

sensitive uses that would conflict with the pre-existing joinery use. The standards of the Attenuation Code in the TPS will ensure that the joinery can continue to operate without conflict.

Preferably, Council should give consideration to rezoning the land to facilitate a use that will overcome the existing land use conflict, however that is outside the scope of this application.

7.1.2 Requirements of 300

The following are the requirements necessary under section 300 of LUPAA.

300. Amendments under Divisions 2 and 2A of interim planning schemes

(1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

Response:

The Proposed Amendment has been prepared with respect to the existing provisions, but also the State Planning Provisions to ensure that future amendments are capable of being adopted as Local Provisions. The applicable policies of the RLUS has been discussed in section 3 of this report and the proposal has been prepared with respect to these as demonstrated through the Development Concept Plan as illustrated in Section 4.

The decision-maker as specified in 20(2A) would mean the planning authority, the Commission or the Minister, is the relevant decision-maker in relation to the relevant scheme. The amendment has been prepared to ensure that they are capable of being as far as practicable consistent with the RLUS.

As discussed in Section 3.1.1 of this report, the RLUS identifies the site as within the Future Investigation Area for a "Priority Investigation Area – Residential" as illustrated in Figure 4. The clause D.2.1.2 includes the following requirement:

Land in Future Investigation Areas identified in the Regional Framework Plan Maps D.1, D.2 and D.3 will be subject to an appropriate level of strategic justification and suitability assessment prior to formal consideration for inclusion within a Growth Corridor by amendment to the NTRLUS and prior to any rezoning being considered.

PPU information⁵ requires that an amendment to the RLUS is requested by Council. An email was sent to Council requesting that the land be included within the 'Growth Corridor'⁶. However, following a discussion with the applicant in relation to the legal advice below Council was in agreement that an amendment to the RLUS is not required⁷. On this basis, Council have not proceeded with seeking an amendment to the RLUS.

The Advice obtained by Shaun McElwaine and Associates (SM+A) (15 October 2019)

Section 300 requires one to make the consistency assessment in accordance with each provision of the Strategy. Necessarily the Strategy is a high level document that sets out policies and principles that are considered desirable in future Land Use Planning decisions. Consistency must be assessed by reference to all relevant provisions of the Strategy. The Strategy is not seen to elevate one or

⁵ Information sheet 1 RLUS: Reviewing and Amending the Regional Land Use Strategies, Department of Justice, January 2019.

⁶ Email comms, 20/09/2019, Andrew McCullagh to Paul Godier

⁷ Email comms, 26/09/2019, Amanda Bond to Andrew McCullagh.

more statements of principle as having overriding or predominant important. It may well be that the rezoning that you have applied for is more consistent with some statements of principle than others. On balance one must consider each relevant provision and attribute such weight as is appropriate in the particular circumstance of each case. It is only when this task is undertaken that the decision-maker will be able to determine the proposed amendment is consistent with the entirety of the Strategy.

As demonstrated in review of the policies of the RLUS in (Section 3), the amendment brings the land into overall greater consistency with the strategy than the existing zoning, or the zoning proposed under the LPS.

Further to this SM+A (8 October 2019) found that in review of s.5A of the LUPAA that found:

This section did not empower the Minister to make a regional land use strategy that operates inconsistently with the statutory power, preserved pursuant to the savings and transitional provisions, to amend an interim planning scheme that operates until replaced by the Tasmanian Planning Scheme. Plainly, s.5A is concerned with strategic planning at a high level of abstraction. It did not enable the Minister to displace the statutory power to initiate and to certify an amendment to an interim planning scheme pursuant to the preserved operation of ss.34 and 35 of the Act. To the extent to which clause D.2.1.2 purports to operate inconsistently with these statutory provisions, it is plainly ultra vires.

The responsibility is with Council to initiate the proposed amendment in accordance with Act. The amendment and its intents have been prepared to be consistent with publicly exhibited and endorsed strategic documents, including the GLP, PSP and RLUS, that predated the requirements for the Priority Investigation Area. Ultimately, the decision-makers for the planning scheme amendment are consistent with those that are making amendments to the RLUS. It is recommended that concurrent with this application the Northern Midlands Council proceed with changes to the *Northern Tasmania Regional Land Use Strategy* to include the Subject Site within the Urban Growth Area.

(2) *An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –*

(a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA , or an overriding local provision; and

(b) the amendment does not revoke or amend an overriding local provision; and

(c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.

(3) *Subject to section 30EA , an amendment may be made to a local provision if –*

(a) the amendment is to the effect that a common provision is not to apply to an area of land; and

(b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.

(4) *An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*

(5) *Subject to section 30EA , an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –*

- (a) taking an optional common provision out of the scheme; or
- (b) taking the provision out of the scheme and replacing it with another optional common provision.

Response:

The Proposed Amendment has been provided that is capable of achieving the requirements of the Act.

7.1.3 Impacts on the region

As per section 32. (f) of LUPA above, a review of the RLUS, Perth Structure Plan and various other strategic documents was a priority in establishing the pathway for the future use and development of the subject site. Recommendations and intents have been prepared with respect to a review as undertaken in section 6 to comprehensively address environmental, economic and social terms.

7.1.4 Provisions of section 20

Section 20. *What can a planning scheme provide for?* (2)-(9) includes an outline of what a scheme is able to provide for. The recommendations for changes for amendments are consistent with these provisions.

- (1) *A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–*
- (a) *seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
 - (b) *prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and*
 - (c) *.*
 - (d) *have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*
 - (e) *have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .*

The Objectives, State policies and NEPMs have been considered in the following sections.

7.2 Objectives of the Act

The objectives of the Resource Management and Planning Scheme (RMPS) are addressed in the following:

7.2.1 Part 1 – Objectives of the RMPS

- a. *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

Comment: The proposed amendment has been prepared with an assessment of the natural and physical resources of the land, and has not been found likely to have significant values. The amendment does not change any standards that would protect the natural and physical resources of the land.

- b. *to provide for the fair, orderly and sustainable use and development of air, land and water;*

Comment: The amendment is consistent with extensive strategic background that identifies that the land would be appropriately used for urban uses. The preparation of this amendment is in accordance with the GLP, PSP, and RLUS strategies to ensure that the zoning of the land is fair and orderly.

The proposed form of the amendment will ensure that the future use and development is capable of being adequately serviced.

- c. *to encourage public involvement in resource management and planning;*

Comment: Public involvement will be undertaken as required with the exhibition of the application in accordance with Section 38(1) and 43F(3) and (4) of the Act. The amendment is largely consistent with previously exhibited and endorsed strategic documents including the GLP, PSP and RLUS. Additional consultation has been undertaken to familiarise the community with the Site Development Concept Plan and identify any further concerns, as demonstrated in the accompanying document (refer Appendix H).

- d. *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

Comment: The proposed amendment will accommodate an existing shortfall in retail land within the Perth Township. The rural land has been alienated from adjoining agricultural activities with the construction of the highway and designated for expansion of urban activities.

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

Comment: The current application represents a shared responsibility for resource management and planning by Council, the Commission, the applicant and the community. All relevant bodies and individuals will either have a formal role or an opportunity to participate in the approval process. The proposal has been prepared in accordance with the policies of the RLUS, GLP and PSP, which have both undergone public consultation and assessment by local and state government, and industry groups.

7.2.2 Part 2 - Objectives of the process established by the Act

The objectives of the process established by the Act in Part 2 of Schedule 1 are addressed below.

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

Comment: As demonstrated in the assessment of relevant strategic documentation the proposal has been prepared in accordance with the GLP, RLUS and PSP which, have been endorsed variously by Northern Midlands Council, the northern regional Council's and the State Government.

- b. *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;*

Comment: The proposed amendment has been prepared with respect to the NMIPS, the SPP and the LPS to ensure consistency and certainty with standards as per existing planning instruments.

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

Comment: Detailed assessment of the subject site conditions has been undertaken to establish the ability for development and use. A Concept Development Plan has been prepared to inform the preparation of the amendment and to provide confidence in the future outcomes for the use and development of the land, and in response to economic and social demand.

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

Comment: The subject site has characteristics that offer the opportunity to undertake use and development forming a logical extension of the Perth urban area. The standards of the zones, codes and specific area plan will provide for development that appropriately balances this opportunity with environmental, social, economic, conservation and resource management policies and objectives relevant at state, regional and local level.

- e. *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

Comment: The approvals process for the application will involve a consolidation of the Scheme amendment and permit application processes under the Act, and will be co-ordinated with related approvals including those required by Council as a road and drainage authority, and TasWater.

- f. *to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;*

Comment: The proposal presents an opportunity to provide for a pleasant, efficient and safe living environment that is situated in a well serviced area with demonstrated demand for additional urban expansion. The amendment will facilitate the integrated expansion of recreational and open space assets consistent with existing parklands.

- g. *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

Comment: The subject site is not registered as a cultural heritage place with the Tasmanian Heritage Council. The site has not been identified as containing Aboriginal heritage values; should any aboriginal heritage be identified, the provisions of the *Aboriginal Heritage Act 1975* will apply.

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

Comment: The proposed amendment will permit orderly consolidation of the Perth township and will benefit the community in terms of service availability and housing choice.

- i. *to provide a planning framework which fully considers land capability.*

Comment: The amendment is supported with evidence to demonstrate that an alternative zoning for the land other than for agricultural use is appropriate.

7.3 State Policies

7.3.1 State Policy on the Protection of Agricultural Land 2009

The principles of the *State Policy on the Protection of Agricultural Land 2009* (PAL) are intended to achieve the following:

1. PURPOSE

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

2. OBJECTIVES

To enable the sustainable development of agriculture by minimising:

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

The Draft LPS initiated by the Northern Midlands Council includes the subject site in the Future Urban Zone. This is consistent with the reporting prepared by the PPU and adopted by the Minister that assists in decision making for Agricultural land - the Macquarie Report, *Agricultural Land Mapping Project, Background Project*, (2017, PPU) (Draft LPS p2-189) which provides the following guidelines for agricultural land mapping:

6. Land identified in the Land Potentially Suitable for Agriculture Zone mapping layer may be considered for alternate zoning if:

- (a) local or strategic analysis has identified or justifies the need for an alternate zoning consistent with the relevant regional land use strategy, or supported by more local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;*

As demonstrated through the *Greater Launceston Plan, Northern Regional Land Use Strategy*, and the *Perth Structure Plan*, endorsed by Council, regional Council's and Minister the land has been identified as appropriate for alternative zoning. With the completion of the Illawarra/Perth Bypass the land has been alienated from other agricultural land and is considered appropriate for an alternative zone. This has been further demonstrated by Council's inclusion of the land within the Future Urban Zone in the Draft LPS.

A *Land Capability Assessment* (refer Appendix D) accompanies this application that confirms that the land is more appropriately zoned for urban uses.

7.3.2 State Coastal Policy 1996

The *State Coastal Policy 1996* applies to land within 1 km inland of the high water mark, and therefore does not apply to the subject site.

7.3.3 State Policy on Water Management Quality 1997

The *State Policy on Water Quality Management 1997* aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System. The purpose and objective are as follows:

5. Purpose of the Policy

5.1 To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System. (Schedule 1 of the State Policies and Projects Act 1993)

6. Objectives of the Policy

6.1 The objectives of this policy are to:

(a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;

(b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;

(c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;

(d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and (e) apply the precautionary principle to Part 4 of this Policy.

