU Potentially Constrained Criteria	Surrounding Land Uses	Sewer	Water	Overlays/ Comments	TPC Guideline No 1 – Zone Application Guideline	a)	Owner A	Excluded from study area	Residential (and road easement)	N	N	Existing Land Use – Vacant Bushfire Prone Flood Prone Area (partial < 50%) TasWater Drinking Catchment	LDZ 1 (e)	b)	Owner B	Criteria 3	Residential (Title split across the road, northern section within Urban Growth Boundary, southern section outside & adjoins Public Reserve)	N	N	Bushfire Prone Flood Prone Areas (<50% but all of the southern portion of land) TasWater Drinking Catchment	LDZ 1 (a) and AZ 6 (e)	c)	Owner C	Criteria 3	Residential (to the north)	N	Y	Bushfire Prone Flood Prone Areas (partial >50%) Priority Habitat TasWater Drinking Catchment	LDZ 1 (a) and AZ 6 (e)
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<p>9. Devon Hills 218 - 320 Perth Mill Road</p>	<p><b>IPS – Low Density Residential</b></p> 	<p>Clarify if these properties were intended to be included in the Perth SAP or the Devon Hills SAP. Consider whether it would be spatially better to include the properties in the Devon Hills SAP.</p> <p>Clarify if the General Residential Zone was considered and how application of the Low Density Residential Zone is consistent with the guidelines. Can the land be serviced with reticulated sewer and water?</p> <p>Clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the IPS compared with the LPS.</p> <p>Clarify if the additional lots/dwellings yielded would be within the seven year rolling reserve required by the Greater Launceston Plan for Northern Midlands and how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1.</p>
		<p>NB – the land in question is considered part of Perth – not Devon Hills, as it is outside the Devon Hills SAP; is physically separated from Devon Hills by the Western Railway Line and is accessible via a different road network.</p> <p>General response as per 5 – Campbell Town</p> <p>The land identified (outlined in blue) is located within the Perth Urban Growth Boundary (see image below on the left) – but outside the Devon Hills – No Subdivision Area as shown in Figure 2. The current zoning is Low Density Residential and was transitioned in line with the NMC LUDS 1 to 1 transition principle.</p> <p>As the Devon Hill SAP is a transitioning element of the NMC/PS2013 - Council did not wish to make changes to the Devon Hill SAP, to ensure that the existing SAP provisions could transition without challenge during the Public Notification period.</p>  <p>Figure 1</p>  <p>Figure 2</p> <p>The properties outlined in blue (Figure 1 and 2 above) are included in the Perth SAP and as such multiple dwellings are prohibited. The NMC LUDS recognises that the SPP lot sizes, in conjunction with the SAP prohibition on multiple dwelling still provides for the LUDS strategic buffer intent of the Low Density Residential zone; in this instance with respect to the Western Rail Line.</p> <p>The land shown as a), b), c), d) and e) in Figure 1 above is not serviced by either TasWater Sewer or Potable water infrastructure. The remaining land in the blue outlined area to the east, is serviced by TasWater Potable water infrastructure only. Given the service constraints General Residential zone is not considered appropriate.</p> <p>It is considered that the LPS provisions in conjunction with the infrastructure capacity (i.e. specific local constraints) will provide guidance for development and thereby comply with RSN-A1 and RSN- A4.</p> <p>It is noted that the NMC Interim Planning Scheme 2013 provides for an Acceptable Solution of 4ha as the minimum lot size in the zone but does not specify a minimum lot size in the Performance Criteria. Therefore, it is considered that the draft LPS provisions by including a minimum lot size of 1500m<sup>2</sup> as an Acceptable Solution, and 1200m<sup>2</sup> as an absolute minimum, in conjunction with service provision criteria, provide specific controls and guidance for developers, as per RSN-A1.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>



<p>10. Evandale 43 Cambock Lane FR 160080/105 and Lot 4 White Hills Road FR 159893/4 and 894 White Hills Road FR 23348/1 and 67 Logan Road FR 145468/1</p>	<p><b>LPS – General Residential</b></p>  <p><b>LPS – Low Density Residential</b></p> 	<p>Clarify why the Low Density Residential Zone is proposed and how application of the Zone is consistent with the Guidelines, in particular LDRZ 1. Also, clarify how application of the Low Density Residential Zone is consistent with the regional strategy (RSN-A1 and RSN-A2), which identifies that the land is within an urban growth area (supporting consolidation area).</p> <p>Consider whether the Low Density Residential Zone is necessary if subdivision and dwelling development would otherwise be controlled by the SAP.</p> <p>Consider whether the land should be included in the prevailing General Residential Zone.</p>
<p>Based on the above the proposed zoning is considered to align with TPC Transition Guideline 1 as follows:</p>	<p>The land shown as:</p> <ul style="list-style-type: none"> <li>a) - was identified as development site no. 6 – Cambock Lane to White Hills Road, in the NMC LUDS (p37 – Appendix A); and</li> <li>b) - was identified as part of development site no. 8 – White Hills Road to Logan Road, in the NMC LUDS (p37 – Appendix A)</li> </ul> <p>The land a) is included within Figure NOR-SS.2.2 – Evandale Development Precinct Masterplan – off Cambock Lane West (in the draft LPS Evandale SAP); and b) within Figure NOR-SS.2.3 Evandale Development Precinct Masterplan off Logan Road (in the draft LPS – Evandale SAP)</p> <p>The land is located within the Evandale Specific Area Plan, which prevents multiple dwelling development within the Low Density Residential zone. The location of the land at the outer edge of the masterplan areas, is consistent with NMC LUDS where the Low Density Residential zone was identified as providing a strategic buffer between non-residential land and land zoned General Residential, so as to minimise unreasonable impacts on residential amenity from the non-residential uses.</p> <p>The precinct plan has been designed for single residential dwellings, as demonstrated by lot sizes within the General Residential zoned portion of the development sites, that would preclude multiple dwellings as per the Acceptable Solution A1 of NDR-S2.7.1 Residential density for multiple dwellings.</p>	<p>Both Precinct Development Masterplans are located within the Urban Growth Boundary for Evandale (as outlined in Figure 1). The majority of the precinct plan areas are serviced by TasWater (as indicated by the light blue areas in Figure 2); the land in area b) is serviced by TasWater Sewage, but area a) is not, as shown by the dark pink areas in Figure 3.</p>   

			<p>LDR 1 (c), existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.</p> <p>And LDR 4, The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p> <p>The lot yield analysis for all the draft LPS development sites is provided in the NMC LUDS (p16). The proposed zoning is considered aligned with RSN-A1 and RSN-A2, as detailed plans have been prepared and the land is located within the Urban Growth Area.</p> <p><b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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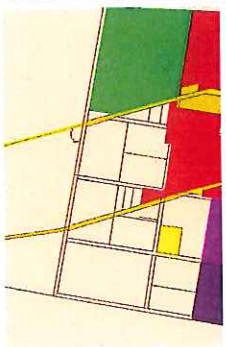


RURAL LIVING ZONING ZONE

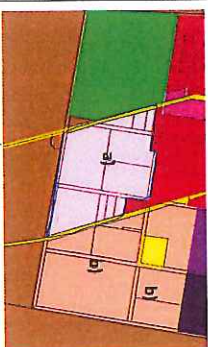
11. Campbell Town

215 High Street  
a) FR 228045/1  
and surrounds

IPS – Rural Resource



LPS – Rural Living D



Clarify how application of the Rural Living Zone is supported by the regional strategy, in particular RSN-A20, RSN-A21, RSN-A22, RSN-A24, RSN-A25, and RSN-A26.  
Clarify why the land within the 'town boundary' to the east of the railway line would be zoned Rural and not Rural Living.  
How does the zoning fit with the Campbell Town Development Plan?

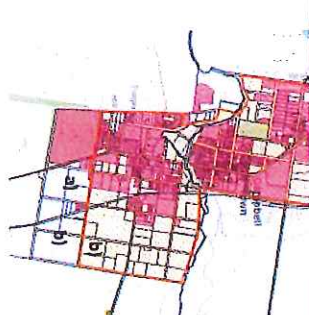


Figure 1

Figure 2

Figure 3

The land identified by a) is located outside the Campbell Town Urban Growth Area (RSN-A24) (as outlined in Figure1), the land is within a TasWater Full Service Area for potable water (see blue area in Figure 2) – but not for sewage (see dark pink area in Figure 3) (RSN-A20). Development of residential land within Campbell Town urban growth area has been identified as a priority as demonstrated by the Campbell Town SAP and Precinct Development plans in the draft NMC LPS (RSN-A21).

The land is currently zoned Rural Resource. The PPU Project Land Potentially Suitable for Agriculture, identified the land as potentially constrained Criteria 2A, 2B and 3. The land is predominantly vacant with residential development on two of the lots (RSN-A20). A number of the lots are within the Flood Prone Areas overlay, which will limit development on the land (RSN-A25). The ownership of the 10 lots is dispersed across 5 owners, none of whom are the same as the owners of the larger agricultural lots to the south (RSN-A22). It is therefore considered unlikely that the land will be needed or used for agricultural purposes. To preclude subdivision potential, Rural Zone D (10ha) was applied to the area (RSN-A23).

The proposed transition to Rural Living is considered appropriate and consistent with the Regional Strategy as it is not considered appropriate to transition the land to Rural or Agriculture, given the allowable uses in the Rural Zone which are likely to impact on the residential amenity of the land to the north. The land is also conveniently located to provide access to the facilities of Campbell Town which is classified as a District Service Centre (Settlement Type) and Regional Service Centres (Regional Activity Centre) in the NRLUS (RSN-A26)

As per the details in Table 6 (p93) of the draft NMC LPS Supporting Report, transition rationale is as per

RLZ 1 The Rural Living Zone should be applied to:

- (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or

And

RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:

(a) a reflection of the existing pattern and density of development within the rural living area;

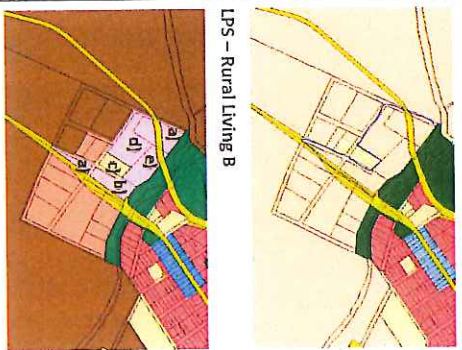

Based on the above, AZ 6 (e) can also be added, namely

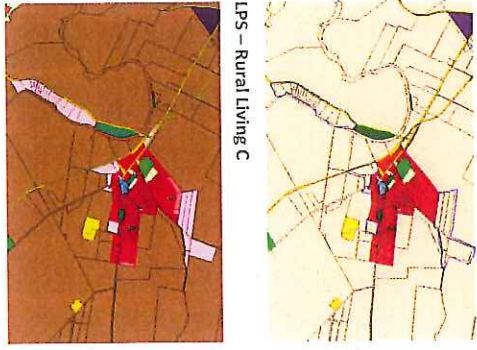
AZ 6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (a) local or regional strategic analysis has identified or justifies the need for an alternate consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;

With respect to the land zoned b) – it is currently zoned Rural Resource and the PPU Project Land Potentially Suitable for Agriculture, identified the land as potentially constrained Criteria 2A, 2B and 3; although the 3 parcels administered by NMC were excluded from the project. Only the upper area of the land identified as b) is located within the Urban Growth Boundary.

