



Minister for Housing
Minister for Environment and Parks
Minister for Human Services
Minister for Aboriginal Affairs
Minister for Planning

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02 JUN 2020

Mr Des Jennings
General Manager
Northern Midlands Council
planning@nmc.tas.gov.au

Dear Mr Jennings,

I refer to the Northern Midlands Council's request to amend the Northern Tasmania Regional Land Use Strategy), and your recent request for advice on which State Service agencies, State Authorities and other infrastructure providers should be consulted.

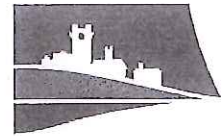
Given the significant implications of the amendment you are proposing for settlement planning and land use within the northern region, I would expect that every State Government Agency may have an interest and should be consulted.

Similarly, I would also expect all major infrastructure providers, and companies such Tasmanian Irrigation Pty Ltd and the Australia Pacific Airports Corporation Ltd may also have an interest.

Should you require further advice, I suggest you contact the Department of Justice's Planning Policy Unit on (03) 6166 1429.

Yours sincerely

Hon Roger Jaensch MP
Minister for Planning



NORTHERN
MIDLANDS
COUNCIL

Ref: 13/005/004/003

11 May 2020

Hon Roger Jaensch MP
Minister for Planning
GPO Box 123
Hobart, Tasmania 7001

By email only: minister.jaensch@dpac.tas.gov.au

Dear Minister Jaensch,

Re: Request to Amend Northern Tasmania Regional Land Use Strategy

I refer to your letter dated 16 April 2020 and request clarification on the following matter.

The Information Sheet – RLU 1 – Reviewing and Amending the Regional Land Use Strategies strongly recommends consultation with relevant State Service agencies, State authorities and other infrastructure providers be undertaken when making a request for an amendment.

Council identified TasWater as a relevant infrastructure provider and undertook consultation with them.

It would be appreciated if you would please advise which are the relevant State Service agencies, State Authorities and other infrastructure providers that require consultation for this request.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Des Jennings', with a long, sweeping underline.

Des Jennings
General Manager

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Mr Des Jennings
 General Manager
 Northern Midlands Council

16 APR 2020

Dear Mr Jennings,

I refer to your correspondence of 23 March 2020 requesting an amendment to the Northern Tasmania Regional Land Use Strategy (NTRLUS) to allow the progression of the proposed 'Ridgeside Lane' development, and the accompanying background documentation.

I note that the Northern Midlands Council first considered the requested amendment on 19 August 2019, and that on 16 March 2020, following the receipt of feedback from other northern region councils, Council resolved to request an amendment to the NTRLUS: the inclusion of land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the urban growth area classification.

I have subsequently received a letter from Mr Brett Robinson, Chief Executive Officer of Traders in Purple, which claims that the proposed amendment has been endorsed by each of the northern region councils. This claim appears to be at odds with the advice you provided, which indicated conditional support from councils for you to progress the amendment, but no support for the substance of the amendment itself.

The requirements of the Information Sheet - R LUS 1 - Reviewing and Amending the Regional Land Use Strategies also indicate that State Agencies and key infrastructure providers should be consulted to ensure that any significant issues are avoided during subsequent consultation. Other than comments from Tas Water in regards to water supply, I am advised that there is no evidence in the background documentation of engagement with these bodies, or their endorsement of the proposed amendment.

The regional land use strategies play a significant role in setting the medium to long-term strategic directions for each of Tasmania's regions. They provide for the efficient delivery of infrastructure and services and a broader regional context for the assessment of development applications and changes in land use. It is my view that individual proposals for significant development or planning scheme amendments should be guided by the agreed strategic planning objectives and priorities and not considered in isolation.

I note that the NTRLUS was substantially amended in mid-2018 to incorporate the growth strategies of the Greater Launceston Plan, including identifying strategically located Urban Growth Areas and a number of new Future Investigation Areas for urban development. These areas represent the agreed position of the northern region councils on where future residential growth and infrastructure will be located across the region.

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I am advised that the Northern Midlands Council was one of the five councils which initiated and developed the Greater Launceston Plan, and that the Plan specifically includes a framework for integrated residential development, including for Evandale, Longford and Perth.

I am therefore of the view that the NTRLUS should only be amended if the amendment constitutes good, evidence based, strategic planning. In this case, I would expect Northern Midlands Council to clearly demonstrate that contemporary analysis of land availability and growth forecasts at a regional level have indicated that additional land, beyond what has already been identified within the NTRLUS, is required to support future urban growth, and that the area outside Evandale is the appropriate location for that additional urban growth.

This is especially important given I am advised that other northern region councils have commenced a review of land within the NTRLUS' Future Investigation Areas to determine their prospects for future development. Again, the views of State agencies and key infrastructure providers are critical, because they may already be undertaking strategic asset planning and budgeting activities in order to service the currently identified growth areas in the future.

I am also required, under s.5A of the *Land Use Planning and Approvals Act 1993* (LUPAA), to be satisfied that the creation of a new Urban Growth Area would be consistent with each State Policy, and also further the sustainable development objectives under Schedule 1 of LUPAA. I would expect Council to provide clear evidence of this.

I note that the Council commissioned peer review of the proponent's agricultural advice, clearly states that the proposed new Urban Growth Area would result in the permanent loss of agricultural land of local and regional agricultural significance within a declared irrigation district, and was therefore inconsistent with the State Policy on the Protection of Agricultural Land 2009. Any request to amend the NTRLUS would therefore need to address this matter.

While it is encouraging to see interstate developers interested in investing in Tasmania's future, particularly in the area of housing, this should not occur at the expense of good strategic planning and a coordinated approach across the region.

I would appreciate you providing me with a direct response to the consultation and endorsement requirements set out in the Information Sheet, as in the absence of such documentation, I am unable to progress your request.

Yours sincerely



Hon Roger Jaensch MP
Minister for Planning