Response:

No change is proposed to any standard that relates to the management of water quality within the existing and incoming scheme. The proposed amendment proposes zoning changes adjoining Sheepwash Creek to ensure that the catchment for the watercourse is capable of being managed in accordance with the policy. The structure of the amendment to include a SAP that has been designed with respect to an assessment of stormwater requirements reinforces standards within the planning scheme for the management of water quality.

7.3.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to:

- Ambient air quality
- Diesel vehicle emissions
- Assessment of site contamination
- Used packaging material
- Movement of controlled waste between States and Territories
- National pollutant inventory

The current planning standards of the Scheme have been prepared having regard to the NEMPs. The proposed amendment does not relate to any standards related to NEPMs.

8. Conclusion

This report has been prepared in support of the proposed amendment to the planning scheme for the Subject site, which includes land at 35 Drummond Street (CT177503/1). The proposed amendment has been prepared in accordance with the provisions of the *Land Use Planning and Approvals Act 1993*.

The proposed amendment has been prepared based on a detailed review of the sites condition inclusive of expert investigations into urban design, traffic, bushfire, land capability, demand and supply, and site services. These were then reviewed in relation to an analysis of the various strategic documents that are applicable to the site.

In respect to various planning considerations that are relevant to any potential use and development, the subject site is remarkably unconstrained relative to most other developable land in Tasmania. Furthermore, there is substantial strategic support for the land to be rezoned to facilitate urban development and future growth, as evidenced through various documents that have been endorsed through local, regional and State authorities.

With the completion of the Illawarra/Perth Bypass, the Subject site has potential to greatly contribute to the reinforcement of the Perth township retail capacity, and to the overall profile of Perth within the region. Furthermore, the land would assist in the provision of appropriately located, diverse residential development options consistent with relevant land use policies.

The amendment has been prepared as urban development of the site is currently prohibited by the standards of the *Northern Midlands Interim Planning Scheme 2013*. A review of both current and imminent planning schemes has been undertaken to determine appropriate development standards that conform with current planning reforms. A Development Concept Plan has been prepared that draws together site features, strategic requirements, and statutory controls to illustrate an integrated urban framework that forms the basis of the amendment.

The Development Concept Plan has assisted in developing a set of intents for the necessary amendment for the land. The intents of the amendment have been used to articulate the proposed amendment, which is inclusive of zone changes and a Specific Area Plan as detailed in the accompanying *Proposed Amendment*. The Specific Area Plan provides long term certainty and guidance for future use and development consistent with investigations undertaken as part of the development of this report, by consolidating scheme standards in both the existing and incoming schemes.

The *Proposed Amendment* has been reviewed to demonstrate its compliance with legislative requirements. Based on the findings and investigations undertaken and summarised within this report it is recommended that Council initiate the *Proposed Amendment*. Furthermore, as the responsible Planning Authority, it is recommended that Northern Midlands Council proceed with changes to the *Northern Tasmania Regional Land Use Strategy* to include the Subject Site within the Urban Growth Area.

Appendices

Appendix A – Land Titles



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 177503	FOLIO 1
EDITION 1	DATE OF ISSUE 19-Jul-2019

SEARCH DATE : 07-May-2020

SEARCH TIME : 10.03 PM

DESCRIPTION OF LAND

Parish of PERTH Land District of CORNWALL
 Lot 1 on Plan 177503
 Being the land described in Conveyance No. 15/4662
 Excepting thereout Lots 1 & 2 (SP 23295), Conveyance No.
 59/7354 (Riparian Reserve), Conveyance No.33/1957 (68/32 D.O.),
 Lot 1 (P139741), Lot 10 (P173774) 8.218ha & Lot 1 (SP177502)
 39.77ha
 Derivation : Part of 523 Acres Gtd. to Frederick Augustus
 Ducroz and Part of 2240 Acres Gtd. to Thomas Ritchie
 Prior CT 174679/1

SCHEDULE 1

A936702 TRANSFER to BERNARD JOHN EINODER

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BURDENING EASEMENT: right of way (appurtenant to the land in
 Conveyance No. 12/3895) at all times and for all
 purposes with or without horses carts carriages or
 waggons laden or unladen to go pass and repass and to
 drive cattle sheep and other animals over and upon
 the Right of Way 10.06 wide on Plan 177503
 SP177502 BURDENING EASEMENT: Right of Carriageway (appurtenant
 to Lot 1 on Sealed Plan 177502) over the land marked
 Right of Way & Services Easement (SP177502) on Plan
 177503
 SP177502 BURDENING EASEMENT: a services easement (appurtenant
 to Lot 1 on Sealed Plan 177502) over the land marked
 Right of Way & Services Easement (SP177502) on Plan
 177503
 SP177502 BURDENING EASEMENT: a services easement (appurtenant
 to Lot 1 on Sealed Plan 177502) over the land marked
 Services Easement 10.00 wide (SP177502) on Plan 177503
 A936703 MORTGAGE to Westpac Banking Corporation Registered
 17-Oct-1984 at 12.01 PM



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

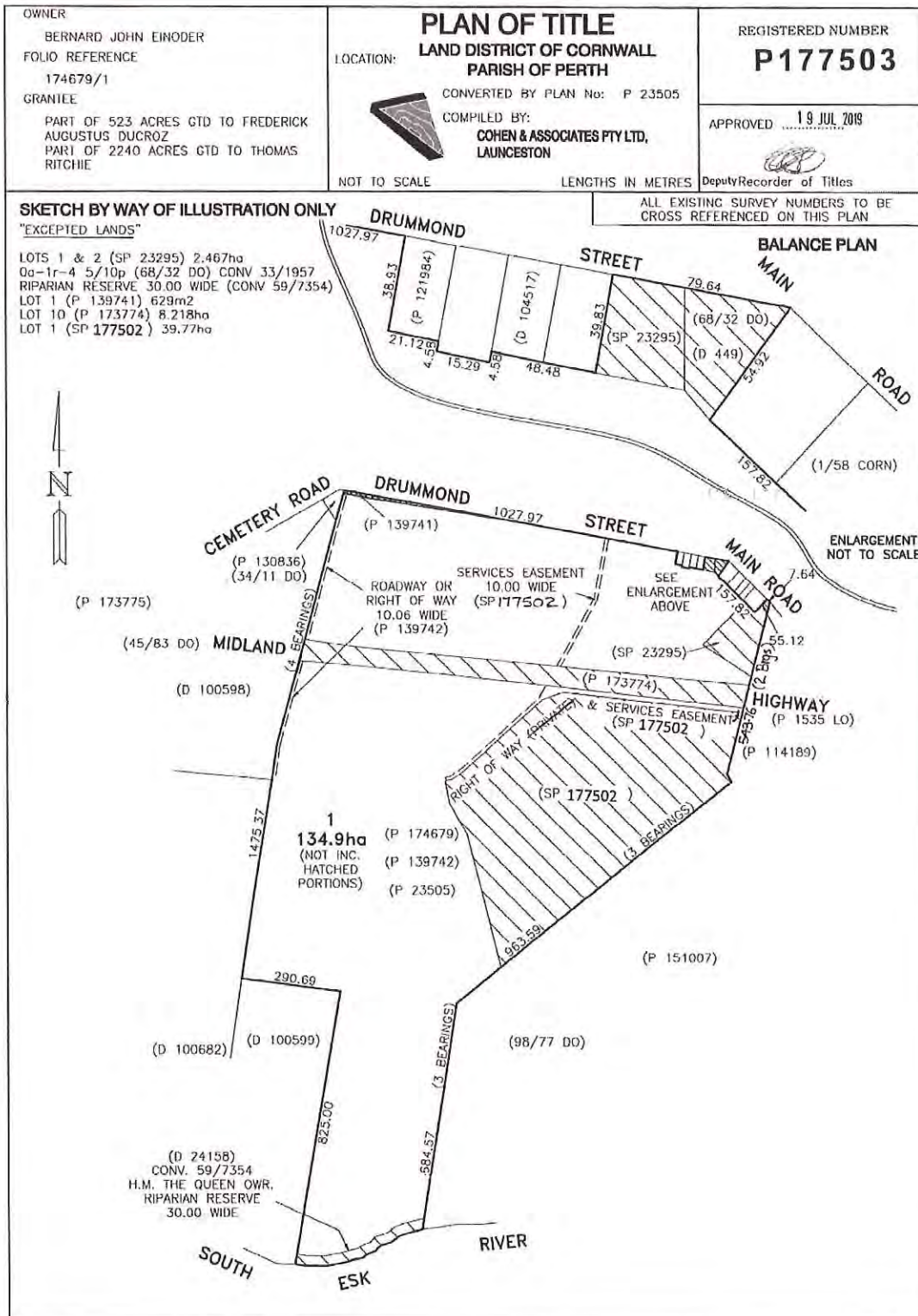


UNREGISTERED DEALINGS AND NOTATIONS

176603 PLAN Lodged by L C MACKENZIE on 24-Jan-2019 BP:
176603
M823549 CAVEAT by Drummond Street Developments Pty Ltd
Lodged by DOUGLAS & COLLINS on 07-May-2020 BP: M823549



FOLIO PLAN
 RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



35-76 (7636) 28/5/2019 14.33

Appendix B – Landowner Consent

TASMANIAN PLANNING COMMISSION

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

Andrew McCullagh obo Drummond St Developments Pty Ltd

Email address:

admin@redpandaproperty.com

Contact number:

0418 122333

2. Site address:

Address:

35 Drummond St Perth Western Australia 7300

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Property ID 9333679 Title Ref 177503/1 (Part of)

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Appendix C - Bushfire Hazard Assessment

Drummond St, Perth Future Rezoning – Bushfire Advice
By Michael Tempest, Accredited Bushfire Practitioner



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INTRODUCTION

GHD have requested initial bushfire advice be provided for a proposed future development on CT 177503/1 and CT 23295/2 at Drummond St, Perth. The development will include a large residential development which will most likely be developed in stages. The entire development site is currently considered bushfire prone under the *Northern Midlands Interim Planning Scheme 2013*.

BUSHFIRE REQUIREMENTS

It is a requirement under the *Land Use Planning and Approval Act*, that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan. The bushfire assessments will identify the requirements for each of the following for individual lots and for the subdivision as a whole:

- Bushfire Attack Level Rating (BAL Rating) and associated Hazard Management Areas.
- Water supply.
- Access.

The entirety of the proposed development area is mapped as being bushfire prone under the *Northern Midlands Interim Planning Scheme 2013* (the Planning Scheme).

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 Launceston Tas 7250
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 Fax: (03) 6334 1117
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BAL RATING AND HAZARD MANAGEMENT AREA

BAL Ratings

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*. Table 1 describes the existing BAL Ratings.