		<p>The land is predominantly vacant, surrounded to the north by land zoned light industrial and General Industrial. It also surrounds land administered by Northern Midlands Council that serves as the Campbell Town Waste Transfer Station. The lots are on average larger than the lots within area a) and the seven lots are owned by 4 parties, with different ownership to the land to the east and south, hence it is unlikely to be used as part of an agricultural concern. The proximity to non-residential uses – influenced the decision to transition the land to Rural rather than Rural Living, where the permissible uses are more restricted.</p> <p>Given that the bulk of the municipalities land currently zoned Rural Resource will be transitioned to Agriculture, the land east of the railway was considered as an appropriate location to provide Rural Zoned land which will allow for manufacturing and processing, storage, transport depot and distribution and other uses allowed in the Industrial zones. Resource Processing would be permitted without qualification.</p> <p>Based on the above, the transition rationale is as per</p> <p>RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:</p> <p>(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity;</p> <p>And</p> <p>(b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;</p> <p>AZ 6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (a) local or regional strategic analysis has identified or justifies the need for an alternate consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;</p> <p>The Campbell Town structure plan of 2012, was referenced in the preparation of the NMC LUDS and has in parts been superseded, for example by the Precinct Development Plans prepared as part of the NMC LUDS. During the preparation of the NMC LUDS it was identified that Campbell Town is not growing as quickly as the northern NMC centres (MC LUDS p16) and hence the following recommendations from the Campbell Town structure plan of 2012 (p23) are considered particularly salient:</p> <ul style="list-style-type: none"> <li>• Council should resist the temptation to rezone further land in Campbell Town for residential use until such time as there has been significant take up in the land already zoned for residential purposes;</li> <li>• Consider back zoning all reserved residential land (not covered by the selected sites) to rural zone (as a holding option) or rural living (under the new planning scheme template)... Resist the temptation to zone all Reserved Residential land to Residential General – the land cannot be developed, there is no need for most of it – do not build up hopes artificially</li> </ul> <p>The land associated with a) was identified for future residential purposes -but was excluded from the Future Urban Growth Boundary, given the lack of demand for General Residential land – the proposed transition to Rural Living (for a) and Rural (for b) remains aligned with the 2012 structure plan.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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<p>12. Avoca 2352 Esk Main Road a) FR 216127/1 and 2455 Esk Main Road b) FR 143736/1 and 4 Stieglitz Street c) FR 10795/3 and 6 Stieglitz Street d) FR 10795/1 and 8 Stieglitz Street e) FR 10795/2</p>	<p>IPS – Rural Resource</p> 	<p>Clarify how application of the Rural Living Zone is supported by the regional strategy, in particular RSN-A20, RSN-A21, RSN-A22, RSN-A24, RSN-A25, and RSN-A26. Consider whether the land should be zoned Rural and/or Agriculture.</p>	<p>Refer also to the response to Item 23. NB Land identified as c) is not proposed to transition to Rural Living and is excluded from the following response. The land is currently zoned Rural Resource; and is located outside of the Urban Growth Boundary for Avoca. Most of the land is within a TasWater full service water area, as shown in Figure 1</p>  <p>Figure 1</p> <p>Land to the north west of Esk Main Road (identified as a), b), d) and e)), was identified by the PPU project as constrained 2A and 2B, with existing development including residential uses (RSN-A20). There is currently no land zoned Rural Living in the Avoca locale (RSN-A22). The proposed zoning is Rural Living C (min lot size 5ha) (RSN-A23). The land is held in different ownership and not likely to be used in combination for agricultural uses (RSN-A24). There are no identified natural values on the land – and the adjoining land to the north with natural values is located within the Open Space zone. (RSN-25) Avoca is classified as Rural Village (Settlement Type) and as a Local or Minor Centre (Regional Activity Centres) in the NTRULUS (p28). Therefore, while limited there are services and good transport links (RSN-A26).</p> <p>Accordingly – the transition to Rural Living was considered as appropriate to reflect the current lot sizes, limited serviceability and actual uses and is considered consistent with RSN-A7 “Ensure all rural and environmental living occurs outside Urban Growth Area” (NTRULUS p24).</p> <p>The permissible uses in the Rural Living zones are considered appropriate and provide for a managed transition to the Agriculture land to the south and west.</p> <p><b>For Council – no change recommended (except the 2<sup>nd</sup> parcel of land identified a) near Esk Main Road – makes more sense to move to Agriculture Zone to avoid spot zoning see also Item 23.)</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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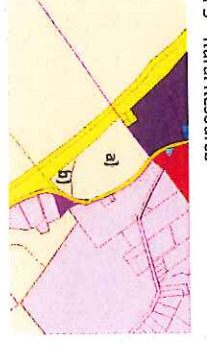

<p>13. Evandale</p>	<p><b>LPS – Rural Resource</b></p> 	<p>Clarify how application of the Rural Living Zone is consistent with the regional strategy.</p> <p>In particular, consider whether</p> <ul style="list-style-type: none"> <li>a) Lot 4 White Hills Road FR 159893/4,</li> <li>b) 876 White Hills Road FR 38076/1,</li> <li>c) 18 Logan Road FR 135864/3,</li> <li>d) 18 Nile Road FR 55582/10,</li> <li>e) 15 Nile Road FR 80904/1, (NB: LST &amp; Council records identify as FR 80904/5)</li> <li>f) 1A High Street FR 131225/8,</li> <li>g) 3 High Street FR 239114/1 and</li> <li>h) 41-43 High Street FR 130820/1 are consistent with RSN-A7, as these properties are wholly or partially within an urban growth area (supporting consolidation area).</li> </ul> <p>Consider whether any of the land should be encompassed within the prevailing Agriculture Zone.</p> <p>For 18 Logan Road FR 135864/3, clarify whether application of the Rural Living Zone is an error, and if the intended zone is Rural (the SSQ 20.1 for this site relates to the Rural Zone).</p>	<p>The Evandale Urban Growth Area is outlined in orange in the image below.</p>  <p>Figure 1</p> <p>a) FR 159893/4 – Lot 4 Whitehills Road is not proposed for transition to the Rural Living Zone, as it is included in land within Figure NOR-SS.2.2 -Evandale Development Precinct Masterplan of Cambock Lane West, in the draft NMC LPS; and is excluded from the following additional information.</p> <p>All the other lots listed – are outside the Urban Growth Boundary area of Evandale, outlined in orange in Figure 1, and the proposed zoning is considered consistent and aligned with RSN-A7.</p> <p>All of the lots (with the exception of h) which was excluded from the study) were identified by the PPU Project Land Potentially Suitable for Agriculture – as partially constrained Criteria 3.</p> <p>The summary table on the next page includes key information that was considered in forming the transition to Rural Living Zone C (5ha). The land is considered to provide a buffer between the surrounding agricultural uses and the township.</p> <p>For b) (and the lots in the north proposed to transition – even though no individual lot details are provided), the proposed zoning reflects the existing use of the land which is residential and the fact that the lots west of White Hills Road are also listed with Heritage Tasmania as part of the Evandale to Launceston Water Scheme. These northern RLZ lots are held by different owners, so that it is less likely that they would form part of larger agricultural holdings. Similar logic is applied for d).</p> <p>For e), f), g), and h) particular consideration was given to the Scenic Management overlay. The allocation of Rural Living Zone C will minimise potential of future subdivision so as to preserve the rural setting of the township. Community consultation undertaken as part of the NMC LUDS development, identified the rural setting as a significant element for Evandale’s continued viability as a tourist town, critical for the community’s economic sustainability. It is also noted that for f) and g) the land is split zoned with the eastern portion of the titles also extending into the General Residential zone of the township.</p> <p>The permissible uses in the Rural Living zones are considered appropriate and provide for a managed transition to the surrounding Agriculture land.</p> <p>As per the details in Table 6 (p91-92) of the draft NMC LPS Supporting Report, transition rationale is as per RLZ 1 (a) and RLZ 3 (a). Based on the above, AZ 6 (e) can also be added.</p> <p>With respect of land identified as c) this site is currently zoned Rural Resource and is also split zoned with the northern access strip to Logan Road, zoned General Residential. The site is currently used for a number of uses including provision of car parking facilities for the Evandale market – via an existing SSQ for vehicle parking in the use tables of the two zones.</p> <p>The draft Ministerial Directions indicate that the vehicle parking SSQ for the Rural Zone can be transitioned – and it is shown as such in the draft NMC LPS Site Specific Qualifications Table as NOR-20.1. The vehicle parking SSQ for the General Residential zoned land was not</p>
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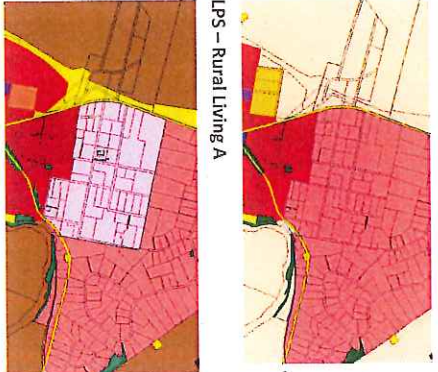
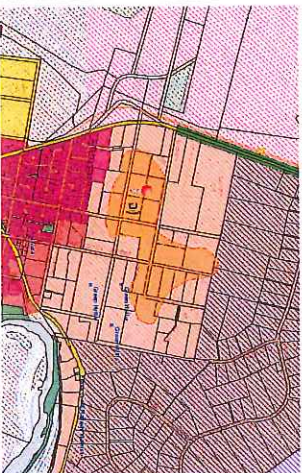

transitioned on the advice that the access strip would be covered via the Tasmanian Planning Scheme General Provisions 7.6 Access and Provisions of Infrastructure Across Land in Another Zone.  
 It would be appreciated if the TPC could confirm the previous advice, otherwise NIMC may need to include a further SSQ into the draft LPS Table. **As it is – we will note that the land identified as c) is to be transitioned to the Rural Zone consistent with the SSQ ordinances in the draft LPS.**

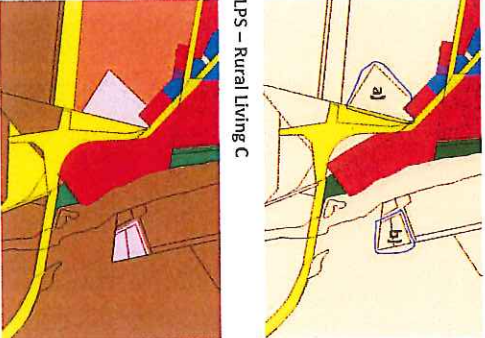


Property	FR	Address	Ownership	PRU Potentially Constrained Criteria	Existing Use	Surrounding Land Uses	Sewer	Water	Overlay/ Comments	TPC Guideline No 1 – Zone Application Guideline	Alternate Potential Zoning
a)	159893/4	Lot 4 White Hills Road	Owner A	Excluded from study area	Residential	Vacant land, Residential	N	Y	Bushfire Prone Urban Growth Boundary Tasmanian Heritage Register	Already zoned GR	None
b)	38076/1	875 White Hills Road	Owner B	Criteria 3	Residential	Vacant land, Residential	N	Y	Bushfire Prone Urban Growth Boundary Tasmanian Heritage Register	RUZ 1 (a) and RUZ 3 (a)	None
c)	135864/3	18 Logan Road	Owner C	Criteria 3	Car park for Essential SSQ (split zoned with GR)	Vacant land, Residential	Y	Y	Bushfire Prone Traveller Sewage Plan Attenuation Area Register	<b>Correction Required (Rural)</b>	<b>Rural RUZ 2 and RUZ 3 (a)</b>
d)	55582/10	18 Nile Road	Owner D	Criteria 3	Residential	Vacant land, Residential	N	Y	Bushfire Prone	RUZ 1 (a) and RUZ 3 (a)	None
e)	80904/5 228114/1 55582/21 102034/1 55582/20	15 Nile Road	Owner E	Criteria 3	Residential	Vacant land, Residential	Y	Y	Bushfire Prone Scenic Management (partial)	RUZ 1 (a) and RUZ 3 (a)	None
f)	131225/8	1A High Street	Owner F	Criteria 3	Residential (Split zoned with GR)	Vacant land, Residential	Y	Y	Bushfire Prone Scenic Management	RUZ 1 (a) and RUZ 3 (a)	None
g)	238114/1	3 High Street	Owner G	Criteria 3	Residential (Split zoned with GR)	Vacant land, Residential	Y	Y	Bushfire Prone Scenic Management	RUZ 1 (a) and RUZ 3 (a)	None
h)	130820/1	41-43 High Street	Owner H	Excluded from study area	Residential	Residential, Residential, vacant land	N	Y	Bushfire Prone Scenic Management	RUZ 1 (a) and RUZ 3 (a)	None

**For Council – no change recommended (except for correction as noted for c)-  
 NB – TPC may respond with a directive to transition to another zone.**

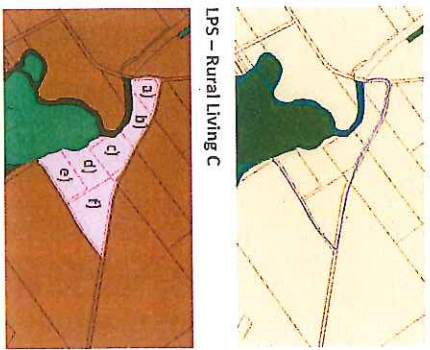
<p>14. Youngtown 500 Hobart Road a) FR 141258/1 and 502 Hobart Road b) FR 141257/1</p>	<p><b>IPS – Rural Resource</b></p>  <p><b>LPS – Rural Living D</b></p> 	<p>Clarify what other zoning options were considered. Given the use of 502 Hobart Road (funeral parlour and cemetery), consider whether both titles should be zoned Rural.</p> <p>If zoned Rural, which provides for the use of the land as a crematorium, SSQ NCR-11.4 would not be required.</p> <p>Consider compliance with S34(2)(g) (consistency with adjoining municipal areas) i.e. consistency with the Rural Living Zone applied to the adjacent land in the Launceston Planning Area. Note that the Launceston draft LPS is currently under assessment and is at a similar stage in the process, and the PA may wish to consider discussing the zoning of this land with Launceston. If an alternate Rural Living Zone, such as Rural Living C is proposed, clarify how subdivision potential of the land would be impacted, and how the zone would satisfy the guidelines and the regional strategy.</p>	<p>The land is currently zoned Rural Resource and is subject to the Bushfire Prone Areas overlay.</p> <p>The land was excluded from the PPU Land Potentially Suitable for Agriculture project – hence no specific guidance was available from that perspective.</p> <p>The land identified as a) is used for residential use, the land identified as b) is used for funeral parlour and cemetery – both uses have a Permitted Status in the NMIP52013. The facility on b) is a major site providing services to the Greater Launceston Region.</p> <p>Transitioning the land to Rural, would not be aligned with the primary purposes of the zone and would move the existing uses into a Discretionary Use class category – which is not aligned with the NMC LUDS transition principle of maintaining existing use rights wherever possible.</p> <p>The Rural Living Zone was considered to most closely match the existing residential uses on a), and provision could be made for the funeral parlour &amp; cemetery via an SSQ for b); it would also align with the prevailing zoning in the adjoining Launceston Municipality as per S34(2) (g).</p> <p>Even if Launceston move to a Rural Living C zoning – a Rural Living D zoning (10ha min lot size) is considered appropriate and relatively consistent with permissible uses in the proposed surrounding zoning to the north, east and south east.</p> <p>The land is separated from the Agricultural land to the west by the Midland Highway and transitioning the land to Rural – would create spot zoning of the land.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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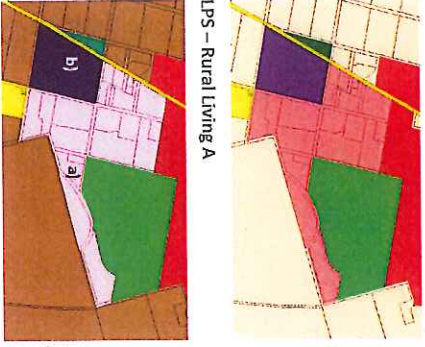