Table 1: BAL Levels

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

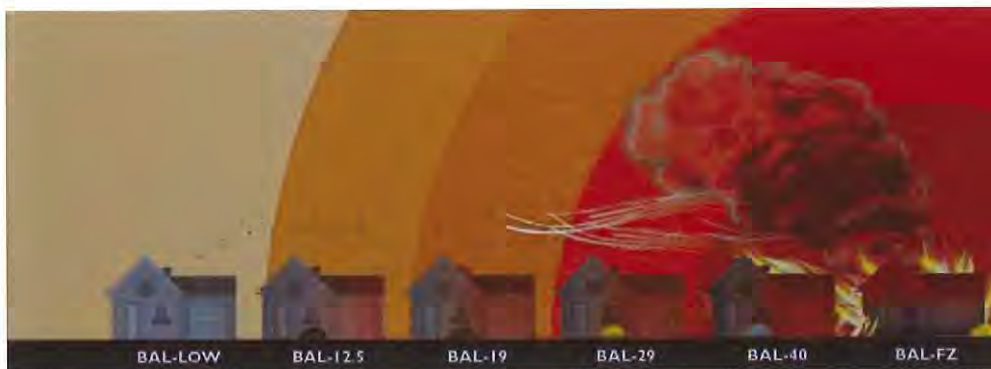


Figure 1. BAL Levels illustration

Hazard Management Area

Hazard management areas (HMA) are the areas between a habitable building, associated buildings (within 6m) and bushfire prone vegetation, which provide access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times. HMA setback distances for a specified BAL Rating are calculated based on the vegetation that will exist after development and management of land within the subdivision. The slope under the bushfire prone vegetation is also considered as part of the calculation. Distances are in accordance with AS 3959-2018 Table 2.6. In Tasmania, a new lot within a subdivision must be able to provide setbacks that will achieve BAL 19 standards as a minimum. For the proposed development it is likely that the adjacent bushfire prone vegetation will be classed as Grassland. Table 2 provides examples of required setbacks for HMAs from Grassland vegetation based on slope and BAL Rating.

Table 2. BAL Setbacks to Grassland

BAL Rating	Upslope/Flat	Downslope >0-5°	Downslope > 5-10°	Downslope > 10-15°	Downslope >15-20°
BAL 19	10m	11m	13m	15m	17m
BAL 12.5	14m	16m	19m	22m	25m
BAL Low	50m	50m	50m	50m	50m

ACCESS

Consideration of both roads within a subdivision as well as individual lot access needs to be included in bushfire planning.

Standards for Roads

All new roads must as a minimum comply with Table E1 of the Bushfire Prone Areas Code of the Planning Scheme. The requirements are as follows:

- a) Two-wheel drive, all weather construction;
- b) Load capacity of at least 20t, including bridges and culverts;
- c) Minimum carriageway width is 7m for a through road, or 5.5m for a dead end or cul-de-sac road;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 2m from the edge of the carriageway;
- f) Cross falls of less than 3° (1:20 or 5%);
- g) Maximum gradient of 15° (1:35 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads;
- h) Curves have a minimum inner radius of 10m;
- i) Dead-end or cul-de-sac roads are not more than 200m in length unless carriageway is 7m in width;
- j) Dead-end or cul-de-sac roads have a turning circle with a minimum outer 12m outer radius; and
- k) Carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road Signs-Specifications*.

Property Access

For individual lots, where access is less than 30m there are no requirements. Being General Residential Lots, it's considered unlikely that there will be many, if any, lots with access that is greater than 30m, however if there is, access must be constructed to the standards defined in Element B of Table E2 of the Bushfire Prone Areas Code:

- a) All-weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4m;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 0.5m;
- f) Cross falls of <math><3^\circ</math>;
- g) Dips <math><7^\circ</math>;
- h) Curves with a minimum inner radius of 10m;
- i) Maximum gradient of 15° for sealed roads and 10° for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum outer radius of 10m;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning 4m wide and 8m long.

If any lots have access greater than 200m, then passing bays of an additional carriageway width of 2m and 20m in length must be provided every 200m.

WATER SUPPLY

It is assumed that all lots will be connected to mains water. Because of this, fire hydrants will need to be installed across the development that ensure there is a hydrant within 120m as the hose lays of all areas of all habitable dwellings. There are existing fire hydrants along Drummond Rd, which can be utilised as part of ensuring there is sufficient fire fighting water available. Design criteria are as per Table E4 of the Bushfire Prone Area Code in the Planning Scheme require:

- The fire hydrant system to be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia WSA 0. – 2011-3.1 MRWA 2nd Edition*; and
- Not installed in parking areas.

SUBDIVISION STAGING CONSIDERATIONS

If staging the subdivision there are some key bushfire requirements to consider.

BAL Rating & Hazard Management Areas.

All lots within 100m of a bushfire prone vegetation will need a BAL rating. However, it does not need to be the same rating for all lots. The further away lots are from the bushfire prone vegetation area the lower the required BAL rating. It is also important to note that infrastructure, such as adjacent roadways can be counted as part of a lot's HMA, which then increases the buildable area. So, roadways

on the outside of the development, in between bushfire prone vegetation and new lots will likely result in minimal to no setback requirements for lots. The same principle should apply when determining the proposed stages.

Because the adjacent bushfire prone vegetation is grassland and the slope in the area is minimal it should be expected that lots within 0-50m of the grassland could achieve BAL 12.5 ratings, while lots 50-100m of the grassland could achieve BAL Low ratings for each stage of the development. Areas outside of each new stage on the development site would be considered bushfire prone and would require setbacks.

Once a Stage is developed it would be required that all lots within that stage be managed in a low threat state (mown). This would be the responsibility of the developer in the first instance and would pass to each new owner as lots are sold. This ensures that all land within the stage of the development can be considered non bushfire prone and hence setbacks from adjacent lots are not required.

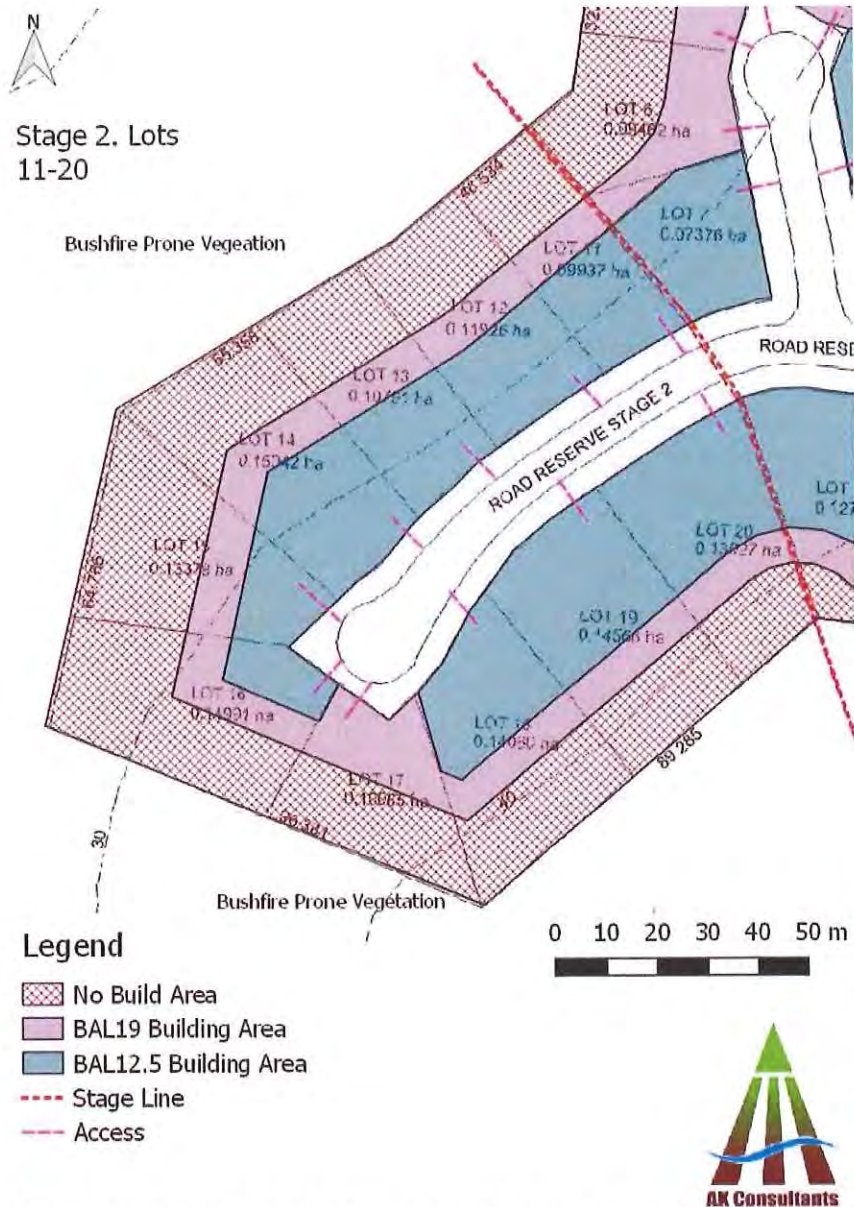


Figure 2. An Example of a Stage 2 section of a subdivision. Note that setbacks are not required from adjacent lots, because all are required to be managed as low threat vegetation. If there was a road adjacent to the bushfire prone vegetation, then this would be included within the setback area and would reduce the no build area on adjacent lots. If part of a dwelling was proposed to be constructed in the BAL 19 area, then the whole dwelling would need to be constructed to BAL 19 standards. If none of the dwelling is constructed in the BAL 19 area, then it could be constructed to BAL 12.5 standards. The same principle would apply between Bal 12.5 and BAL Low.

Standards for Roads.

Roads must be constructed to the standards described above. Where a road ends as part of each stage which will then be added onto as the next stage is developed, it must have a temporary dead-end established that has a turning circle with a minimum outer radius of 12m until further developed.

Property Access

Property access points should be shown on the site plan for each stage of the development.

Water Supply

All lots within each stage of the subdivision must have access to a reticulated water supply as described above.

Proposed Parks and Grassed Areas

There are a number of proposed parks and grassed areas within the proposed site development. The parks within the development area should be managed as low threat vegetation (parkland). This will likely require negotiating with Council as to who will manage these parks after they are developed and may need a Part 5 Agreement.

Consideration of how the proposed green area along the south of the proposed development and north of the highway will be managed also needs to be taken into account. Will this be managed as a parkland? If this is the case, then a Part 5 Agreement will likely be required. Will a windbreak be developed along the highway? If a windbreak is developed that is a single row of trees only (like the existing tree line along the proposed development's western boundary) then this is not classed as a bushfire prone vegetation. However, if a tree break say 10m wide is proposed then this would need to be considered as a bushfire prone vegetation and would require setbacks, which may affect the buildable areas on adjacent lots.

DRUMMOND STREET HOUSES

Currently the existing houses along Drummond St are in proximity to bushfire prone vegetation (grassland) on the development site. However, they are moderately protected by the existing road, which provides a 10m setback from each property and allows access for fire vehicles to access the potential fire front. There are also 11 existing fire hydrants along this strip of the road.

As the proposed development is progressed the bushfire prone vegetation will be moved further away from the Drummond St houses. By the time the development is complete, only the houses along the most western hundred metres will still potentially be considered bushfire prone. So in essence, the proposed development, will over time reduce the bushfire risk to most houses along Drummond St. This has the added advantage of further protecting houses that would have been built before bushfire construction measures were required and hence are not up to current BAL standards.

SUMMARY

They key points from a bushfire perspective to consider with the proposal are:

- The adjacent bushfire prone vegetation is grassland.
- Roads that are adjacent to the bushfire prone vegetation can be included as part of the hazard management area setbacks.
- Undeveloped lots within each stage of the development must be managed as low threat vegetation.
- The balance land on the site not included within a development stage will be classed as bushfire prone and will require setbacks.
- Roads must be compliant with bushfire requirements. Any temporary dead ends must be serviced with a temporary turning circle that is 12m in diameter.
- Access points for all lots should be shown on site plans.
- All lots must be supplied with a reticulated water supply as per code requirements.
- Future parks will need to be managed as low threat vegetation.
- Consideration of how the southern green strip will be managed should occur soon, as this may affect bushfire requirements of adjacent lots.

REFERENCES

Northern Midlands Council (2013) *Northern Midlands Interim Planning Scheme 2013*.

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

Minister for Planning & Local Government (2017) *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

APPENDIX – SITE PLAN

Masterplan
- 1:5000@A3



DKA ARCHITECTURE | **RESIDENTIAL** | **2020**

Figure 2. Proposed Development Site Plan

AK Consultants

June 2020

APPENDIX 2 – BAL EXAMPLE

See Figure 3 for an example of how setbacks and BAL rating would be applied to a potential stage of the development. The key points are:

- The balance area of the land that is not being developed as part of this stage would be classed as bushfire prone vegetation and would need setbacks.
- With a road on the outside of the stage, the no build area for BAL 12.5 standards would be wholly located on the road and surrounding verge. Meaning a house could be constructed anywhere on the lots.
- For lots that are partially mapped as BAL 12.5 and BAL Low, if part of the proposed dwelling was located in the BAL 12.5 area then all of the dwelling would need to be constructed to BAL 12.5 standards.
- All dwellings located within the Bal 12.5 and BAL Low areas would need to have access to a water supply for bushfire purposes as described above. Access would also need to comply with the above.

Table 3 provides details of setback requirements for the worked example.

Table 3. BAL Areas

Direction	No Build Area	BAL 12.5 Area	BAL Low Area	Not Bushfire Prone
North	Not Bushfire prone so no setbacks from this direction.			
East	14m	14m-50m	50m-100m	>100m
South	16m	16m-50m	50m-100m	>100m
West	14m	14m-50m	50m-100m	>100m



Figure 3. Example of how BAL areas may look in a stage of the development

Appendix D – Land Capability Assessment

DOYLE
SOIL
CONSULTING



Land Capability Assessment

35 Drummond St

Perth

May 2020

Doyle Soil Consulting -150 Nelson Rd Mt Nelson 7007-0488 080 455 -robyn@doylesoilconsulting.com.au

Doyle Soil Consulting -Site and Soil Assessment – 35 Drummond St, Perth

SITE INFORMATION

Client: Red Panda Property

Address: 35 Drummond St, Perth (CT 177503/1)

Site Area: Approximately 50 Ha

Date of inspection: 17/05/2020

Services: fully serviced

Planning Overlays: Bush fire prone areas

Mapped Geology and Soils: Tertiary gravel and sand (Brickendon soil association with Panshanger sands) with pockets of Quaternary aeolian sand – the LIST MAP soils and geological layers – MRT and CSIRO

Soil Depth: 1.10 – 1.45m

Subsoil Drainage: Moderately well to imperfectly drained soils

Vegetation: Pasture

Rainfall in previous 7 days: Approximately 10 mm

Slope: Flat to very gently undulating

Site Assessment and Sample Testing

On-site investigation, land assessment, soil profiling and classification in to assess current land capability assessment vs on-ground conditions with considerations for residential development.

Multiple drill cores to 1.6 m, observation of significant road cuttings and paddock walks.

Introduction

The site is located to the south of Drummond Street in Perth and consists of approximately 50 ha (Figures 1 and 2). The area is currently mapped as a “Rural Resource”. This land use zone is generally applied to land, outside of major settlements, that is essentially rural in character, and is suitable for broad scale agricultural purposes. The land directly to the north, east and west is zoned ‘General Residential’ and with the Midlands Highway close to the eastern boundary and Illawarra Road to the west, and a new Midlands Highway bypass road

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being developed along the southern boundary, it is proposed that this parcel of land have the zoning amended to 'General Residential as it has now become fully isolated from the other rural land to the south.

Doyle Soil Consulting was asked to examine the zoning based on the mapped present DPIPW Land Capability Classification and assess on-site (ground-truth) whether the current State Government assessment of land capability is accurate along with determining the primary land capability limitations for use which are so far not mapped/identified.

We visited the site and excavated soil profiles across the range of landforms on property and completed brief soil profile descriptions. The geology and soil profiles were described in combination with landform and climatic data and compared to the existing/mapped Tasmanian Land Capability Class (Interim Planning Scheme layer as provided in the LIST Map). The mapped Land Capability has a major bearing on the assessed likely 'productive agricultural' use potential. If this assessment is inaccurate and not field checked then the land may be classified as 'Significant Agricultural Land' when this is not the case. Also, the state-wide mapping does not map to, nor provide the dominant Subclasses (land use limitation/s) in the standard 1:100,000 scale Class mapping system and these can be a significant hindrance to agricultural uses (Classes 1 – 7, from best to worst).

This report has utilised the published 1:25,000 geological mapping and 1:63,360 soil mapping (Figure 3), and existing land capability layers from the LIST MAP web site of DPIPW Tasmania (Figure 4). The report involved field soil and land survey of the site and a review of the current Tasmanian Interim Planning Scheme. The land, soils and surface geological materials were examined in auger borings, outcrops, road cuttings.

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Historically the property has been utilised for dryland grazing-based farming. The site has no irrigation infrastructure and so land uses will be limited due to low mean annual rainfall. The two key soil type are;

- 1) Deep sands loose sand of the Panshangar soil type
- 2) Shallow sandy loams over thick heavy clay poorly structured subsoils of the Brickendon soil type.

The key land use limitations for more agricultural use are the significant potential for wind erosion in the Panghangar sands (these are derived from windblown deposits) and imperfect subsoil drainage and very gravelly lower topsoils in the case of the Brickendon soils. See soil profile and photographs below.



Figure 1 The site is shown in blue outline and is situated to the south of Perth township and to the northeast of Longford township

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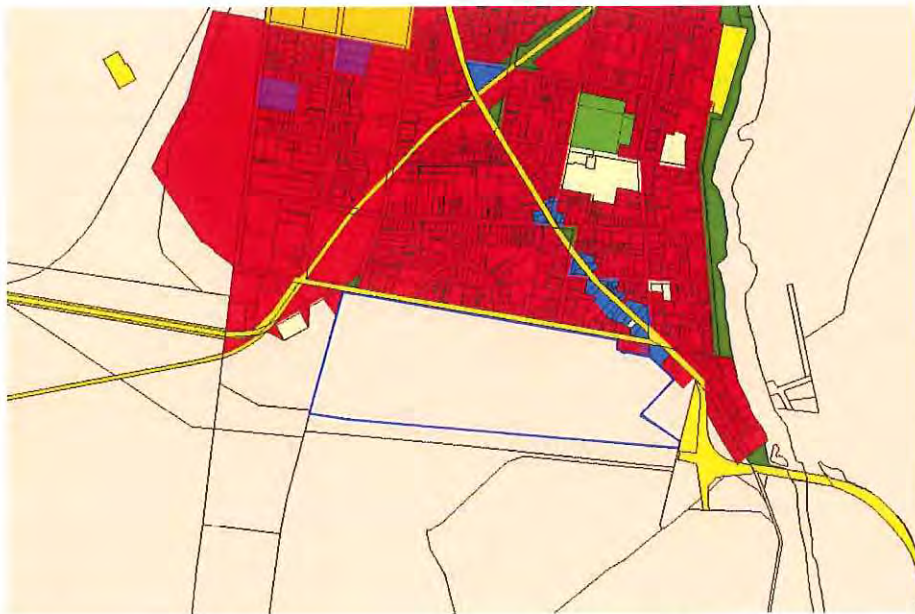


Figure 2 This LIST image shows the areas of Rural Resource Land in cream and the existing Residential Land in red with the property boundary shown in blue outline. Existing older roads are marked in yellow, except for the newly constructed bypass/highway which now runs along the southern boundary of the site. This shows the site is essentially isolated from other farmland by major roading and residential developments.

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to rank land according to its ability to sustain a range of agricultural uses without suffering degradation, i.e. for sustained agricultural use. Agricultural land capability is generally based upon the permanent biophysical features of the land such as geology, soils, slope, climate, erosion hazard etc and does not include economic or social factors. It does not identify nor map the Subclasses (key limitations) to agricultural use in the rank lands (1 – 7). However, these major land use limitations are defined by Grose (1999) and are provided below. We have evaluated and classified the two major limitations for each soil type at the local scale for this land assessment. Panshangar soils are Class 4ap and the Brickendon soils are Class 4dg

- e - erosion
 - a (aeolian). Erosion caused by the effects of strong wind. Usually affects sandy or poorly aggregated soils and can occur on slopes of very low gradient.
 - h (water). Erosion resulting from the effects of rainfall, either directly through raindrop impact or through secondary effects of overland flow and surface runoff (including stream bank erosion). – m (mass movement). Landslip, slumping, soil creep and other forms of mass movement.
- w - wetness
 - f (flooding). Limitations created through the surface accumulation of water either from overbank flow from rivers and streams, run-on from upslope areas or because the area lies in a topographic depression.
 - d (drainage). Limitations resulting from the occurrence of a ground water table, or restricted or impeded permeability within the soil profile, leading to the development of anaerobic conditions.
- s - soils
 - g (coarse fragments). Limitations caused by excess amounts of coarse fragments (particles of rock 2 - 600mm in size), including gravel, pebbles and stones, which impact on machinery, damage crops or limit growth. Coarse fragments may occur on the soil surface or throughout the profile.
 - r (rockiness). Limitations caused by boulders or outcrops of bedrock material greater than 600mm in size (cf coarse fragments, above).
 - k (conductivity). Land at risk from salinity (as indicated by high electrical conductivity readings of a 1:5 ratio soil: water paste).
 - l (limiting layer). Rooting depth or depth to some limiting layer.
- c - climate
 - p (precipitation). Limitations resulting from insufficient or uneven distribution of rainfall.
 - t (temperature). Limitations caused by frost risk or by reduced length of growing season due to low temperatures.
- x - complex topography
 - Limitations caused by irregular, uneven or dissected topography which limit ease of management or divide land into parcels difficult to manage individually at the paddock scale.

Prime Agricultural Lands – Classes 1 – 3 are considered suitable for cropping or arable uses and are subject to increasing limitations for each Class 1 – 3 with Class 1 having little or no

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limitations through to Class 3 with moderate limitations for cropping. The number and degree of limitations which need appropriate management, or which might restrict the range of crops that can be grown or the frequency of cropping phases. According to the State Policy on the Protection of Agricultural Land (2000), land classified as Class 1 – 3 is defined as Prime Agricultural Land due to its arable capability and general wide diversity of land use options.

Class 4 is a transitional arable class of land but is more suited to pastoral uses, Classes 5 and 6 are generally suitable only for grazing with increasing requirements for land management inputs and also limitations to production as Class increases from 5 to 6. These might relate to issues such as increasing potential for soil erosion or lower soil productivity due to stoniness or rockiness, and Class 7 land is unsuitable for agricultural use (Grose, 1999).

DPIPWE Agricultural Land Capability Assessment of the area

The land contained within the study area was assessed according to the methodology of the land capability handbook of Grose (1999) and has indicated Class 4 land by the DPIPWE regional mapping on this property (see Figure 4).



Figure 4 DPIPWE Agricultural Land Capability Mapping of the Site showing the dominance of Class 4 land (property boundary in blue).

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Doyle Soil Consulting undertook an onsite survey to examine and assess the soil types and their distribution, the topography, the land and soil drainage, the susceptibility to soil erosion, the climatic conditions (monthly rainfall data for Perth is shown below) which may limit agricultural use and determined the key agricultural land use limitations.