<p>15. Perth 6 Gibbet Hill Rise a) FR 18088/4 and surrounds</p>	<p>IPS – Low Density Residential</p>  <p>LPS – Rural Living A</p>	<p>Clarify how application of the Rural Living Zone is consistent with the regional strategy, in particular RSN-A7, as the area is within an urban growth area (supporting consolidation area).</p> <p>Consider whether the land should be zoned Low Density Residential. If so, clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the IPS compared with the LPS.</p> <p>If zoned Low Density Residential, clarify how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1. If the additional lot/dwelling yield is not supported by the relevant strategies, consider whether alternative methods should be used to control subdivision potential.</p> <p>If zoned Rural Living, consider the differences between the uses provided by the Rural Living Zone compared with the Low Density Residential Zone.</p>	<p>Refer also to the details included in Table 5 (p84-85) of the draft NMC LPS Supporting document which explains the reason behind the proposed zoning</p>  <p>Figure 1</p> <p>The land is currently zoned Low Density Residential in the NMI/PS2013 and is partially covered by the Gibbet Hill Scenic Management Area. The current land pattern is large residential lifestyle blocks which are protected under the current minimum lot size of 1 ha within the NMI/PS2013 Low Density Residential provisions. There are also a number of titles associated with the Historic Green Hythe property – as shown in Figure 1.</p>  <p>Figure 2</p> <p>The majority of the land is not serviced by TasWater infrastructure – as shown in Figure 2; although there are some lots on the southern edge adjoining the General Residential zone that are serviced by either potable water or sewage infrastructure with 5 serviced by both. Previous strategic work (October 1998) identified that “the Gibbet Hill area is seen as a transition zone between the Perth urban area and the bushland setting of the Devon Hills low density residential area.” This view has not changed despite the land being included in the Perth Urban Growth Area.</p> <p>It is noted that the State Planning provisions preclude the application of the Scenic Management Area (highlighted in orange in Figure 1) to land zoned Inner Residential but does allow for its application in the Rural Living Zone.</p> <p>Transitioning to Rural Living A – would also maintain the current minimum lot size as per the NMI/PS2013.</p> <p>It was these considerations which lead to the proposed transition to Rural Living A - RLZ 1 (a) and RLZ 3 (a).</p> <p>Although the land is located within the Urban Growth Boundary of Perth, the NMC LUDS identified that there is sufficient land zoned General Residential and Low Density Residential within Perth for the next 7 years. The strategy identified a shortage of land zoned Inner Residential, it is anticipated that the future development of the area south of Perth, which has been zoned Future Urban Zone, will provide for such land. The Gibbet Hill land, with its service infrastructure constraints is not likely to be called upon to meet the denser residential needs of the Municipal Area.</p> <p>It is acknowledged that the SPP Rural Living Use Table includes more Permitted Use Classes than the NMI/PS2013 including moving some uses that are presently discretionary to permitted status, (uses such as business and professional service – without qualification, General Retail and hire etc.) and introduce a number of new uses into the discretionary use class, including Vehicle Fuel Sales and Service, and Resource Processing – which were previously prohibited uses. However, as the latter do have use standards associated with them, as well as attenuation codes, it is considered that Council will retain significant discretion as to future development within the Gibbet Hill area, to ensure it remains compatible with established uses to maintain residential amenity.</p> <p>A possible option to ensure consistency with the RLUS is to excise the area from the Urban Growth Boundary – but also note the comments at the beginning of Appendix 2.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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<p>16. Perth 15962 Midland Highway FR b)165068/7 and 15962 Midland Highway FR b)165068/8 and 114 Main Road FR a) 23295/2</p>	<p><b>IPS – Rural Resource</b></p>  <p><b>LPS – Rural Living C</b></p> 	<p>Clarify how application of the Rural Living Zone is consistent with the regional strategy, in particular RSN-A7, as the area is within an urban growth area (supporting investigation area - residential). Consider whether 114 Main Road should instead be zoned Future Urban, supported by RSN-A1 and RSN-A2.</p> <p>Consider whether 15962 Midland Highway should be encompassed within the prevailing Agriculture Zone, with priority given to avoidance of a spot zoning.</p>	<p>The land identified as a) and b) is outside the current Urban Growth Boundary (outlined in orange in Figure 1) and a) has not been included in the Future Urban Zone proposed for the area south of Perth. Therefore, the proposed zoning of both is consistent with RSN-A7.</p>  <p><b>Figure 1</b></p> <p>a) is currently zoned Rural Resource with a large residential development including mature extensive gardens. The land is excluded from the South Perth Structure plan. The land is impacted by the 50m Road and Railway Assets Code setback from the Midlands Highway Bypass including on and off ramps. It provides an established buffer to the existing residential areas to the north.</p> <p>The land was excluded from the PPU Land Potentially Suitable for Agriculture. Although fully serviced, the land is not required to meet the residential dwelling demand for Perth. Based on the land size and its current use, it is considered the Rural Living Zone C (5ha) is an appropriate zoning. Spot zoning is not considered the major consideration for this lot.</p> <p>b) is currently zoned Rural Resource, with a residential development on the southern lot while the northern lot is vacant. Both lots are in the same ownership. The PPU Land Potentially Suitable for Agriculture identified the land as potentially constrained criteria 2A.</p> <p>The lots are in different ownership to the surrounding Agricultural land and it is not considered likely that they would be used as part of a larger agricultural holding. Based on the land size and its current use, it is considered the Rural Living Zone C (5ha) is an appropriate zoning. Spot zoning is not considered the major consideration for this lot.</p> <p>As per the details in Table 6 (p93) of the draft NMC LPS Supporting Report, transition rationale is as per RLZ 1 (a) and RLZ 3 (a). Based on the above, AZ 6 (e) can also be added.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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<p>17. Longford 906 Pateena Road a) FR 10767/1 and 908 Pateena Road b) FR 10767/1, 12 via LISTmap) and 926 Pateena Road c) FR 10767/3 and 938 Pateena Road d) FR 120540/1 and 948 Pateena Road e) FR 113763/1 and 988 Pateena Road f) FR 118831/2</p>	 <p>LPS – Rural Living C</p>	<p>Consider whether the land should be encompassed within the prevailing Agriculture Zone, with priority given to avoidance of a spot zoning. Otherwise, given all of these Pateena Road, are within a private sanctuary under the <i>Nature Conservation Act 2002</i> consider whether the land should be zoned Landscape Conservation.</p>	<p>The land is currently zoned Rural Resource, is located outside the Perth Urban Growth Area. The following table summarises key attributes.</p> <table border="1" data-bbox="957 1052 1372 2004"> <thead> <tr> <th>Property</th> <th>Ownership</th> <th>PDU Potentially Constrained Criteria</th> <th>Surrounding Land Uses</th> <th>Sewer</th> <th>Water</th> <th>Overlays/Comments</th> <th>TPC Guideline No 1 – Zone Application Guideline</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Owner A</td> <td>Excluded</td> <td>Rural land holdings with residential dwellings, &amp; Natural values to the south/south-west</td> <td>N</td> <td>N</td> <td>Residential lifestyle lots Scenic Overlay Scenic Road Corridor Priority Habitat Flood Prone Areas Private Sanctuary (NCA 2002)</td> <td>RLZ 1 (a) and RLZ 3 (a)</td> </tr> <tr> <td>b)</td> <td>Owner B</td> <td>Excluded</td> <td>a/a</td> <td>N</td> <td>N</td> <td>As above</td> <td>RLZ 1 (a) and RLZ 3 (a)</td> </tr> <tr> <td>c)</td> <td>Owner C</td> <td>Excluded</td> <td>a/a</td> <td>N</td> <td>N</td> <td>As above</td> <td>RLZ 1 (a) and RLZ 3 (a)</td> </tr> <tr> <td>d)</td> <td>Owner D</td> <td>Excluded</td> <td>a/a</td> <td>N</td> <td>N</td> <td>As above</td> <td>RLZ 1 (a) and RLZ 3 (a)</td> </tr> <tr> <td>e)</td> <td>Owner E</td> <td>Excluded</td> <td>a/a</td> <td>N</td> <td>N</td> <td>As above</td> <td>RLZ 1 (a) and RLZ 3 (a)</td> </tr> <tr> <td>f)</td> <td>Owner F</td> <td>2A</td> <td>Rural land holdings with residential dwellings</td> <td>N</td> <td>N</td> <td>Residential lifestyle lots Scenic Overlay Scenic Road Corridor</td> <td>RLZ 1 (a) and RLZ 3 (a)</td> </tr> </tbody> </table> <p>The initial Rural Resource transition decision tree – included filters for land with Private Conservation Covenants or Nature Reserves to be filtered out and allocated to Landscape Conservation or Rural. Aerial Imagery indicated that most of the natural values were confined to the riparian zones on the land.</p> <p>Hence, during the review of land surrounding townships, these parcels were identified as possible transitions to Rural Living on the basis of their current use, size (between 1.5 &amp; 5 ha), priority habitat overlay, flood prone nature and location outside the Longford Urban Growth Area).</p> <p>None of the lots are held in the same ownership as larger surrounding lots and are unlikely to be used as part of larger agricultural holdings. The proposed Rural Living zone will retain rights to some farming uses such as cultivation, small scale horticulture etc. as discretionary uses, generally consistent with the NMC LUDS transition principles, whereas</p> <p>The purposes of the Rural Living Zone include:</p> <p>11.1.1 “To provide for residential use and development in a rural setting where:</p> <p>(a) services are limited; or</p> <p>(b) existing natural and landscape values are to be retained.” And</p> <p>11.1.2 “To provide for compatible agricultural use and development that does not adversely impact on residential amenity”</p> <p>Accordingly it is considered that the proposed zoning is appropriate as the current uses and attributes of the land align with the primary zone purposes.</p> <p>Refer also Table 6 (p92-93) of Draft NMC LPS Supporting Report.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>	Property	Ownership	PDU Potentially Constrained Criteria	Surrounding Land Uses	Sewer	Water	Overlays/Comments	TPC Guideline No 1 – Zone Application Guideline	a)	Owner A	Excluded	Rural land holdings with residential dwellings, & Natural values to the south/south-west	N	N	Residential lifestyle lots Scenic Overlay Scenic Road Corridor Priority Habitat Flood Prone Areas Private Sanctuary (NCA 2002)	RLZ 1 (a) and RLZ 3 (a)	b)	Owner B	Excluded	a/a	N	N	As above	RLZ 1 (a) and RLZ 3 (a)	c)	Owner C	Excluded	a/a	N	N	As above	RLZ 1 (a) and RLZ 3 (a)	d)	Owner D	Excluded	a/a	N	N	As above	RLZ 1 (a) and RLZ 3 (a)	e)	Owner E	Excluded	a/a	N	N	As above	RLZ 1 (a) and RLZ 3 (a)	f)	Owner F	2A	Rural land holdings with residential dwellings	N	N	Residential lifestyle lots Scenic Overlay Scenic Road Corridor	RLZ 1 (a) and RLZ 3 (a)
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d)	Owner D	Excluded	a/a	N	N	As above	RLZ 1 (a) and RLZ 3 (a)																																																				
e)	Owner E	Excluded	a/a	N	N	As above	RLZ 1 (a) and RLZ 3 (a)																																																				
f)	Owner F	2A	Rural land holdings with residential dwellings	N	N	Residential lifestyle lots Scenic Overlay Scenic Road Corridor	RLZ 1 (a) and RLZ 3 (a)																																																				