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	44.2	31.7	43.9	47.1	55.2	54.8	67.4	67.8	57.9	46.3	51.9	48.9	637.2
Lowest	0.0	0.0	0.0	1.0	0.0	3.8	22.9	13.2	6.7	2.0	6.8	2.3	353.4
5th percentile	6.3	2.3	3.5	10.4	9.7	11.4	26.9	20.9	19.5	10.6	18.5	10.6	437.3
10th percentile	10.8	5.2	5.9	13.1	15.5	21.4	30.8	24.8	28.1	14.1	21.3	11.6	458.8
Median	37.5	22.2	36.4	40.8	45.5	53.2	61.4	62.6	54.2	44.8	50.5	44.8	638.8
90th percentile	70.3	58.8	85.7	87.0	105.5	88.2	106.2	116.9	91.1	91.1	86.2	82.0	832.6

Five key soil profiles were photographed and described below.



Panshangar Sand		
TH 1 Depth (m)	Horizon	Description and field texture grade
0.0 – 0.15	A1	Brown 10YR 4/3, Sand , single grain slightly moist consistency, abundant roots
0.15 – 0.75	A3	Yellowish brown 10YR 5/6, Sand single grain, moist medium dense consistency
0.75 – 0.85	B2	Reddish yellow 7.5YR 6/6 Sandy Clay Loam , moderate medium angular blocky structure
0.85 – 1.10	BC	White 7.5 YR 8/1 Coarse Sand , abundant quartz rocks and gravels, refusal on rock

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Panshangar sand		
TH 2 Depth (m)	Horizon	Description and field texture grade
0.0 – 0.15	A1	Brown 10YR 4/3, Sand , single grain slightly moist consistency, abundant roots
0.15 – 1.15	A3	Yellowish brown 10YR 5/6, Sand single grain, moist medium dense consistency
1.15 – 1.20	B2 ₁	Light grey 10YR 7/1, Sandy Clay Loam , massive, moist medium consistency
1.20 – 1.30	B2 ₂	Brownish yellow 10YR 6/6, Loamy Sand



Brickendon soil		
TH 3 Depth (m)	Horizon	Description and field texture grade
0.0 – 0.10	A1	Dark brown 10YR 3/3, Loamy Sand , moderate fine angular blocky structure, moist soft consistency, few roots
0.10 – 0.35	A2	Brown 10YR 5/3, Sand , common weak fine angular blocky structure & single grain, gravels, moist medium consistency, stone line @ 0.40
0.35 – 0.90	B2 ₁	Light olive brown 2.5YR 5/3 with common medium brownish yellow 10YR 6/8 mottles, Sandy Medium Clay , weak coarse blocky structure, moist firm consistency
0.90 – 1.25	B2 ₂	Brownish yellow 10YR 6/6 with common grey 10YR 6/1 mottles, Sandy Light Clay , massive, slightly moist stiff consistency, no refusal

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Brickendon soil		
TH 4 Depth (m)	Horizon	Description and field texture grade
0.0 – 0.15	A1	Dark brown 10YR 3/3, Loamy Sand , moderate fine angular blocky structure, moist soft consistency, few roots
0.15 – 0.30	A2	Dark greyish brown 10YR 4/2, Sand , moist soft weak fine moderate angular blocky structure consistency
0.30 – 0.70	B2 ₁	Mottled brownish yellow 10YR 6/8 & dark grey 10YR 4/1, Sandy Medium Clay , moist soft, massive
0.70 – 1.05	B2 ₂	Grey 10YR 5/1 and yellowish brown 10YR 5/4, Sandy Medium Clay , moist firm, massive
1.05 – 1.20	B2 ₃	Clayey gravels in a yellowish brown 10YR 5/4, Sandy Medium Clay matrix, moist stiff/hard abundant gravels
1.20 – 1.45	B2r ₄	Grey 10YR 5/1 with common brownish yellow 10YR 6/6 mottles, slightly moist, stiff, massive, Sandy Medium Clay



Brickendon soil		
TH 5 Depth (m)	Horizon	Description and field texture grade
0.0 – 0.15	A1	Dark brown 10YR 3/3, Sandy Clay Loam , moist firm consistency, strong fine angular blocky structure, common roots
0.15 – 0.25	B2 ₁	Light brownish grey 10YR 6/2, Sandy Light Clay , Common gravels, moist soft consistency, massive
0.25 – 1.20	B2 ₂	Brown 7.5YR 5/3 with common fine strong brown 7.5YR 5/6 mottles, Sandy Medium Clay , massive, moist firm consistency, few gravels
1.20 – 1.40	B2r ₃	Light olive brown 2.5YR 5/3, Silty Medium Clay , weak coarse angular blocky structure, moist firm consistency

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Definition of Class 4 Land (DPIPWE)

“Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during ‘normal’ years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.” Grose (1999).



Figure 5 Waterlogging due to impermeable heavy clay subsoils on the Brickendon soils.

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Figure 6 Brickendon soils – shallow, gravelly, sandy loam topsoils (dark greyish brown) over very slowly permeable, heavy clay, subsoils (light brown).



Figure 7 Deep, loose, windblown sands (Panshangar soils) over gravels and then heavy clay subsoils at depth.

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Figure 8 Localised wind erosion, even with pasture cover and windbreaks, in the sandy Panshangar soils.

Summary and Recommendations

The site is currently zoned Rural Resource however, with the construction of the new Perth by-pass to the south of the site it is proposed to change the zoning to General Residential as it becomes cut-off from all the other land zoned 'Rural Resource' by major roadways and existing residential zoned areas. The land is mapped as Class 4 by the DPIPW (LIST Map) and we have determined the main subclasses (key limitations) in the two major soil types as;

- 1) Brickendon soils – poor subsoil drainage (4w-d) and gravelly topsoils (4s-g)
- 2) Panshangar sands – wind erosion (4e-g) and soil moisture limitations due sand soils (4c-p) and low mean annual precipitation (637 mm/yr).

The small size of the site (approx. 50 ha) would make such land capability ranking unviable for economical and sustainable broadscale agricultural use.

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Thus our site assessment indicates that the area shown is of generally low land capability class (Class 4) and while flat to very gently undulating the land is prone to a range of limitations principally wind erosion, stoniness and poorly permeable subsoil drainage and thus has significant limitations to arable or intensive agricultural use. We believe this merits reclassification of the zoning to residential uses.



Dr Richard Doyle

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Geologist and Soil Scientist



Robyn Doyle

B.Agr.Sc.

Soil Scientist and Wastewater Designer

GHD

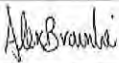

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Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
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DRAFT B	Jen Welch	Alex Brownlie				07/12/2020
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Drummond Street Developments Pty Ltd

Drummond Street Planning Scheme Amendment Planning Assessment

December 2020

WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

Appendix E – Demand Analysis



choice location
STRATEGISTS



Drummond Street Demand Analysis

November 2020

Property economics site selection retail analytics market research planning project feasibility



Disclaimer

This report was prepared by Robert Buckmaster, principal of *Choice Location Strategists Pty Ltd.* It represents the best estimates of *Choice Location Strategists* made on the basis of information available at the time of preparation. Choice Location Strategists believes the information provided is reliable, however persons relying on the information do so at their own risk.

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Any projections contained in the information are estimates only. Such projections are subject to market influences and contingent upon matters outside the control of Choice Location Strategists and therefore may not be realised in the future.

The closure of the Tasmanian border to non-Tasmanians associated with the COVID-19 pandemic prevented the Melbourne-based author from visiting the Subject Land and environs during the assignment. The author has relied upon recent aerial imagery, inquiries and the cooperation of local sources and prior knowledge of the area from previous visits.

About Choice Location Strategists

Choice Location Strategists is a multi-disciplinary consulting practice offering services in property economics, site selection, retail analytics, planning, research and project feasibility across a broad spectrum of property asset classes throughout Australia. The firm's strength is derived from the extensive experience and expertise of its personnel, its methodological rigour and its total independence from competing interests. Choice Location Strategists works with the private sector, all levels of government and not for profit sector to provide bespoke, research-based strategic advice to help our clients realise their property objectives.

1.1. Version Control

Draft Report
This iteration: 7/12/20



Executive Summary

Brief

GHD has instructed Choice Location Strategists to prepare an assessment of market demand for residential, retail, commercial, community services and aged care in the Tasmanian township of Perth and its market area. The assessment is required to support a proposed amendment to the Northern Midlands Planning Scheme with a focus on a large parcel of agricultural land identified as 35 Drummond Street, Perth.

Geographic Context

Perth is a town in northern Tasmania located approximately 19 km south of Launceston CBD to which it is connected by the Midland Highway. The highway has historically diagonally transected the township. However, the recently completed Perth Link Road has improved amenity by diverting through traffic away from the town centre and effectively forms a logical new physical urban growth boundary for the township, encompassing the Subject Land south of Drummond Street.

Demographic Profile

The 2016 census counted 2 623 residents living in 1 036 households (average 2.53 persons per household) in the Perth urban area.

An outline plan for the Subject Land prepared by GHD provides for up to 400 lots, including land for commercial and potentially aged care development.

The case to rezone this land to accommodate this future residential development is compelling:

Perth needs at least 17-38 dwellings annually. Perth has been gaining an increasing proportion of Northern Midlands' population over time and this trend is expected to continue. Trend growth constrained by Perth's historic pattern of incremental subdivision activity is consistent with demand of between 17 and 38 dwellings annually in Perth (or between 418 and 822 new dwellings over the period 2021 to 2038), in the absence of a supply-shock. In the eight years to June 2019 an average 25 dwellings were approved for construction annually in Perth. LIST data indicates that an average 70 residential properties sold annually in Perth in the decade to end 2019.

Residential demand is increasing. Some 36 vacant residential sites sold in 2019, 26 per cent above the decade average. Sales momentum, as indicated by the average number of days on the market, was a comparatively modest 37 days in 2019, falling to a brisk 15 days for the first five months of 2019. The strong sales performance of Perth land estates recently brought to market indicate sales will almost certainly exceed 34 lots this year and would likely be higher if more lots were available.

Alternate supply is uncertain and constrained. The *Perth Structure Plan March 2017* identifies a number of opportunities for infill development within Perth with a potential yield of 750 lots (not including the Subject Land). However, the realisation of these potential lots is contingent on the coordination and willingness of multiple individual landowners to bring the land to market



which is by no means assured. According to realestate.com.au, only 36 vacant residential lots (mostly in two active subdivisions) were available for sale in Perth at 25 July 2020. As at 22 November only one lot remained available to market (not under offer).

Potential competitive supply east of Evandale faces planning obstacles: Northern Midlands Council recently resolved to support a proposed amendment to the Northern Tasmanian Regional Land Use Strategy to enable the development of a 471-lot residential and resort community at Ridgeside Lane, east of Evandale. However, this proposal faces significant planning obstacles to be overcome, including requisite amendment to the Regional Land Use Strategy and Urban Growth Boundary. If approved, construction is anticipated to extend over a fifteen-year period releasing 50 houses annually.

Demand up to 49 lots annually. Historically residential land release in Perth has been incremental, through small ad hoc subdivisions. The addition of a large, landscaped and carefully designed master-planned estate south of Drummond Street is something hitherto outside Perth's development experience and is anticipated to appeal to a wider regional audience and consequently attract a larger share of regional housing demand than the 5-6 per cent that the town has attracted over the recent past. An increase to a still comparatively modest 7 per cent market share for the period 2021 onwards would translate to 30 lots consumed annually; a 10 per cent market share translates to 40 lots and at 12.5 per cent 49 lots annually.

Rezoning of the Subject Land is consistent with planning strategy: The *Northern Tasmania Regional Land Use Strategy* sets out the strategic and policy basis to facilitate and manage change, growth and development throughout the Northern Region of Tasmania. The Strategy identifies the Subject Land as a priority investigation area for residential development. The *Greater Launceston Plan* ('GLP') recognises Perth as a satellite settlement of Launceston. Strategic direction G1.3 of the Plan intends that there be sufficient supply of appropriately zoned and serviced land ready for development. The GLP expects Perth, together with Evandale and Longford to accommodate 14 per cent of future residential lot demand for the Greater Launceston area. The land is identified as an emerging community area in the *Perth Structure Plan 2017*.

The recently completed By-pass enhances Perth's appeal as a residential location: Perth has historically been somewhat constrained and fragmented by the Midlands Highway (Tasmania's principal north-south road corridor) which diagonally bisects the township. By redirecting through traffic away from the centre of town, the recently completed By-pass markedly improves the town's amenity and appeal which is anticipated to support its future demand as a residential location. The new route reduces travel time to central Launceston by an estimated 4-5 minutes.

The Subject Land would satisfy Perth's need for more retail space: Perth is presently substantially under-supplied in retail space and could support an additional 6 200 – 6 300 square metres of retail space, including 2 030 square metres of food store space in the near term based on its current population and up to 9 830 square metres by 2038 based on anticipated population growth. The retail development contemplated for the north-east corner of the Subject Land would diminish the imperative for Perth residents to travel elsewhere to shop, increasing their convenience while creating and supporting local employment.



The Subject Land addresses an undersupply of retirement living accommodation: Like-wise there is a marked under-provision of retirement living units in Perth and its hinterland relative to national benchmarks. The Primary Market Area has an indicative shortfall of 26 units, the Main Market Area 66 units and region 360 units. There is a limited supply of units presently available to the market, indicating that provision of retirement living on a section of the Subject Land would find a ready market. Aged care falls within the definition of residential use and would be permissible in either of the proposed zones.



1. Introduction

1.1. Instructions

Choice Location Strategists has been instructed by GHD to prepare an assessment of market demand for residential, retail, commercial, community services and aged care in the Tasmanian township of Perth and its market area. The assessment is required to support a proposed amendment to the Northern Midlands Planning Scheme with a focus on a large parcel of agricultural land identified as 35 Drummond Street, Perth situated on the southern outskirts of the township.

1.2. The Subject Land

The Subject Land is focus on a large parcel of agricultural land identified as 35 Drummond Street, Perth. The land is located on the southern side of Drummond Street and is outlined in yellow in figure 1.1 below.

Figure 1.1: Subject Property in its Context together with Perth Link (depicted in grey).



Source: midlandhighway.tas.gov.au



2. Location and Access

Perth is a town in northern Tasmania located approximately 19 km south of Launceston CBD (refer figures 2.1 and 2.2). Conveniently located on the Midland Highway within a 17-20-minute drive of central Launceston, Perth serves as a commuter satellite town to Tasmania's second largest city.

Perth is strategically located in the middle of an arc of three towns (the other two being Longford and Evandale) and is approximately 7 kilometres west of Launceston Airport, a major employment cluster and principal gateway to Northern Tasmania.

The Midland Highway is the principal thoroughfare connecting Tasmania's two largest cities, Launceston and Hobart (182 km south of Perth). The recently completed Perth-Breadalbane Duplication project provides a continuous divided dual carriageway from Perth to Launceston.

The town has historically been somewhat constrained and fragmented by the Midlands Highway which diagonally bisects the township and the railway line and the South Esk River, which forms the town's eastern boundary.

Figure 2.1: Location Map – Perth in Tasmanian context





Figure 2.2: Perth in its regional Context



Source: LIST

The recently completed Perth Link Roads divert through traffic away from the town centre. It provides a divided dual lane highway (four lanes, about 4.5 km in length) around the western side of Perth, continuing on from the Perth-Breadalbane project, connecting to Illawarra Road, and joining up at the South Esk Bridge. The alignment of Perth Link is depicted in grey in figure 1.1. The Perth Link will effectively form a logical new urban growth boundary for the township, encompassing the Subject Land south of Drummond Street.

The Perth urban area encompasses 266.5 hectares with a population of 2 623 (2016 Census count). Perth and its two immediate neighbouring towns collectively account for just over half the population of the Northern Midlands municipality. Their share of the municipality's total population increased over the fifteen years to 2016, from 48.6 per cent in 2001 to 54.6 per cent in 2016.



3. Policy and Planning Context

3.1. Introduction

This section surveys the regional and local strategies and plans guiding the development of Perth and environs.

Amendments to the Land Use Planning and Approval Act (the Act) since 2014 have provided for a streamlined planning system including a consistent state-wide planning scheme incorporating state and local provisions schedules. Legislation for the Tasmanian planning scheme was gazetted on 17 December 2015.

The resource management and planning system of Tasmania is the overarching land use planning framework within which the local government associations operate as planning authorities. Any land use plan prepared for Northern Midlands Council must further the objectives of the resource management planning system, be consistent with relevant state policies, and with the objectives and desired outcomes of the Regional Land Use Strategy of Northern Tasmania.

3.2. Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy sets out the strategy and policy basis to facilitate and manage change, growth, and development of the Northern Region of Tasmania to 2032. The region encompasses the municipalities of Break O' Day, Dorset, Flinders, George Town, Launceston, Meander Valley, Northern Midlands and West Tamar. The strategy guides land use, development and infrastructure decisions made by state and local government, and by key infrastructure providers. The strategy is intended to be a living document, updated to reflect new and revised state, regional policies, projects and initiatives. It is presently up to its fourth iteration.

The Strategy identifies the Subject Land as a priority investigation area for residential development. The Perth Township is identified as a supporting consolidation area.

The Strategy recognises that settlement is dispersed across the region and that residential densities are relatively low at approximately ten dwellings per hectare.

3.3. Greater Launceston Plan

Prepared in May 2014 by the Launceston Council in conjunction with the Councils of West Tamar, George Town, Meander Valley and Northern Midlands, the Greater Launceston Plan ('GLP', 'Plan') provides a 20 year vision for sustainable prosperity, and a regional framework plan, consistent with the RLUS to effectively provide land, consolidate the urban area and foster well-developed serviced suburbs; it emphasises accessibility, regional connectivity, open space and employment.

The Plan has regional scope and encompasses the townships of Perth and its near neighbours, Longford and Evandale. All three towns are identified as satellite settlements of Launceston. The plan intends to reinforce a network of well-planned and integrated urban settlements within identified urban growth areas.



The Plan notes the trend to an ageing population, declining average household size and increasing prevalence of single person households. Strategic direction G2.2 promotes planning for socio-demographic changes including provision of a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.

Strategic direction G2.4 is to enhance social inclusion by boosting dwelling stock to ease housing affordability.

Strategic direction G1.3 is to ensure sufficient supply of appropriately zoned and serviced land ready for development in strategic locations to advance employment and a variety of industrial and commercial land uses.

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).

The Plan identifies a retail and commercial hierarchy. Perth is identified as a neighbourhood or town centre whose role is to serve daily needs of the surrounding community and provide a focus for day-to-day life within a community. Its catchment encompasses rural hinterland not otherwise serviced by higher tier centres.

Employment includes a mix of small-scale retail, community and health services. There is a limited office-based employment. Commercial and retail land-use may include an independent supermarket or discount department store as anchor tenant, surrounded by a small range of specialty shops. Shops may include tourism related businesses, local dining, restaurants and bars to support local or tourist trade.

Government and community use include local community services including child health centre.

Figure 3.1: Designated growth areas around Perth from the Greater Launceston Plan





The GLP expects Perth together with Evandale and Longford to accommodate 14 per cent of identified future residential lot demand for the period 2016 through 2036 (estimated at 1720 lots).

3.4. Northern Tasmania Housing Study

Completed in 2014, the Northern Tasmania Housing Study recommends future urban development provide for a variety of housing options by means of a variety of allotment sizes and zoning. It identified three categories of housing, namely lifestyle housing, greenfield housing and infill development that is medium density housing. It notes small lot sizes are becoming more common as a result of the ageing population trend.

3.5. Perth Structure Plan (March 2017)

To accommodate expected growth, the Northern Midlands Council commissioned GHD to prepare a structure plan for Perth. The work included outline development plans for two strategic areas: *The South Perth emerging community area*, a large greenfield site, located south of Drummond Street; and *Sheepwash Creek*, a discrete area within the western part of Perth adjacent to the Creek Reserve. The Structure Plan provides a framework to guide Perth's future growth and development, strengthening its position as a sub-regional Centre.

3.6. Northern Midlands Land Use Development Strategy

Consolidating earlier work undertaken by Council and aligned with the *Regional Land Use Strategy*, the *Northern Midlands Land Use Development Strategy* articulates the land use planning strategy within the Northern Midlands municipality. The Strategy identifies the challenge of supporting an ageing population with a decrease in the income base associated with a shrinking working age population. The median age of municipal residents is at 46 years, some four years older than the broader Tasmanian community and eight years older than Australia's 38 years. There is a comparative dearth of people the working age group aged 25 to 39 years and a bulge in the older population of those aged 55 years to 59 years.

3.7. Summary

Perth, together with its immediate neighbours Evandale and Longford are identified in the Greater Launceston Plan as satellite settlements of Launceston. Perth Township is identified as a supporting consolidation area. More specifically, the Regional Land Use Strategy identifies the land located south of Drummond Street, Perth (the Subject Land) as a priority investigation area for residential development. The Perth Structure Plan of March 2017 identifies it as an emerging community area.

The Northern Tasmania Housing Study and GLP recommends the provision of a variety of housing options including a variety of dwelling types by means of a different allotment sizes, including small lot housing and multiple dwellings to cater to changes in household size and composition and the ageing trend.



4. Demographic Profile

4.1. Overview

This section profiles the demography of Perth township based on the 2016 Census (latest available), benchmarked for comparative purposes against the Northern Midlands Municipality ('Northern Midlands', 'municipality'), the wider Northern Tasmanian region ('region') and Australia. Key census variables for Perth, Northern Midlands, the region and Australia are set out below in table 4.1. Households are fundamental to any housing study; this section

The 2016 census counted 2 623 residents in Perth urban area representing 20.5 per cent of the total population of the Northern Midlands and 1.9 per cent of regional population.

Perth residents (median age, 43 years) are younger than citizens of the wider Northern Midlands (46 years) but in line with the region (43 years). They are five years older than the Australian median (38 years). The town's population has aged over time, the median age gaining four years since the previous census undertaken five years earlier in 2011.

The age profile is skewed younger by a comparative over-representation of children aged 14 years and younger and of adults aged between 25 and 39 years relative to Northern Midlands and the region.

The town's labour force profile compares favourably with that of the wider municipality, region and nation with 94.6 per cent working. Perth's unemployment rate of 5.4 per cent compares favourably with the Northern Midlands Council 6.1 per cent, northern Tasmania's 7.6 per cent and Australia's 6.9 per cent.

The 2016 census counted 1 036 households in Perth urban area. With an average 2.53 persons, Perth households are marginally smaller than those of the wider Northern Midlands Council area (2.6 persons). Couple families without children accounted for 31.3 per cent of all households followed by couple families with children at 29.3 per cent. Single-parent families at 8.9 per cent are comparatively under-represented relative to both municipality and region.

Perth's housing stock is presently characterised by a comparatively limited choice: separate houses accounted for 96.6 per cent of all occupied dwellings¹. Semi-detached, row or townhouses accounted for a very distant second at a 2.6 per cent and flats or apartments third at a miniscule 0.8 per cent. The representation of flats and apartments was 86 per cent lower than for the region and 94 per cent below the nation.