<p>18. Longford 81 Brickendon Street a) FR 124312/1 and surrounds</p>	<p><b>IPS – Low Density Residential</b></p>  <p><b>LPS – Rural Living A</b></p>	<p>Clarify how application of the Rural Living Zone is consistent with the regional strategy. In particular RSN-A7, as the area is within an urban growth area (supporting consolidation area).</p> <p>Consider whether the land should be zoned Low Density Residential. If so, clarify how many lots the land would yield if zoned Low Density Residential under the LPS. Consider the subdivision potential of the land under the IPS compared with the LPS.</p> <p>If zoned Low Density Residential, clarify how the additional subdivision potential is supported by the regional strategy, in particular RSN-A1. If the additional lot/dwelling yield is not supported by the strategy, consider whether alternative methods should be used to control subdivision potential.</p> <p>If zoned Rural Living, consider the differences between the uses provided by the Rural Living Zone compared with the Low Density Residential Zone.</p>	<p>Refer to transitioning rationale in Table 5 (p80-81) of draft NMC LPS Supporting Report.</p> <p>The uses on these lots are currently qualified by Site Specific Qualifications (which cannot be transitioned as per draft Ministerial Declaration); and as per the NMC LUDS principle of maintaining existing use rights wherever possible the Rural Resource Zone is considered the most appropriate.</p> <p>There are a number of "land use issues" impacting on the further development of the land within the southern Urban Growth Area of Longford, including by not limited to:</p> <ul style="list-style-type: none"> <li>- Limited service infrastructure (namely, sewage and stormwater);</li> <li>- Presence of EPA Level 2 controlled site – Brick works at FR 230762/1 (15 Weston St) (refer b); and</li> <li>- Various levels of Potentially Constrained land for Agriculture further to the south.</li> </ul> <p>The requirement for a more detailed analysis of potential development to meet the projected residential demand for Longford has been identified, and included as a Phase 2 project within the NMC LUDS.</p> <p>Until this study is completed – it is considered inappropriate to transition to the low density residential zone, given the potential for further subdivision on land that is known to be constrained.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – FPC may respond with a directive to transition to another zone.</b></p>
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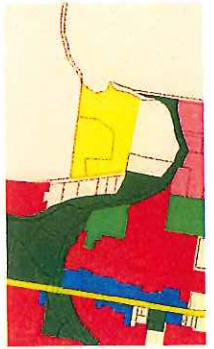
LOCAL BUSINESS ZONE			
<p>19. Cressy 117A Main Road FR 155588/1</p>		<p>Clarify how application of the Local Business Zone is consistent with LBZ 4 and consider whether the land should remain in the prevailing General Residential Zone.</p>	<p>The land is currently zoned General Residential and is located within the Urban Growth boundary. However – Council initially identified the land as containing a service facility for the Township, specifically the Cressy Caltex Petrol Station. The spot zoning of local Business to this title is in line with the NMC LUDS principles (p19) in particular the intent to “maintain existing use rights wherever possible”. The proposed transition to Local Business – retains the existing use of Vehicle Fuel Sales &amp; Service as a Discretionary Use. The use of the site was reviewed in response to the TPC RFI and it was identified that it is not open or operating as a business. On that basis the transition zoning will be amended to retain the current General Residential zoning. <b>For Council – correction to General Residential prior to Public Notification of draft LPS</b></p>
<p>20. Cressy 'Cressy Roadhouse' 33 Main Road FR 12513/3</p>		<p>Clarify how application of the Local Business Zone is consistent with LBZ 4 and consider whether the land should remain in the prevailing General Residential Zone.</p>	<p>The land is currently zoned General Residential and is located within the Urban Growth boundary. However – Council identified the land as containing a service facility for the Township, specifically the Cressy Roadhouse. This use was verified in response to the TPC RFI. In the NTRLUS Cressy is classified as a Rural Village (Settlement Type) and local or Minor Centre (Regional Activity Centre), and maintaining such a facility is appropriate for this settlement type. The spot zoning of Local Business to this title is in line with the NMC LUDS principles (p19) in particular the intent to “maintain existing use rights wherever possible”. The proposed transition to Local Business – retains the existing use of Vehicle Fuel Sales &amp; Service as a Discretionary Use. Leaving the land zoned as General Residential use would move the existing Vehicle Fuel Sales &amp; Service use into the Prohibited Use class, which is not considered appropriate. The existing use is considered consistent with LBZ 4 (a), namely: <i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <i>(a) they are a use, or one of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use;</i> <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>

RURAL ZONE		
<p>21. Royal George Williams Road FR 244894/1</p>	<p>IPS – Rural Resource</p>  <p>LPS – Rural</p>	<p>Provide an expanded methodology explaining how decisions on application of the Rural and Agriculture zones to constrained land have been made. In particular, explain how decisions have been made on zoning of conservation areas, public reserves, mining leases, and private timber reserves.</p> <p>Specific to this example, clarify why the land has not been zoned Agriculture as although listed as constrained, the land appears to be predominantly free from vegetation, does not have significant slope, is in private ownership, is not reserved, and appears to have previously been used for agricultural purposes. Despite being identified as constrained, this land may be included in the Agriculture Zone if deemed suitable.</p> <p>The land is currently zoned Rural Resource.</p> <p>The PPU Land Potentially Suitable For Agriculture identified the land as Potentially Constrained 2B. Likely an artefact of the Rural zoning applied to the adjoining lot to the north (refer to item 32). Current Use appears vacant land, land capability Class 4, land in same ownership as land to the south east and west, so likely to be used for extended agricultural use.</p> <p><b>For Council – correction to Agriculture prior to Public Notification of draft LPS, as per AZ3 (a), (c) and (d)</b></p>



22. Campbell Town  
 Harrison Street FR  
 165955/1, and FR  
 234046/1, and FR  
 149366/1, and FR  
 21615/7, and FR  
 157080/1, and FR  
 48588/1, and FR  
 48588/2, and  
 9 Harrison Street FR  
 228150/1

IPS – Rural Resource

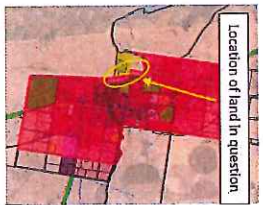


LPS – Rural and Agriculture



Clarify the rationale for the application of the Rural and Agriculture zones in this area, which appears to be within the 'town boundary'.

Campbell Town - Town boundary is identified in USTmap as the area highlighted in red in Figure 1. It is noted that Town boundaries – do not relate to Future Urban Growth Boundaries and hence do not have a direct relationship to land use planning. As shown in Figure 2 the lots are all outside the Campbell Town Urban Growth Boundary (highlighted orange area)



- Harrison Street:
- a) FR 165955/1
  - b) FR 234046/1
  - c) FR 149366/1
  - d) FR 21615/7
  - e) FR 157080/1
  - f) FR 48588/1
  - g) FR 48588/2
  - h) FR 228150/1



Figure 1

Figure 2

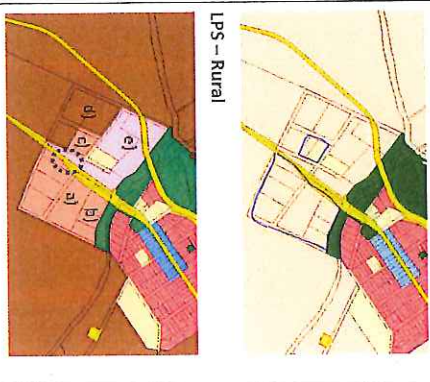
Property	Ownership	IPU Potentially Constrained Criteria	Overlays/ Comments	TPC Guideline No. 1 – Zone Application Guideline
a)	Owner A	Lower portion excluded Upper Unconstrained	Flood Prone Bushfire Prone (I) Water Serviced Land (Full)	RZ 3 (g) "...limited or no potential for agricultural use and is not integral to the management of a larger farm holding within the Agriculture Zone". a/a
b)	Owner B	2B	Flood Prone Bushfire Prone (I) As above	AZ 3: (a) 'existing land uses on the title'; (b) 'whether the title is isolated from other agricultural land'; (c) 'current ownership and whether the land is utilised in conjunction with other agricultural land'; and (d) 'agricultural potential of the land'.
c)	Owner B	2B	As above	a/a
d)	Owner B	2B	As above	a/a
e)	Owner B	2B	Flood Prone Bushfire Prone Water Serviced Land (Full)	a/a
f)	Owner F	2A	As above	a/a
g)	Owner F	2A	As above	a/a
h)	F.A. Rhodas	3	Bushfire Prone Tasmanian Heritage Register ID4927 Water Serviced Land (Full) Sewer Serviced Land (Full)	a/a

Unlike to be transitioned to 'Residential' zoned land, despite some service infrastructure to some of the lots, because of the Sewerage Works Attenuation Area resulting in all properties being within 200m of the treatment ponds (marked X).

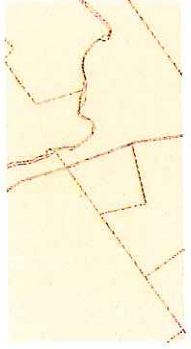
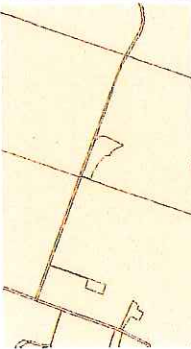
Proposed transition mapping most closely reflects primary purpose of the zone, considering historical use, existing ownership and land constraints/hazards. All lots have land capability Class 4 "land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops", and considered consistent with NTRILUS Action ED-P6 -> ED-49 "Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands"

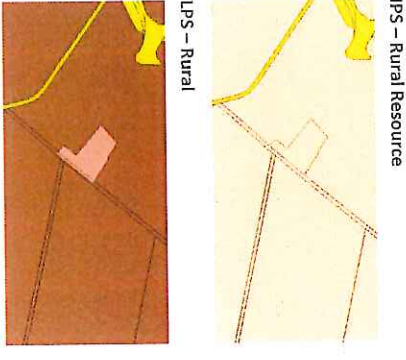
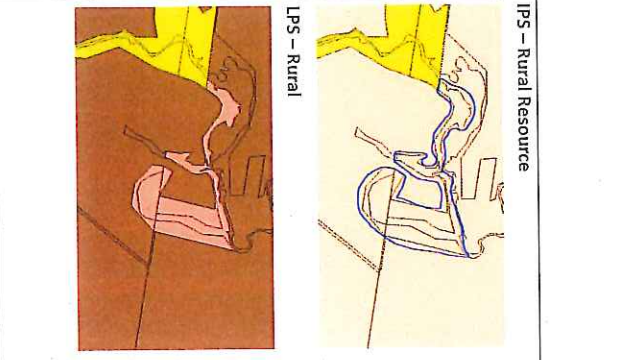
**For Council – no change recommended**

**NB – TPC may respond with a directive to transition to another zone.**

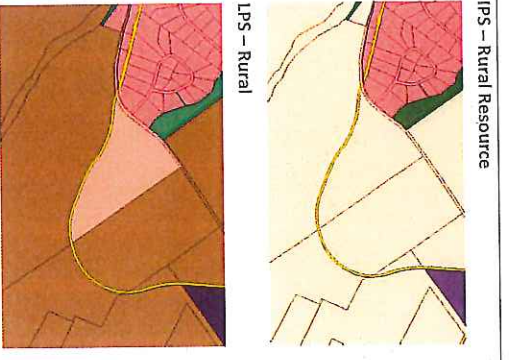
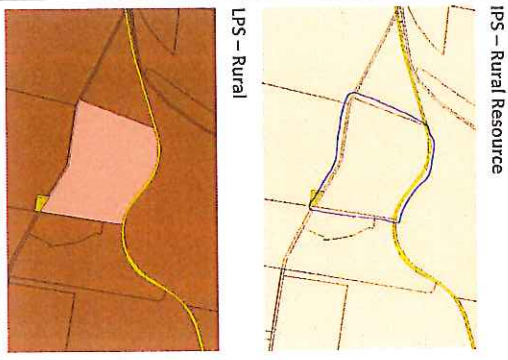
<p>23. Avoca Esk Main Road b) FR 142816/1, and b) FR 209710/3, and b) FR 209712/4 and 2352 Esk Main Road a) FR 243096/1, and a) FR 45/874, and 3 Stieglitz Street c) PID 6419101 and FR 36444/1</p>	<p><b>LPS – Rural Resource</b></p> 	<p>Clarify the rationale for the application of the Rural, Rural Living and Agriculture zones in this area.</p>	<p>See also response to Item 12 and 42.</p> <p>The land is currently zoned Rural Resource; and is located outside of the Urban Growth Boundary for Avoca. A number of factors were considered, but key was proximity to the Avoca Sawmill on FR 243096/1, with operations also occupying titles to the south including FR 45/874, (land identified as a))</p> <p>The PPU “Land Potentially Suitable for Agriculture” identified the land as Potentially Constrained Criteria 2B. However – Council identified the land as containing a significant industrial activity for the Municipal area, specifically the Avoca Sawmill. The site is also a Level 2 EPA site (refer Item 27 in Appendix 4 of the draft NMC LPS Supporting Report).</p> <p>The proposed transition to Rural Zone – retains Resource processing as a Permitted Use, and is considered in line with the NMC LUDS principles (p19) in particular the intent to “maintain existing use rights wherever possible”.</p> <p>Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality.</p> <p>Land to the north of the Avoca Sawmill - FR 142816/1, 209710/3 and 209712/4 (identified as b)), is held within the same ownership and is currently vacant. Given the likely impact of the Sawmill attenuation overlay onto these lots – It was considered that the most likely use for the land would be low key grazing land rather than residential.</p> <p>The land identified as c) is currently split zoned with Community Purpose zone (cemetery) but is not clearly defined by physical on ground features. Rural zoning allows for cemeteries to continue as a discretionary use, so the priority was given to avoid split and spot zoning.</p> <p>Therefore zoning to Rural is considered the most appropriate.</p> <p>Land to the north west of Esk Main Road (identified as e)), was identified by the PPU project as constrained 2A and 2B, with existing development including residential uses. The land is held in different ownership and not likely to be used in combination for agricultural uses. Most of the land is within a TasWater full service water area.</p> <p>Accordingly – the transition to Rural Living was considered as appropriate to reflect the current lot sizes and actual uses.</p> <p>The land to the south west (identified as d)) is also identified as FR 45/874 – but is physically separated from the land identified in a) by Esk Main Road. It is not developed and held within the same ownership as the land to the south west (FR 116751/1), hence it was considered that it is likely to be used as part of a larger agricultural holding.</p> <p><b>For Council – no change recommended (except parcel of land identified circled west of Esk Main Road – makes more sense to move to Agriculture Zone to avoid spot zoning see also Item 12.)</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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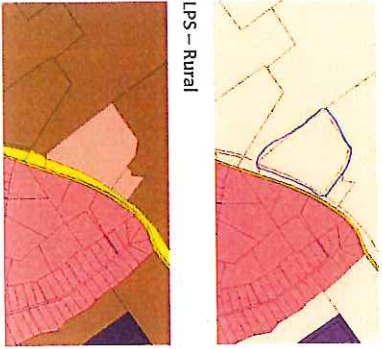


<p>24. Cressy 701 Mount Joy Road FR 156925/1</p>	 <p>LPS - Rural</p>	<p>Provide further information about the use of the land and clarify why the Rural Zone has been applied. Consider whether the land should be included in the prevailing Agriculture Zone, especially given the land is used in conjunction with agricultural activity. It is noted that use of land for Resource Processing remains discretionary in the Agriculture Zone.</p> <p>The land is currently zoned Rural Resource. Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area. The PPU "Land Potentially Suitable for Agriculture" identified the land as Potentially Constrained Criteria 2A. However - Council identified the land as containing a significant industrial activity for the Municipal area, specifically poppy processing. The site is also a Level 2 EPA site (refer item 36 in Appendix 4 of the draft NMC LPS Supporting Report). The dominance of the non-agricultural use on the lot was also a key consideration. The spot zoning of Rural Resource to this title is in line with the NMC LUDS principles (p19) in particular the intent to "maintain existing use rights wherever possible".</p> <p>The proposed transition to Rural Zone - retains Resource processing as a Permitted Use.</p> <p>Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality. In this instance the avoidance of spot zoning was considered a lower priority.</p> <p><b>For Council - no change recommended</b></p> <p><b>NB - TPC may respond with a directive to transition to another zone.</b></p>
<p>25. Cressy 773 Delmont Road FR 173173/1</p>	 <p>LPS - Rural</p>	<p>Provide further information about the use of the land and clarify why the Rural Zone has been applied. Consider whether the land should be included in the prevailing Agriculture Zone, especially given the land is used in conjunction with agricultural activity. It is noted that use of land for Resource Processing remains discretionary in the Agriculture Zone.</p> <p>The land is currently zoned Rural Resource. Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area. The PPU "Land Potentially Suitable for Agriculture" identified the land unconstrained. However - Council identified the land as containing a significant industrial activity for the Municipal area, specifically the Cressy Biodiesel plant. The site is also a Level 2 EPA site (refer item 19 in Appendix 4 of the draft NMC LPS Supporting Report). The dominance of the non-agricultural use on the lot was also a key consideration. The spot zoning of Rural Resource to this title is in line with the NMC LUDS principles (p19) in particular the intent to "maintain existing use rights wherever possible".</p> <p>The proposed transition to Rural Zone - retains Resource processing as a Permitted Use.</p> <p>Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality. In this instance the avoidance of spot zoning was considered a lower priority.</p> <p><b>For Council - no change recommended</b></p> <p><b>NB - TPC may respond with a directive to transition to another zone.</b></p>


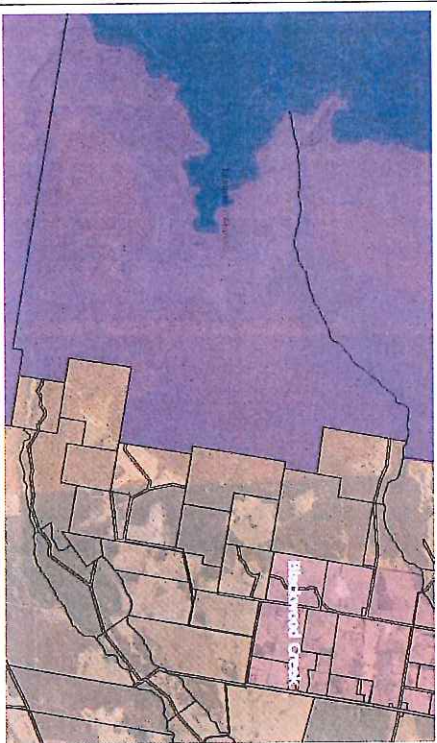
<p>26. Cressy 5 Burlington Road FR 125133/1</p>		<p>IPS – Rural Resource</p>	<p>Provide further information about the use of the land and clarify why the Rural Zone has been applied. Consider whether the land should be included in the prevailing Agriculture Zone, especially given the land is used in conjunction with agricultural activity. It is noted that use of land for Resource Processing remains discretionary in the Agriculture Zone.</p> <p>The land is currently zoned Rural Resource. Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area. The PPU “Land Potentially Suitable for Agriculture” identified the land either as Potentially Constrained (Criteria ZA) or did not include the land at all. However – Council identified the land as containing a significant industrial activity for the Municipal area, specifically the Cressy Hatchery. The site is also a Level 2 EPA site (refer item 15 &amp; 16 in Appendix 4 of the draft NIMC LPS Supporting Report). The dominance of the non-agricultural use on the lot was also a key consideration. The spot zoning of Rural Resource to this title is in line with the NIMC LUDS principles (p19) in particular the intent to “maintain existing use rights wherever possible”. The proposed transition to Rural Zone – retains Resource processing as a Permitted Use. Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality. In this instance the avoidance of spot zoning was considered a lower priority. <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
<p>27. Cressy 155 Burlington Road FR 251640/4, FR 251640/1, FR 251640/3, FR 251640/2, FR 236228/1, FR 35/1773</p>		<p>IPS – Rural Resource</p>	<p>Provide further information about the use of the land and clarify why the Rural Zone has been applied. Consider whether the land should be included in the prevailing Agriculture Zone, especially given the land is used in conjunction with agricultural activity. It is noted that use of land for Resource Processing remains discretionary in the Agriculture Zone.</p> <p>The land is currently zoned Rural Resource. Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area. The PPU “Land Potentially Suitable for Agriculture” identified the land either as Potentially Constrained (Criteria ZA) or did not include the land at all. However – Council identified the land as containing a significant industrial activity for the Municipal area, specifically the Cressy Hatchery. The site is also a Level 2 EPA site (refer item 14 in Appendix 4 of the draft NIMC LPS Supporting Report). The dominance of the non-agricultural use on the lot was also a key consideration. The spot zoning of Rural Resource to this title is in line with the NIMC LUDS principles (p19) in particular the intent to “maintain existing use rights wherever possible”. The proposed transition to Rural Zone – retains Resource development as a Permitted Use. Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality. In this instance the avoidance of spot zoning was considered a lower priority. <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>

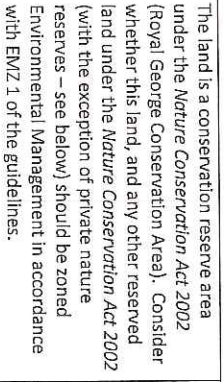
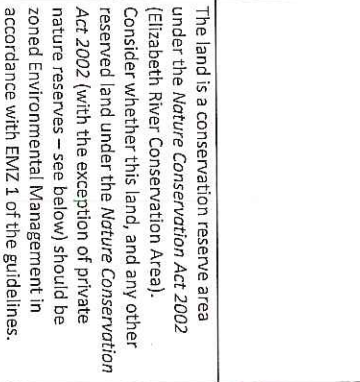
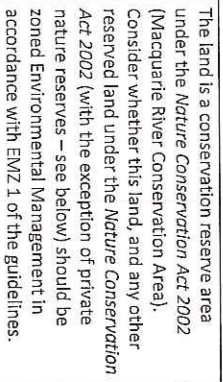
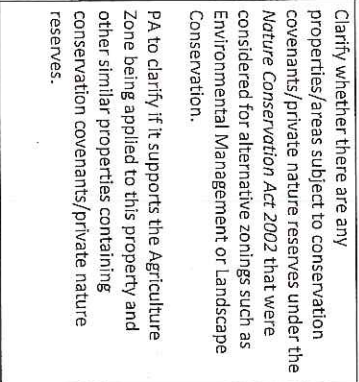


<p>28. Western Junction 141 Perth Mill Road FR 134004/1</p>		<p>IPS – Rural Resource</p> <p>Provide further information about the use of the land and clarify why the Rural Zone has been applied. Consider whether the land should be included in the prevailing Agriculture Zone, especially given the land is used in conjunction with agricultural activity. It is noted that use of land for Resource Processing remains discretionary in the Agriculture Zone.</p>	<p>The land is currently zoned Rural Resource with Scenic Management Area overlay. Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area.</p> <p>The PPU “Land Potentially Suitable for Agriculture” identified the land (FR 170419/1) as unconstrained.</p> <p>However – Council identified the land as containing a significant industrial activity for the Municipal area, specifically the Western Junction Sawmill. The site is also a Level 2 EPA site (refer Item 25 in Appendix 4 of the draft NWC LPS Supporting Report). The dominance of the non-agricultural use on the lot was also a key consideration.</p> <p>The spot zoning of Rural Resource to this title is in line with the NWC LUDS principles (p.19) in particular the intent to “maintain existing use rights wherever possible”.</p> <p>The proposed transition to Rural Zone – retains Resource processing as a Permitted Use.</p> <p>Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality. In this instance the avoidance of spot zoning was considered a lower priority.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
<p>29. Longford 356 Willmores Lane FR 15047/1</p>		<p>IPS – Rural Resource</p> <p>Clarify whether the land is intended to be zoned Rural or Agriculture. The Council minutes indicate that despite containing a mining lease, the land is proposed to be zoned Agriculture.</p>	<p>The land is currently zoned Rural Resource</p> <p>Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area.</p> <p>The PPU “Land Potentially Suitable for Agriculture” identified the land (FR 15047/1) as unconstrained.</p> <p>Although an EPA regulated premise, the dominance of the non-agricultural use on the lot was a key consideration. Aerial imagery indicates that the non-agricultural use is restricted to a Sha area in the south west corner, which comprises approximately 10% of the entire lot area.</p> <p>With mining/quarry uses, Council formed the view that if the majority use of the land was agricultural, then should the mining lease lapse the lot’s primary purpose would be agricultural, and in such instances should transition to Agriculture Zone, despite the existence of the mining lease/quarry use. This approach is also consistent with Council’s LUDS to prevent fragmenting of agricultural land into smaller parcels and avoid spot zoning wherever possible.</p> <p>This site should have been transitioned to Agriculture – appears to have been missed when we implemented the revised decision tree. -</p> <p><b>For Council – change to Agriculture zoning prior to public notification.</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>