Mortgage payments as a proportion of household income is an important indicator of housing affordability with a threshold of 30 per cent considered critical. 92.9 per cent of Perth households had mortgage payments less than 30 per cent of household income, generally in line with the Australian community but marginally less than the Northern Midlands and regional benchmark.

One in three Perth resident census respondents lived in a different home five years earlier, including 27 per cent who lived outside of Perth. Perth residents are comparatively more settled

¹ The census profiles occupied dwellings only



than those of the Northern Tasmanian region and wider Australian community. This more limited turnover of residents is potentially indicative of limited new residential supply.

Median household incomes compared favourably to Northern Tasmania but were 20 per cent below the national median. The township had proportionately fewer households at either the lower- or upper-income spectrum relative to the region.

Table 4.1: Comparative demographic profile: Perth, Northern Midlands and Northern Tasmania region from 2016 Census

Variable/Territory	Perth Urban Area	Northern Midlands LGA	Northern Tasmania region	Australia	Variance from	
					North Tas.	Australia
Census Count	2 623	12 822	140 484	23 401 892		
Perth as % of		20.5%	1.9%			
Families	726	3 466	36 653	6 070 316		
Age Profile						
Median age (years)	43	46	43	38	0%	13%
0-14	18.6%	17.1%	17.5%	19.3%	6%	-4%
15-24	10.3%	10.8%	12.5%	13.3%	-18%	-23%
25-39	16.9%	14.3%	16.0%	20.9%	6%	-19%
40-54	20.2%	20.8%	19.8%	20.9%	2%	-3%
55-64	15.2%	15.5%	14.2%	11.6%	7%	31%
65-74	11.8%	13.1%	11.8%	7.6%	0%	55%
75 years and over	7.0%	8.2%	8.3%	6.4%	-16%	9%
15-54 years	47.4%	45.9%	48.3%	55.1%	-2%	-14%
School Education						
Pre-School	15	112	1 088	347 621		
Primary School	238	1 031	11 801	1 926 881		
Secondary School	132	672	8 088	1 446 507		
Employment						
Worked full-time	55.6%	54.7%	51.6%	57.7%	8%	-4%
Worked part-time	33.6%	33.6%	35.1%	30.4%	-4%	11%
Away from work	5.4%	5.6%	5.7%	5.0%	-5%	10%
Working	94.6%	93.9%	92.4%	93.1%	2%	2%
Unemployed	5.4%	6.1%	7.6%	6.9%	-30%	-23%
Household Composition						
Average no. persons per household	2.53	2.60	2.57	2.82	-2%	-10%



choice location

Variable/Territory	Variance from					
	Perth Urban Area	Northern Midlands LGA	Northern Tasmania region	Australia	North Tas.	Australia
Couple family without children	31.3%	32.9%	29.6%	27.7%	6%	13%
Couple family with children	29.3%	27.2%	25.4%	32.8%	15%	-10%
One parent family	8.9%	9.5%	11.2%	11.6%	-21%	-23%
Other family	0.9%	0.7%	0.9%	1.2%	-7%	-30%
Family households	69.5%	69.4%	66.4%	71.3%	5%	-3%
Lone person households	28.6%	28.5%	30.5%	24.4%	-6%	17%
Group households	1.9%	2.1%	3.2%	4.3%	-39%	-55%
Households	1 036	4 931	54 582	8 286 084		
Dwelling Occupancy						
Occupied private dwellings	87.9%	88.6%	85.6%	88.8%	3%	-1%
Unoccupied private dwellings	12.1%	11.4%	14.4%	11.2%	-16%	8%
Dwelling Structure (occupied dwellings)						
Separate house	96.6%	94.1%	87.6%	73.2%	10%	32%
Semi-detached/row/townhouse	2.6%	2.4%	6.1%	12.8%	-57%	-79%
Flat or apartment	0.8%	2.8%	5.7%	13.2%	-86%	-94%
Other	0.0%	0.7%	0.6%	0.8%		
Dwelling tenure						
Owned outright	36.0%	40.4%	37.6%	31.8%	-4%	13%
Owned with a mortgage	43.2%	33.9%	32.9%	35.4%	32%	22%
Owner occupied	79.3%	74.4%	70.4%	67.2%	13%	18%
Rented	20.2%	24.7%	28.6%	31.8%	-29%	-36%
Other Tenure Type	0.6%	0.9%	0.9%	1.0%	-34%	-38%
Usual residence 5 years earlier						
Same usual address 5 years ago as in 2016	67.4%	66.6%	62.4%	56.6%	8.0%	19.1%
Different address	32.6%	33.4%	37.6%	43.4%	-13.3%	-24.9%
Same SA2	6.6%	8.0%	7.3%	7.1%	-10.4%	-8.1%
Elsewhere in Tasmania	21.1%	17.8%	20.5%	0.0%	2.6%	
Interstate	4.0%	6.2%	6.6%	0.0%	-39.6%	
Overseas	0.6%	0.9%	2.6%	6.8%	-76.8%	-91.0%
Housing Costs						
Median weekly rent	223	200	215	250	4%	-11%
Median monthly mortgage	1365	1300	1260	1660	8%	-18%
Households where mortgage repayments <30% household income	92.9%	94.5%	95.2%	92.8%	-2%	0%



Variable/Territory	Perth Urban Area	Northern Midlands LGA	Northern Tasmania region	Australia	Variance from	
					North Tas.	Australia
Households with a mortgage repayment greater than or equal to 30% household income	7.1%	5.5%	4.8%	7.2%	48%	-1%

Household Gross Weekly Income						
Median	1 156	1 042	1 017	1 438	14%	-20%
Less than \$650	23.2%	26.6%	28.5%	20.0%	-19%	16%
More than \$3000	5.2%	5.9%	6.9%	16.4%	-25%	-68%

Source: Australian Bureau of Statistics 2016 Census, Choice Location Strategists



5. Perth Housing Demand and Supply

5.1. Overview

Demand for land is a function of housing demand and competitive supply. This section examines patterns of demand for housing in Perth over the past fifteen years and projects forward to 2038 based on Tasmanian government population forecasts. It surveys property sales data to gain insights into average residential sales volumes and composition of sales. It projects demand for residential land through to 2038 under three alternative growth scenarios.

5.2. Drivers of Tasmania's Population Growth

Table 5.1: Historic drivers of Tasmania's population increase June 1981 – December 2019

	Natural Increase	Net Overseas Migration	Net Interstate Migration	Total Increase
Since June 1981	95 332	39 927	-17 095	110 670
	86.1%	36.1%	-15.4%	
Last 25 years	78 133	36 363	-14 794	92 436
	84.5%	39.3%	-16.0%	
Last 20 years	36 847	30 279	5 401	63 718
	57.8%	47.5%	8.5%	
Last 10 years	14 551	19 636	4 181	30 551
	47.6%	64.3%	13.7%	
Last 5 years	5 305	12 061	7 689	22 972
	23.1%	52.5%	33.5%	

Source: Australian Bureau of Statistics 3101.0 - Australian Demographic Statistics, Dec 2019

Table 5.1 plots the drivers of Tasmania's population growth since 1981. Natural increase (the excess of births over deaths) has historically been the main driver of Tasmania's increasing headcount, supplemented by net overseas migration and offset by a net loss of Tasmanians interstate.

Over time, net overseas migration and a reversal net interstate migration flows into positive contributor have become increasingly important growth drivers as natural increase has receded. It is striking that over the five years to December 2019 positive net interstate migration has relegated natural increase to third place as a population growth driver. Net overseas migration has accounted for close to or more than half of the increasing headcount for the last twenty years.

The importance of net overseas migration as a population growth driver means that state growth will be materially impacted through calendar 2020 and into 2021 as COVID-19 containment measures have turned off the inward flow of overseas and interstate migrants.

Looking beyond the pandemic, the recent memory of the greater susceptibility of major population concentrations to virus transmission is anticipated to increase the relative appeal of



regional areas, especially those settlements within convenient distance of major service centres. The success of the transition to working from home has markedly diminished the importance of central location. An increase in the rate of positive net interstate migration to Tasmania in the years ahead is anticipated.

A new report assessing population trends in Australia is challenging the perception that young people in regional areas are keen to relocate to major population centres. *The Big Movers: understanding population mobility in regional Australia* (Regional Australia Institute, June 2020) examines population movements and data between the 2011 and 2016 censuses. It found more regionally based 'Millennials'—people aged between 20 and 35 years—stayed in the country and moved to other regional areas in Australia, rather than shifting to capital cities, during that intercensal period. Some 7672 Millennials—80 per cent of regional Millennial movers—relocated within regional Tasmania.

5.3. Housing Demand

Housing demand is determined by growth in household numbers and dwelling occupancy rates. This section examines Perth's historic increase in household numbers indicated by census counts and projects household numbers forward to 2038 based upon trend growth and latest available Tasmanian government localised population forecasts.

The forecasts are set in the context of projected growth in population and households for the wider Northern Tasmania region.

Dwelling occupancy is a useful indicator of dwelling utilisation and potential surplus capacity. However, according to research by property consultancy SGS, there has been a consistent pattern evident in Australia over the past 35 years of between one in nine to ten Australian dwellings being unoccupied on census night. The 11.2 per cent of unoccupied dwellings across Australia at Census 2016 marginally (0.5 percentage points) higher than the 2011 census.

There are multiple reasons a dwelling may be unoccupied on census night with the chief cited in 2016 being a temporary absence of the resident (43.6 per cent), followed by holiday home (22.8 per cent), on the market for sale or lease (15.6 per cent), new completed and not yet occupied (5.3 per cent), repairs or alterations (4.5 per cent). Seasonality is a factor, with some residents of Australia's southern states travelling north for winter.

Given this long-run pattern it is departures from long term averages is as pertinent and indicator of capacity utilisation as the absolute occupancy rate. Table 5.2 below indicates that Perth's average occupancy rate trended generally downwards over the four censuses and fifteen years to 2016, falling from 92.2 per cent in 2001 to 87.9 per cent at the last census. Occupancy tightened in the first five years to peak at 94.2 per cent in 2006 but fell over the subsequent two census periods. It has averaged 91 per cent for the fifteen-year period 2001-2016.

The 2016 census found 87.9 per cent of Perth dwellings were occupied, a higher rate than both the Northern Midlands and the region. The town's proportion of an unoccupied private dwellings at 12.1 per cent is marginally higher than Northern Midlands' 11.4 per cent and Australia's 11.2 per cent.



Table 6.2 sets out Perth's census count of population and households for the four census periods 2001 through 2016 and projects these forward to 2038 at five to seven-year intervals based upon the latest available population forecasts prepared in April 2019 by the Tasmanian Department of Treasury and Finance Treasury.

Perth has been gaining an increasing proportion of Northern Midlands' population over the last four census periods, rising from 17.3 per cent in 2001 to 20.5 per cent in 2016. Projecting this trend of rising market share forward will see the township account for 25.3 per cent of the municipality's population by 2038. Assuming a moderation in the trend to half that over the 2001-16 period would see Perth account for approximately 23.2 per cent of Northern Midlands' total population by 2038.

Improved amenity following from the completion of the Illawarra Bypass is supportive of this trend. The recently opened Bypass significantly reduces the volume of heavy vehicles travelling through the heart of Perth.

The table sets out estimates of Perth's additional dwelling stock requirements under the alternative scenarios applying the 91 per cent occupancy rate observed over the period 2001-2016. An annual attrition rate of 1.25 per cent of opening dwelling stock (one in eighty) is assumed to reflect loss of aged dwellings to demolition or obsolescence.