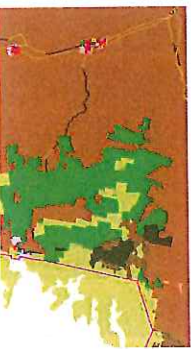
<p>30. Perth 16523 Midlands Highway FR 170419/1</p>	<p><b>IPS – Rural Resource</b></p>  <p>LPS – Rural</p>	<p>Clarify whether the land is intended to be zoned Rural or Agriculture. The Council minutes indicate that despite containing a mining lease, the land is proposed to be zoned Agriculture.</p>	<p>The land is currently zoned Rural Resource.</p> <p>Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area.</p> <p>The PPU “Land Potentially Suitable for Agriculture” identified the land (FR 170419/1) as unconstrained.</p> <p>However – Council identified the land as containing a significant industrial activity for the Municipal area, specifically a quarry for local brick works. The site is also a Level 2 EPA site (refer item 50 in Appendix 4 of the draft NIMC LPS Supporting Report). The dominance of the non-agricultural use on the lot was also a key consideration.</p> <p>With mining/quarry uses, Council formed the view that if the majority use of the land was agricultural, then should the mining lease lapse the lot’s primary purpose would be agricultural, and in such instances should transition to Agriculture Zone, despite the existence of the mining lease/quarry use. This approach is also consistent with Council’s LUDS to prevent fragmenting of agricultural land into smaller parcels and avoid spot zoning wherever possible.</p> <p>In this instance the quarrying activity is the dominant use and hence the land was transitioned to Rural.</p> <p>Transitioning the site to Agriculture Zone would move Resource processing to a Discretionary Use, which is considered less supportive of an important economic site for the municipality. In this instance the avoidance of spot zoning was considered a lower priority.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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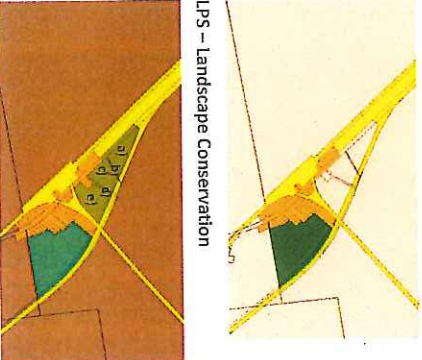
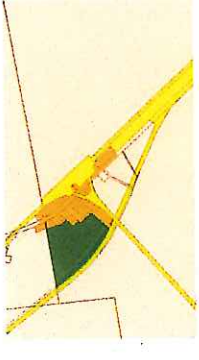




AGRICULTURE ZONE	
<p>31. Blackwood Creek Hop Valley Road PID 3390227 and surrounding land to the north and south extending along the western boundary of the municipality</p>	
<p>The land is within the Tasmanian Wilderness World Heritage Area. Consider whether this land, and any other land within the World Heritage Area (with the exception of Woolmers and Brickendon estates) should be zoned Environmental Management in accordance with EMZ 1 of the guidelines.</p>	<p>The land was excluded from the PPU analysis of Land Potentially Suitable for Agriculture.</p> <p>Land is currently zoned Rural Resource (with partial Priority Habitat &amp; entirely within Scenic Area Management overlay) – was transitioned to Agriculture based on Council's request to override the originally designed transition decision tree, so as to ensure land was retained for agricultural use and not be able to be subdivided into smaller lots. The area in lilac in Figure 1 is the Tasmanian Wilderness World Heritage Area.</p>  <p>Figure 1 EMZ1 states The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as: (a) land reserved under the Nature Conservation Act 2002; (b) land within the Tasmanian Wilderness World Heritage Area; (c) riparian, littoral or coastal reserves; (d) Ramsar sites; (e) any other public land</p> <p>The TPC has also provided a DPIPWE letter (responding to a representation to the Meander Valley draft LPS) which recommends that land within the Tasmanian Wilderness World Heritage Area should be transitioned to Environmental Management. (refer item 37 also)</p> <p>The EMZ provides for grazing as a permitted use, with agricultural activities, mining activities, and a number of others a discretionary uses. Transitioning to this zone would be counter to the NMIC LUDS of maintaining existing use rights wherever possible.</p> <p><b>For Council – no change recommended at this time</b> <b>NB – TPC likely to respond with a directive to transition to the EMZ prior to public notification</b></p>

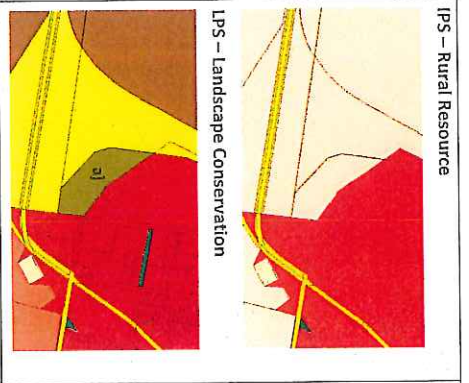
<p>32. Royal George Land adjacent to Williams Road FR 213982/1 – Royal George Conservation Area</p>		<p>The land is a conservation reserve area under the <i>Nature Conservation Act 2002</i> (Royal George Conservation Area). Consider whether this land, and any other reserved land under the <i>Nature Conservation Act 2002</i> (with the exception of private nature reserves – see below) should be zoned Environmental Management in accordance with EMZ 1 of the guidelines.</p>	<p>The land is zoned Rural Resource in NMIIPS 2013 – but not shown with Priority Habitat overlay. Land was excluded from PPU Land Potentially Suitable for Agriculture. Land was transitioned to Agriculture based on Council's request to override the originally designed transition decision tree, so as to ensure land was retained for agricultural use and not be able to be subdivided into smaller lots.</p> <p>The initial Rural Resource transition decision tree – included filters for land with Private Conservation Covenants or Nature Reserves to be filtered out and allocated to Landscape Conservation or Rural.</p> <p>Land is administered by DPIPWE.</p> <p>Appears to be an anomaly; requirement to revisit transition zoning for all publically owned reserve land (as per Nature Conservation Act 2002) noted.</p> <p><b>For Council – no change recommended at this time</b></p> <p><b>NB – TPC likely to respond with a directive to transition to the EMZ prior to public notification</b></p>
<p>33. Lake Leake Land adjacent to Lot 1 Lake Leake Road FR 248359/3 – Elizabeth River Conservation Area</p>		<p>The land is a conservation reserve area under the <i>Nature Conservation Act 2002</i> (Elizabeth River Conservation Area). Consider whether this land, and any other reserved land under the <i>Nature Conservation Act 2002</i> (with the exception of private nature reserves – see below) should be zoned Environmental Management in accordance with EMZ 1 of the guidelines.</p>	<p>The initial Rural Resource transition decision tree – included filters for land with Private Conservation Covenants or Nature Reserves to be filtered out and allocated to Landscape Conservation or Rural.</p> <p>Land is currently zone Open Space in NMIIPS2013, based on 1 to 1 approach was rezoned to Open Space.</p> <p>Appears to be an anomaly; requirement to revisit transition zoning for all publically owned reserve land (as per Nature Conservation Act 2002) noted.</p> <p><b>For Council – no change recommended at this time</b></p> <p><b>NB – TPC likely to respond with a directive to transition to the EMZ prior to public notification</b></p>
<p>34. Tooms Lake Land adjacent to Honeyuckle Road FR 231543/1 – Macquarie River Conservation Area</p>		<p>The land is a conservation reserve area under the <i>Nature Conservation Act 2002</i> (Macquarie River Conservation Area). Consider whether this land, and any other reserved land under the <i>Nature Conservation Act 2002</i> (with the exception of private nature reserves – see below) should be zoned Environmental Management in accordance with EMZ 1 of the guidelines.</p>	<p>The initial Rural Resource transition decision tree – included filters for land with Private Conservation Covenants or Nature Reserves to be filtered out and allocated to Landscape Conservation or Rural.</p> <p>Land is currently zone Open Space in NMIIPS2013, based on 1 to 1 approach was rezoned to Open Space.</p> <p>Appears to be an anomaly; requirement to revisit transition zoning for all publically owned reserve land (as per Nature Conservation Act 2002) noted.</p> <p><b>For Council – no change recommended at this time</b></p> <p><b>NB – TPC likely to respond with a directive to transition to the EMZ prior to public notification</b></p>
<p>35. Conara Esk Main Road a) FR.141523/1</p>		<p>Clarify whether there are any properties/areas subject to conservation covenants/private nature reserves under the <i>Nature Conservation Act 2002</i> that were considered for alternative zonings such as Environmental Management or Landscape Conservation.</p> <p>PA to clarify if it supports the Agriculture Zone being applied to this property and other similar properties containing conservation covenants/private nature reserves.</p>	<p>The initial Rural Resource transition decision tree – included filters for land with Private Conservation Covenants or Nature Reserves to be filtered out and allocated to Landscape Conservation or Rural.</p> <p>A number of lots with Private Conservation Covenants were identified in the Municipality, including the land identified as a). However the majority of these lots were identified by the PPU "Land Potentially Suitable for Agriculture" as unconstrained.</p> <p>Council decided that land containing Private Conservation Covenants should be transitioned to Agriculture on the basis that the primary purpose of the land is still to grow crops (reliant on soil as medium) which would be possible should the Private Conservation Covenant was removed. This approach is also consistent with the NIMC LUDS principle to prevent fragmenting of agricultural land into smaller parcels and avoid spot zoning wherever possible.</p> <p>TPC has identified that the NIMC approach is different to that adopted by other Councils.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>





<p>36. Campbell Town 2171 Macquarie Road a) FR 34804/1</p>	<p>LPS – Agriculture</p> 	<p>Clarify whether there are any properties/areas subject to mining leases that were considered for alternative zonings such as Rural. PA to clarify if it supports the Agriculture Zone being applied to this property and other similar properties containing mining leases.</p>	<p>Titles with EPA Level 2 activities were considered for transition to Rural Zone, on the basis that the operations were sufficiently extensive and formed a significant non-agricultural business requiring protection of existing use rights, due to their economic significance to the Municipal Area. For mining activities associated with Non EPA sites, and where the bulk of the land was used for agricultural purposes – Council formed the view that the primary use of the land was still agricultural and should the mining lease lapse, would be available in its entirety for such uses. Hence such lots should transition to Agriculture Zone. This approach is also consistent with the NMC LUDS to prevent fragmenting of agricultural land into smaller parcels and avoid spot zoning wherever possible. The PPU “Land Potentially Suitable for Agriculture” identified the land (FR 34804/1) as unconstrained. In this instance the bulk of the land identified as a) is being used for agricultural purposes, despite Mining Lease 1053 P/M (Commodity Stone; area 266 ha; expiry date 06062022). <b>For Council – no change recommended</b></p>
<p>37. Lake Leake and surrounds</p>	<p>LPS – Agriculture (Green = PTR, Lime = PTPF, Hatching = FPPFL)</p> 	<p>Consider whether all Permanent Timber Production Forest areas, Future Potential Production Forest Land, and private timber reserves should be zoned Rural in accordance with RZ1 of the Guidelines.</p>	<p>The initial Rural Resource transition decision tree – included filters for land with Private Timber Reserves to be filtered out and allocated to Rural. Similarly land excluded from the PPU analysis of Land Potentially Suitable for Agriculture was considered by default to be transitioned to Rural (if currently Rural Resource) or to a 1 to 1 equivalent. On further examination it was identified that much of the land associated with Private Timber Reserves, was identified by the PPU analysis of Land Potentially Suitable for Agriculture as potentially unconstrained. Council decided that land containing Private Timber Reserves should be transitioned to Agriculture on the basis that the primary purpose of the land is still to grow crops (reliant on soil as medium) which would be possible should the Private Timber Reserve be removed. This approach is also consistent with the NMC LUDS principle to prevent fragmenting of agricultural land into smaller parcels and avoid spot zoning wherever possible. It is noted that the Agriculture Zone allows for Resource Development (i.e. plantation forestry) as a discretionary use. Whilst the Rural zone provides for such uses a No Permit Required. RZ1 states <i>The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values</i> Council does not consider the land containing Timber Reserves limited or as having no potential for agriculture. Project team was not aware of DPI/PWE feedback (of 12 July 2019) to the Meander draft LPS. The letter states that DPI/PWE supports the Meander Valley Council recommendation, namely: <i>Future Potential Production Forest Land (FPPFL):</i>  <ul style="list-style-type: none"> <li>• <i>If outside the Tasmanian Wilderness World Heritage Area (TWWHA) is zoned as Rural Zone; and</i></li> <li>• <i>If within the Tasmanian Wilderness World Heritage Area (TWWHA) is zoned Environmental Management Zone.</i></li> </ul> It is noted that the DPI/PWE position is divergent from that of Council. It may be appropriate to revisit transition zoning for all Permanent Timber Production Forest Land (PTPF), and Future Potential Production Forest Land (FPPFL), especially if held by a public authority or agency (i.e. DPI/PWE or Sustainable Timber Tasmania) to either Rural Zone or Environmental Management Zone. <b>For Council – no change recommended</b> <b>NB – TPC likely to respond with a directive to transition to another zone.</b></p>

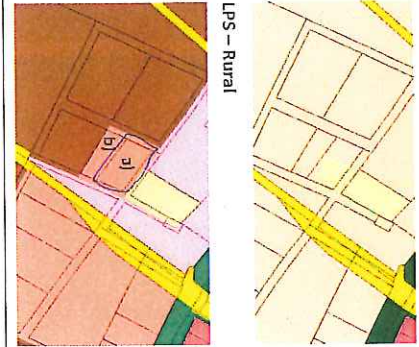
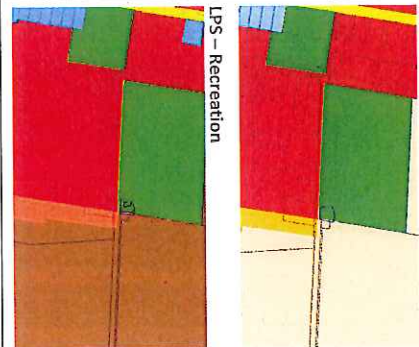
LANDSCAPE CONSERVATION ZONE	
<p>38. Conara Conara Park Midland Highway a) FR 150643/2, b) FR 150643/4, c) FR 150645/6, d) FR 150645/8, and e) FR 150645/10</p>	<p>IPS – Rural Resource</p>  <p>LPS – Landscape Conservation</p>  <p>Clarify the existing use of the land and clarify how the Landscape Conservation Zone is consistent with the guidelines and the regional strategy, in particular RSN-A20, RSN-A21, RSN-A22, RSN-A24, RSN-A25, and RSN-A26.</p> <p>Land currently zoned Rural Resource with the Priority Habitat Overlay applied to all of the land and the Scenic Road Corridor applied to the north-western edge.</p> <p>The land was excluded from the PPU analysis of Land Potentially Suitable for Agriculture.</p> <p>Land identified is in the ownership of Department of State Growth and known as “Conara Park” and is vacant land and is located outside the Urban Growth Boundary for Conara.</p> <p>The project team reviewed the lands existing use and likely future use and considered that the Department of State Growth was not likely to use the land for agricultural purposes or indeed provide opportunities for Rural Living Opportunities.</p> <p>Within the Regional Settlement Network Policy – Conara is classified as a “Rural Localities” settlement, with land associated with the existing residential uses, zoned Village. NMC does not intend to expand the settlement; given the limited services available. This is considered in accordance with RSN-A22, RSN-24 and RSN-A26. Accordingly transitioning to Rural Living zone land was not considered appropriate – in accordance with RSN-A20 and RSN A21.</p> <p>It was considered more appropriate to allocate zoning that would provide a buffer to the settlement from the Midland Highway and provide protection of the land’s environmental values, in accordance with RSN-A25, especially given the Private Conservation covenant on the land to the north east on FR139639/4.</p> <p>Based on all of the above the land was transitioned to Landscape Conservation as per LCZ 2 (b) and LCZ 3.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
<p>39. Poatina 64/16 Gordon Street a) FR 120167/64</p>	<p>IPS – Rural Resource</p>  <p>LPS – Landscape Conservation</p>  <p>Clarify the existing use of the land and clarify how the Landscape Conservation Zone is consistent with the guidelines and the regional strategy, in particular RSN-A20, RSN-A21, RSN-A22, RSN-A24, RSN-A25, and RSN-A26.</p> <p>The land is zoned Rural Resource and is covered by the Scenic Management Area Overlay.</p> <p>The land identified as a) is part of a Strata Title (FR 120167/0) in the name of Fusion Property Pty Ltd, which is a National Christian youth organisation. The title although largely vacant is the site of the Cultural Arts centre an integral element of the community facilities of the settlement.</p> <p>The PPU project identified the land as unconstrained for Agricultural Use. Transitioning to Agriculture would make the existing use a prohibited use and effectively back zone the land.</p> <p>Within the Regional Settlement Network Policy – Poatina is classified as a “Rural Localities” settlement, with land associated with the existing residential uses, zoned Village. NMC does not intend to expand the settlement; given the limited services available. This is considered in accordance with RSN-A22, RSN-24 and RSN-A26. Accordingly transitioning to Rural Living zone land was not considered appropriate – in accordance with RSN-A20 and RSN A21.</p> <p>It was considered more appropriate to allocate zoning that would protect the significant scenic landscape values and current use rights. The land is also part of the Macquarie River and Greater Launceston Drinking Water Catchments so that the mature established vegetation provides environmental values, in accordance with RSN-A25.</p> <p>Based on all of the above the land was transitioned to Landscape Conservation as per LCZ 2 (b) and LCZ 3.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>

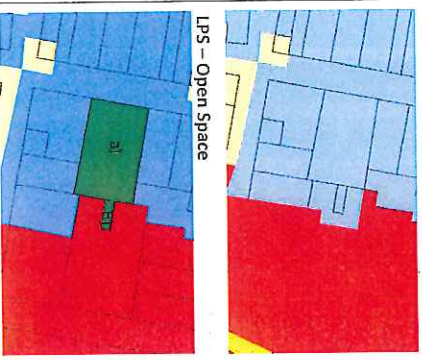
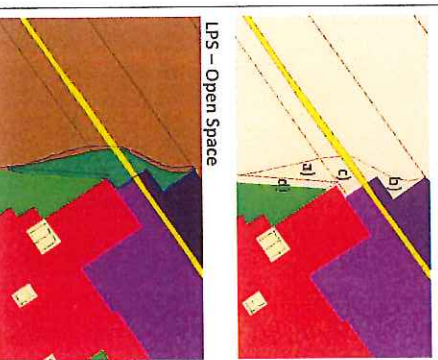


<p>40. Perth Lot 1 Drummond Road a) FR 173776/1</p>	<p>PPS – Rural Resource</p>  <p>LPS – Landscape Conservation</p>	<p>Clarify how application of the Landscape Conservation Zone is consistent with the regional strategy, in particular RSN-A7, as the area is within an urban growth area (supporting consolidation area). Also, clarify how the Landscape Conservation Zone is consistent with the guidelines and clarify what other zones were considered. Consider whether the regional strategy would support application of the General Residential or Future Urban Zone. If not, consider whether the land should be zoned Agriculture.</p>	<p>See also Response to item 1. The land is not within the Urban Growth Boundary of Perth, but with the construction of the Midland Highway Bypass – it is anticipated that the land will be incorporated in the urban fabric and provide a buffer between the Midland Highway and the existing residential land to the north and north east. The land is not constrained by flooding but will be subject to the Scenic Road Corridor and the Road and Railway Codes of the SPP, limiting future residential development. Based on the above it was not considered appropriate to zone the land for any residential uses, but rather to transition to a zone that would provide suitable buffer to the Midland Highway for the township. Accordingly the land was transitioned as per LSZ 2 (b) and LSZ 3 <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
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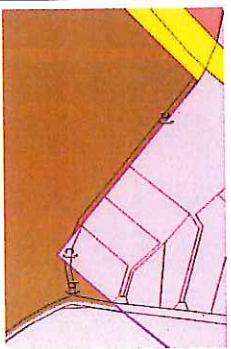
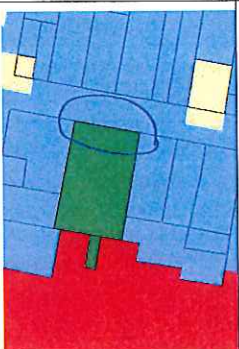

ENVIRONMENTAL MANAGEMENT ZONE		
<p>4.1. Lake Leake Long March Road a) PID 3390294 and part of FR 144227/1 and Tooms Lake Honeysuckle Road b) FR 140322/1, FR 140322/1, FR 142600/1, and part of 142600/1 and Tooms Lake Road c) FR 138469/1, FR 138469/1, part of PID 3390016</p>		<p>The land contains Permanent Timber Production Land and Future Potential Sustainable Timber Tasmania. Consider whether the land should be zoned Rural in accordance with RZ1 of the Guidelines. Also, review the exhibited Glamorgan Spring Bay draft LPS to ensure that zoning is applied consistently along the municipal boundaries.</p>
<p>Land was excluded from the PPU agricultural land assessment. Land identified as a), b) and c) is currently zoned Environmental Management as shown in Figure 1, and was transitioned based on the 1 to 1 transition approach.</p>  <p>Figure 1 See also response to item 37.</p> <p>It is noted that EMZ allows for Resource Development (including Forestry) as a discretionary use and as a permitted use with qualifications (namely if for grazing and an authority under the <i>National Park and Reserve Land Regulations 2009</i> is granted by the Managing Authority, or approved by the Director General of Lands under the <i>Crown Lands Act 1976</i>). Whilst the Rural zone provides for such uses a No Permit Required.</p> <p>RZ1 states <i>The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values</i></p> <p>Council does not consider the land containing Timber Reserves limited or as having no potential for agriculture. Project team was not aware of DPIPWE feedback (of 12 July 2019) to the Weander draft LPS. The letter states that it supports the Meander Valley Council recommendation, namely:</p> <p><i>Future Potential Production Forest Land (FPPFL):</i></p> <ul style="list-style-type: none"> <li>• <i>If outside the Tasmanian Wilderness World Heritage Area (TWWHA) is zoned as Rural Zone; and</i></li> <li>• <i>If within the Tasmanian Wilderness World Heritage Area (TWWHA) is zoned Environmental Management Zone.</i></li> </ul> <p>It is noted that the DPIPWE position is divergent from that of Council. It may be appropriate to revisit transition zoning for all Permanent Timber Production Forest Land (PTPF), and Future Potential Production Forest Land (FPPFL), especially if held by a public authority or agency (i.e. DPIPWE or Sustainable Timber Tasmania) to either Rural Zone or Environmental Management Zone. And where such land ownership straddles the municipal boundary to ensure alignment as required by s34(2).</p> <p><b>For Council – no change recommended</b> <b>NB – TPC likely to respond with a directive to transition to Rural Zone.</b></p>		



COMMUNITY PURPOSE ZONE	
<p>42. Avoca Avoca Catholic Cemetery 3 Stieglitz Street a) PID 6419101 FR 36444/1 b) PID 6419191 (no FR)</p> 	<p>Clarify how application of the Rural Zone is consistent with the guidelines. Clarify why the land has not been zoned Community Purpose and consider whether the current split-zoning should be retained.</p> <p>See also response to item 23. Current zoning for FR 36444/1 is a combination of Rural Resource and Community Purpose. The land zoned Community Purpose was excluded from the PPU Project – but the land zoned Rural Resource was not. However, the L1Strap layer “Land Potentially Suitable for Agricultural Zone” – does not classify the land identified as a) into any category (i.e. not unconstrained, nor as one of the constrained criteria). The project team’s review of the land considered that it was appropriate to remove split zoning on the site, which is not well defined by spatial features on the lot in question; and allocate zoning so as to be consistent with the land zoning of the adjoining lot (identified as b)) to the south (PID 6419101 – within the same ownership). Rural zoning permits for Crematoria and Cemeteries as a Discretionary Use class and provides for existing use to continue and expand as required. <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
RECREATION ZONE	
<p>43. Crassy Crassy Reservoir 2A Macquarie Street Crassy a) FR 177485/1</p> 	<p>Consider whether the Crassy Reservoir, owned by TasWater, is major infrastructure that should be zoned Utilities under UZ 1 of the guidelines.</p> <p>Land is currently zoned Recreation in NMIPS 2013 and was transitioned based on the 1 to 1 transition principle. It was expected that validation of zoning for land administered by other Authorities would be verified via the Public Notification process of the draft LPS. Appropriate to transition to Utilities as per the guidelines for identified sites. (Assumes TasWater will agree to the revised zoning) NB – proactive search for all properties owned by TasWater (not already zoned Utilities) beyond the scope of the transitioning project. Appears to be an anomaly; requirement to revisit transition zoning to Utilities noted. <b>For Council – no change recommended at this time</b> <b>NB – TPC likely to respond with a directive to transition to the Utilities prior to public notification</b></p>

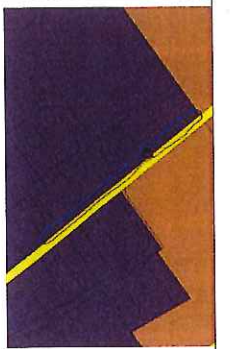


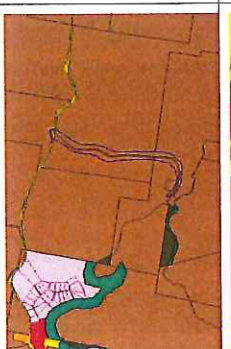
OPEN SPACE ZONE	
<p>44. Ross 33 Church Street a) FR 53141/1 and 26 Bond Street b) FR 164909/1</p> 	<p>Provide additional background information about the historic and intended use of the land to support application of the Open Space Zone.</p> <p>See comments in response to item 47. Land identified as a) owned and administered by Northern Midlands Council and was identified as land with anomalous zoning that was to be corrected via the LPS and zoned to Open Space. Zoning rationale was explained in Table 5 (p86-87) of Draft NMC LPS Supporting Report – the land is the site of the Ross Village Green. The zoning to Open Space also enables the land identified within development site (Site No. 22 – NMC LUDS) to be provided with a connection to Ross’s main street encouraging active transport options. See also Figure NO-58.2.5 Ross Development Precinct Masterplan off Bond Street (3) in the draft NMC LPS Ross Specific Area Plan. The land identified as b) is the open space lot created as part of the Ross Development Precinct Masterplan off Bond Street (3). The land is being transitioned as per Guideline OSZ 1 which states: <i>The Open Space Zone should be applied to land that provides, or is intended to provide, for the open space needs of the community, including land identified for:</i> <i>(a) passive recreational opportunities; ...</i> And OSZ 3, which states: <i>The Open Space Zone should generally only be applied to public land, but may be applied to privately owned land if it has been strategically identified for open space purposes.</i> <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>
<p>45. Longford Paton Street a) FR 151858/1 and b) FR 151860/1 and c) FR 151860/2</p> 	<p>Provide background information about the land and clarify how the Open Space Zone is consistent with the guidelines.</p> <p>Land identified as a), b) and c) is land administered by Northern Midlands Council, and currently zoned Rural Resource, identified as anomalous zoning on reviewing the land surrounding townships. The land is located east of Back Creek, and forms a natural buffer to the land zoned to the east including General Industrial, Light Industrial, General Residential and land associated with the Longford Recreation Ground (also administered by Northern Midlands Council) zoned Recreation. It is not anticipated that Council will ever pursue Agricultural activities on the land. The land is known to be at risk of flooding and is within the attenuation area of Longford Tannery. Accordingly it was considered that the most appropriate zoning of the land is Open Space, as it will provide passive recreation opportunities (OSZ 1 (b) and is public land (OSZ 3)). Land identified as d) is part of a road reserve (authority unknown, but not a State Road Casement) and appears to contain informal vehicle accesses to the land zoned Recreation. <b>For Council – no change recommended</b> <b>NB – TPC may respond with a directive to transition to another zone.</b></p>

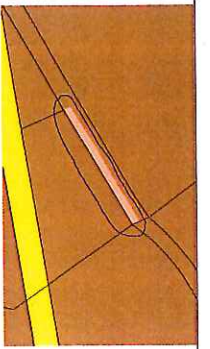
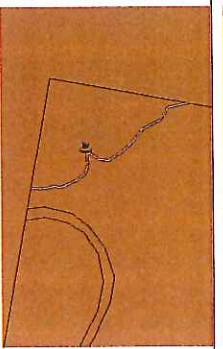
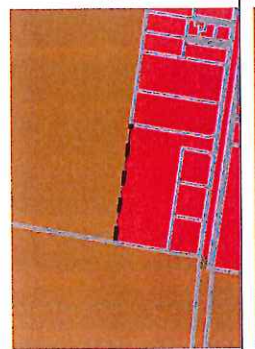



OTHER ISSUES			
<p>46. Longford Pateaena Road</p>	<p>LPS – Rural Living (within Launceston planning area) and Agriculture</p> 	<p>The road has not been zoned Rural Living and Agriculture to the centerline. Review all mapping and ensure that zonings are extended to the road centerlines.</p>	<p>Current zoning of the road lot is Rural Resource within NMC municipal area. Current zoning of land within Meander Valley is Rural Living.                      NMC municipal area land is to be transitioned to Agriculture. The road lot contains an unsealed road.                      a) Requirement for split zoning along road centerline would only apply to north western section of FR 451965/1 (within NMC municipality)                      NB – the eastern section of the road (b) will have the same zoning on either side of the road parcel and can remain as Agriculture Zone.                      NB – section (c) of the road FR 152146/1 is totally within Meander Valley municipal area and is totally within Rural Living Zone, hence no split zoning required.                      Requirement to verify zoning aligns to road centerlines noted.  <b>NB – TPC likely to respond with a directive to correct all road centre line zoning.</b></p>
<p>47. Ross</p>		<p>The road has not been zoned Rural Living and Agriculture to the centerline. Review all mapping and ensure that zonings are extended to the road centerlines.</p>	<p>Current zoning of the road lot is Local Business. This was not proposed to change – given the 1 to 1 transition principle.                      FR 53141/1 is land owned and administered by Northern Midlands Council and was identified as land with anomalous zoning that was to be corrected via the LPS and zoned to Open Space.                      Requirement to verify zoning aligns to road centerlines or to Utilities for any listed major local roads (as per UZ 1(b)) noted.  <b>NB – TPC likely to respond with a directive to correct all road centre line zoning.</b></p>
<p>48. Rural Living Zone</p>		<p>PDE mapping must include annotations differentiating between Rural Living A, B, C and D – See section 2.8 of Practice Note 7.</p>	<p>Noted will be addressed in review of all draft LPS maps to be generated prior to public notification.  <b>NB – TPC likely to respond with a directive to correct all road centre line zoning.</b></p>

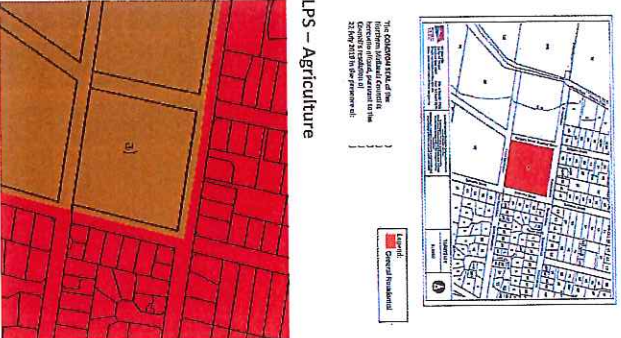
<p>49. State Road Casement</p>		<p>Parts of the State Road casement (see layer on the LSTJ) have not been zoned Utilities. Review all mapping and consider whether any other parts of State roads should be zoned Utilities in accordance with the guidelines.</p>	<p>Noted – current transition based on existing Utilities zoning in the NMI/IPS2013; appears this was not updated to reflect various land acquisitions by the Crown.          All State Road Casement land will be reviewed          NB – Based on assessments against items 50 and 51 below – recommend the following:          a) only zone to Utilities if there is an actual title identified as Acquired Road – owner The Crown          b) if there is not and the request is based on discrepancy between aerial imagery and the cadaster – then recommend no change – it is beyond the scope of the transition project to spatially correct the cadaster.          Suggest recommend such instances be noted for follow up with the Department of State Growth for review post LPS gazettal – may involve land acquisition etc.          NB – Upper Image (Midland Highway and Mona Vale Road historic intersection) near Ross; identifies the following titles: FR 170388/31; 29; 28; 26 ; 25; 23; 19 and 171591/3 – that would need to be transitioned to Utilities – as they comply with a) above.          Noted state road casement layer will be reviewed and included in all draft LPS maps to be generated prior to public notification (noting constraints above)  <b>NB – TPC likely to respond with a directive to correct state road casement layer.</b></p>
<p>50. Leighlands Road</p>		<p>Parts of Leighlands Road are outside the State Road Casement. Consider whether it should be zoned Utilities in accordance with the guidelines.</p>	<p>Applicable Road lot is FR 172363/1 (near Pleasant Banks, 170 Leighlands Road, Evandale)          Authority – Subdivision Road          Owners Name – Native Point Pty Ltd          State Road Casement layer – Category 5 Road          Already transitioned to Utilities.          However, physical road appears to be not located within the allocated road lots – but given potential misalignment between the cadaster and the aerial images, unable to determine specific spatial relationship. It is beyond the scope of the LPS transition to make spatial corrections to the cadastrial layer.          Without such validation likely to result in split zoning of the larger lot FR 53569/1.  <b>For Council – no change recommended</b>  <b>NB – TPC may respond with a directive to transition to another zone.</b></p>



<p>51. Evandale Road</p> 	<p>Parts of Evandale Road are outside the State Road Casement; consider whether it should be included in the Utilities Zone.</p>	<p>The area identified in the image (see a1), left of the Utilities Zone – is identified in the LST cadastre as FR 150770/100 UGA Subdivision Road (Owner Name(s)) Novak International PTY LTD. As shown in Figure 1 the road lot extends into the Translink Specific Area Plan.</p>  <p>Figure 1</p> <p>The State Road Casement layer does not identify the land as being part of that layer. The land does not fit the criteria for migration to Utilities zone as per UZ2.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
<p>52. Youl Road</p> 	<p>Youl Road is part of the State Road Casement. Consider whether it should be zoned Utilities in accordance with the guidelines.</p>	<p>Current zoning of Youl Road (a) is General Residential, has been transitioned as part of the 1 to 1 NWC LUDS principle.</p> <p>Council will be taking over this road now that the bypass is in place.</p> <p><b>For Council – no change recommended</b></p> <p><b>NB – TPC may respond with a directive to transition to another zone.</b></p>
<p>53. Lake Leake Lake Road</p> 	<p>Lake Road is part of the State Road Casement. Consider whether it should be zoned Utilities in accordance with the guidelines. Note that parts of the road appear to be outside the road reserve.</p>	<p>Current zoning is Rural Resource been transitioned as part of the 1 to 1 LUDS principle to Agriculture. Council maintains it.</p> <p>Appears an anomaly.</p> <p>All such land relating to a Category 1, 2, 3, 4 or 5 road as per the State Road Hierarchy will be transitioned to the Utilities zone as per UZ2 (with the exception of Youl Road)</p> <p>Lake Leake Road is identified as a Category 5 Road.</p> <p>It is beyond the scope of the LPS transition to make spatial corrections to the cadastral layer.</p> <p>Noted state road casement layer will be reviewed and included in all draft LPS maps to be generated prior to public notification (noting constraints above)</p> <p><b>NB – TPC likely to respond with a directive to correct state road casement layer.</b></p>

<p>54. Road Reserve outside 1480 Bishopbourne Road FR 236851/1</p>		<p>Consider whether this road reservation should be wholly zoned Agriculture.</p> <p>Noted – appears an oversight – remainder of road parcel is zoned Agriculture – to be corrected prior to public notification.  <b>NB – TPC likely to respond with a directive to correct road lot zoning.</b></p>
<p>55. Rossarden FR 155636/1</p>		<p>Consider whether this road reservation should be zoned Agriculture.</p> <p>a) FR 155636/1 Authority is Local Government – Northern Midlands Council</p> <ul style="list-style-type: none"> <li>• appears to be a legacy title, that ends at the property boundaries of a larger title (FR 154597/100);</li> <li>• Aerial imagery (2008) does not indicate a formed road;</li> <li>• LITmap cadaster provides no attributes to the segment.</li> </ul> <p>Should be Agriculture – not clear from image – whether it was missed in the transition.          Yes definitely Agriculture -  <b>NB – TPC likely to respond with a directive to correct road lot zoning.</b></p>
<p>56. Split Zonings</p>		<p>Annotations on split zonings must relate to features that are identifiable on the ground and must be shown on all relevant PDF maps – see Practice Note 7.</p> <p>Not sure where this split zoning is, appears to be eastern extent of Logan Road, Evandale.          Appears to be existing scheme zoning, following the general fence line/rear boundary of 48 Logan Road (7014/3). Zone boundary aligns with Urban Growth Area boundary for Evandale.          Check Practice Note 7 – for instructions in such situations.          But if the historic zoning is not based on an identifiable feature on the ground – then we can't manufacture them. Just transition them as is.  <b>For Council – no change recommended</b>  <b>NB – TPC may respond with a directive for specific action.</b></p>
<p>57. Planning area boundaries with other municipalities</p>		<p>Section 34(2) LUPAA requires that an LPS 'as far as practicable, is consistent and co-ordinated with any LPSs that apply to the adjacent municipal area'. Therefore, review mapping to ensure that it is consistent with Launceston, Meander Valley, Central Highlands, Southern Midlands, Glamorgan Spring Bay, and Break O'Day. Note that mapping for the draft Glamorgan Spring Bay LPS, and the Meander Valley draft LPS has been exhibited and is therefore publically available. Also note that alterations to the Environmental Management and Rural zones that may be required to satisfy the guidelines relating to application of zones to the Tasmanian Wilderness World Heritage Area, reserve areas under the <i>Nature Conservation Act 2002</i>, Permanent Timber Production Forest areas, Future Potential Production Forest land, and private timber reserves may help to improve co-ordination with the adjacent planning areas.</p> <p>Review of all lots at the municipal boundary undertaken by Erin Miles, has identified the lots that straddle the municipal boundary.          The majority of such lots are Crown Land administered by DPWE or Sustainable Timbers Tasmania.          See also response to 41 above.  <b>For Council – no change recommended</b>  <b>NB – TPC may respond with a directive for specific action.</b></p>



AMENDMENTS		
<p>58. Longford Street 86 Burchley Street a) FR 115134/3</p>	<p><b>Proposed Amendment to LPS – Rural Resource to General Residential</b></p>  <p><b>LPS – Agriculture</b></p>	<p>Consider the implications for zoning if amendment is approved.</p> <p>There appears to be two options available:</p> <ul style="list-style-type: none"> <li>• If the PA want to include zoning that reflects the draft amendment in its LPS, then it will need to substantiate it in its supporting report.</li> <li>• If the LPS remains the same as proposed and the draft amendment is approved, then the PA may make a representation during the exhibition period and request consideration of a change to the zoning.</li> </ul> <p>To be dealt with via a separate Planning Scheme Amendment. If successful, the NMC LPS will be amended as part of the separate process. The draft LPS is to reflect the proposed Agriculture Zone.</p> <p><b>For Council – no change recommended</b></p>