The projections indicate that by 2026 Perth will require between 198 and 363 new dwellings rising to between 418 and 822 by 2038. In annualised terms, the projection indicates requirement for between 21 and 38 new dwellings annually over the five years to 2026, rising to between 21 and 39 dwellings annually over the five years 2026 to 2031 and between 17 and 38 over the seven years to 2038. According to data published by the Australian Bureau of Statistics, Perth dwelling approvals averaged 25 per annum over the eight years to June 2019.

The wider Northern Tasmania region is projected to gain 5 939 households over the 17 years 2021 through 2038 or an average 349 per annum. After allowing for stock attrition (due to demolition or obsolescence), regional dwelling requirements are in the order of an average 384 dwelling units annually. Perth's projected annual demand of between 17 and 38 dwellings represents between 4.5 and 9.9 per cent of the regional total.

Table 5.2: Actual Population, Household and Dwelling numbers 2001-2016 and Trend Projections to 2038, Perth and Northern Midlands municipality.

					Forecast			
	2001	2006	2011	2016	2021	2026	2031	2038
Northern Tasmania								
Population	134 461	139 284	143 631	143 537	147 658	151 236	154 901	160 181
Households	53 570	55 492	56 326	56 511	58 133	60 014	61 591	64 072
Gains in Households		1 922	834	185	1 623	1 881	1 576	2 482
Northern Midlands	11 414	12 091	12 228	12 822				
Low					13 072	13 056	13 041	13 019
Medium					13 154	13 241	13 329	13 453
High					13 464	13 954	14 463	15 205



	Forecast							
	2001	2006	2011	2016	2021	2026	2031	2038
Perth's share of Northern Midlands								
Perth as %	17.3%	18.5%	19.7%	20.5%	21.7%	22.8%	23.8%	25.3%
Tapering trend					21.0%	21.7%	22.3%	23.2%
Perth population	1 972	2 239	2 411	2 623				
Low					2 751	2 827	2 905	3 018
Medium					2 835	3 001	3 175	3 435
High					2 919	3 175	3 446	3 851
Average household size	2.55	2.55	2.60	2.56	2.53	2.51	2.48	2.45
					2.55	2.53	2.52	2.50
Household numbers	772	879	929	1 025				
Low					1 080	1 116	1 152	1 206
Medium					1 116	1 191	1 270	1 389
High					1 152	1 266	1 388	1 573
Additional mkt share								
Dwelling stock	837	933	1 036	1 166				
Stock attrition at 1.25% p.a.					1 095	1 028	966	907
Occupancy Vacancy Rate	92.2%	94.2%	89.7%	87.9%				
Dwelling demand with 91% occupancy	848	966	1 021	1 126				
Low					1 187	1 226	1 266	1 325
Medium					1 226	1 309	1 396	1 526
High					1 266	1 391	1 525	1 729
Net Additional dwelling stock required (total)								
Low					92	198	300	418
Medium					131	281	430	619
High					171	363	559	822
Net Additional dwelling stock required per annum								
Low					18	21	21	17
Medium					26	30	30	27
High					34	38	39	38

Source: Department of Treasury April 2019, Choice Location Strategists

Some 283 dwellings were approved in the Perth-Evandale Statistical Area Level 2 over the eight years to 30 June 2019 or an average 35 per annum. The area accounted for 1.5 per cent all Tasmania's dwelling approvals and 5.6 per cent of the Launceston and North East regional approvals for the period.

The last four censuses indicate that Perth township accounted for between two thirds and seven tenths of the population gain for Perth-Evandale; consequently, it is reasonable to assume accounted for 199 of dwelling approvals for the eight-year period (or an average 25 annually).



New housing supply is constrained by the available supply of serviced land available to the market.

Table 5.3: Dwelling approvals – Perth, Region and Tasmania

Year Ending	Perth – Evandale SA2	Perth Township (Estimate)	Launceston and North East	Tasmania	Perth-Evandale's share	
					Tasmania	Launceston & North East
Jun-12	30	21	616	2 121	1.4%	4.9%
Jun-13	27	19	469	1 795	1.5%	5.8%
Jun-14	38	27	604	2 083	1.8%	6.3%
Jun-15	59	41	741	2 867	2.1%	8.0%
Jun-16	25	18	698	2 397	1.0%	3.6%
Jun-17	31	22	514	2 212	1.4%	6.0%
Jun-18	23	16	654	2 851	0.8%	3.5%
Jun-19	50	35	765	3 121	1.6%	6.5%
Total	283	199	5 061	19 447	1.5%	5.6%
Avg p.a.	35	25	633	2 431		

Source: Australian Bureau of Statistics

5.4. Additional housing demand induced by a Master-planned Estate

The projected demand of between 17 and 38 dwellings annually in Perth is informed by the township's established pattern of incremental infill subdivisions. The addition of large, landscaped and carefully-designed master-planned estate as is envisaged south of Drummond Street is something hitherto outside Perth's development experience and is expected to appeal to a wider regional audience than would the established market offer resulting in Perth attracting an increased share of forecast regional housing demand. Table 5.4 sets out projected additional household numbers under alternative market-share scenarios. Assuming a comparatively modest 7 per cent of regional household numerical growth for the period 2021 onwards indicates 30 additional households annually (and comparable lot take up). At 10 per cent this rises to 40 lots annually and at 12.5 per cent to 49 lots annually.

The market share attracted by the proposed Drummond Street estate will be influenced by the marketing campaign adopted and competitive offer. The estate would compete with lots in infill estates within Perth as well as the Ridgeside Lane estate proposed east of Evandale which is described at 5.6.



Table 5.4: Forecast additional households (& lots taken up) under alternative market share scenarios

	2016	2021	2026	2031	2038	2021-38	
Household Nos.						Total	p.a.
Northern Tasmania	56 511	58 133	60 014	61 591	64 072	5 939	
Perth (medium)	1 025	1 116	1 191	1 270	1 389	273	
Gains							
Northern Tasmania	185	1 623	1 881	1 576	2 482		
Perth		91	75	79	119		
Perth's market share		5.6%	4.0%	5.0%	4.8%		
Additional households							
@ 7% market share		91	132	110	174	507	30
@ 10% market share		91	188	158	248	685	40
@ 12.5% market share		91	235	197	310	833	49

5.5. Residential Property Sales

Property sales data provided an indicator of demand and stock availability to market.

Some 699 'residential' property sales were contracted in Perth, Tasmania over the decade to 31 December 2019 or an average 70 per annum according to figures collated by the Tasmanian government land information system, the 'LIST'. Detached houses accounted for three quarters of these sales. Some 148 units (or an average 15 annually and accounting for 21.2 per cent of dwellings sold) were transacted during the period. No flats were sold. As indicated in the census profile earlier, flats and apartments accounted for a comparatively negligible 0.8 per cent of Perth's occupied dwelling stock at the last (2016) census.

The volume of dwelling sales transacted over the three years to end-2019 (an average 72 per annum) was above the decade average (52).



Figure 5.1: Residential Property Sales Volume, Perth 2010-2019



Source: The LIST

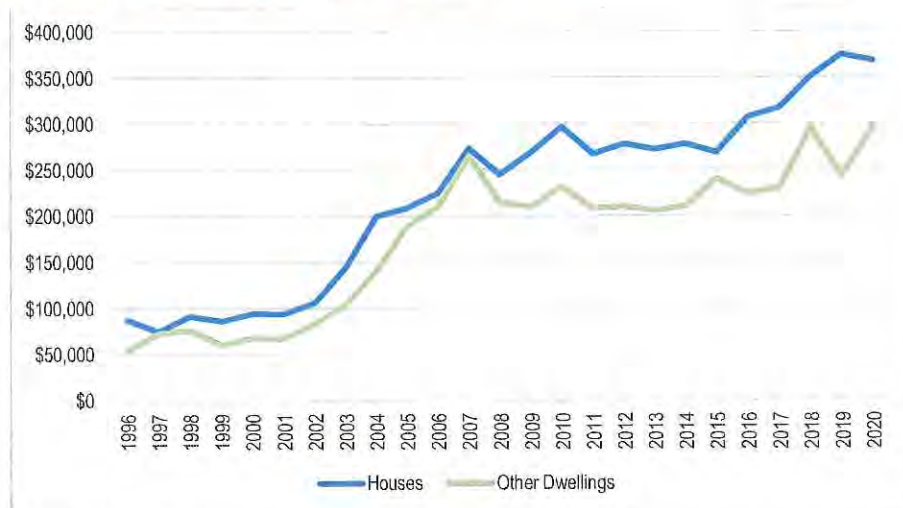
Sales of vacant land are separately coded. In the ten years to end 2019 some 286 vacant residential parcels sold in the township or an average 29 annually.

In recent years growth in Perth house prices have been supported by above average sales volume. LIST data indicates over the three years to end 2019 sales volumes were well above the decade average. The volume of vacant residential site sales in 2019 (36) was 26 per cent higher than the decade average (29). According to the Real Estate Institute of Tasmania the house prices in 2019 ranged between \$193 000 and \$1.1 million. Half of all sales in the were transacted between \$306 750 and \$423 125. The median price of \$375 000 demonstrated an average annual gain of 5.8 per cent over the previous three years or 2.4 per cent for the decade. In the first five months of 2020 the median house price fell a marginal 2 per cent to \$367 500. Sales momentum, as indicated by the average number of days on the market was a comparatively modest 37 days in 2019, falling to brisk 15 days for the first five months of 2020. The decade average days on market was 55 days.

Indicating a market appetite for smaller dwellings, the price gap between units and dwellings in Perth is narrowing. According to the REIT, the median price of 'Other dwellings' (predominantly units) increased by 21 per cent to \$295 000 over the first five months of 2020 with half of all sales priced between \$272 500 and \$312 500. The latest median unit price represents a 19.7 per cent discount to the median house price; last year the differential was 35 per cent.



Figure 5.2: Median dwelling prices, Perth Tasmania 1996 - 2020



Source: The LIST

The median price of land sold in the first five months of 2020 (\$115 000) was 11.5 per cent down on 2019 level (\$130 000) and reversed the gains of the previous four years. The number of days on market has contracted in recent years, falling from a decade average of 98 days to 30 for the first five months of 2020.

Sales of vacant en globo land were comparatively infrequent, with only seven transactions recorded in the last decade, five of which occurred in the last four years.

5.6. Competitive Supply

Perth Township

Realestate.com.au listed 36 vacant residential lots for sale in Perth as at 25 July 2020, a majority of which were located within two active subdivisions, Diamond Park and River Park Estate. By 23 November, only one lot remained available to the market.

Diamond Park is a 37-lot, 3.5-hectare estate situated on the north west corner of Fairlough and Secombe Streets on the northern outskirts of the township. The 26 remaining lots range in size from 515 m² to 1109 m² (median area 718 m²) and are priced between \$135 000 and \$155 000 (median \$149 000). Pricing reflects a range of \$134 - \$277 per m² (median \$198 per m²). These lots are listed as being ('under offer') and consequently are potentially no longer available.

The estate achieves an average lot yield of 10.6 lots per hectare. This yield is diluted somewhat by the inclusion within the estate of three existing dwellings and their curtilage. Excluding these three lots, the lot yield increases to 11.3 lots per hectare.

The 24 lot **River Park Estate**, situated at 21-43 Clarence Street, east side of Clarence Street between Elizabeth and George Streets on the east side of Perth has lots ranging in area from 500 to 800 m² (median area 698 m²). Three quarters of lots are between 533 and 746 m². Lot pricing ranged \$133 000 - \$143 000 reflecting \$211 per m². The 1.6-hectare subdivision achieves an



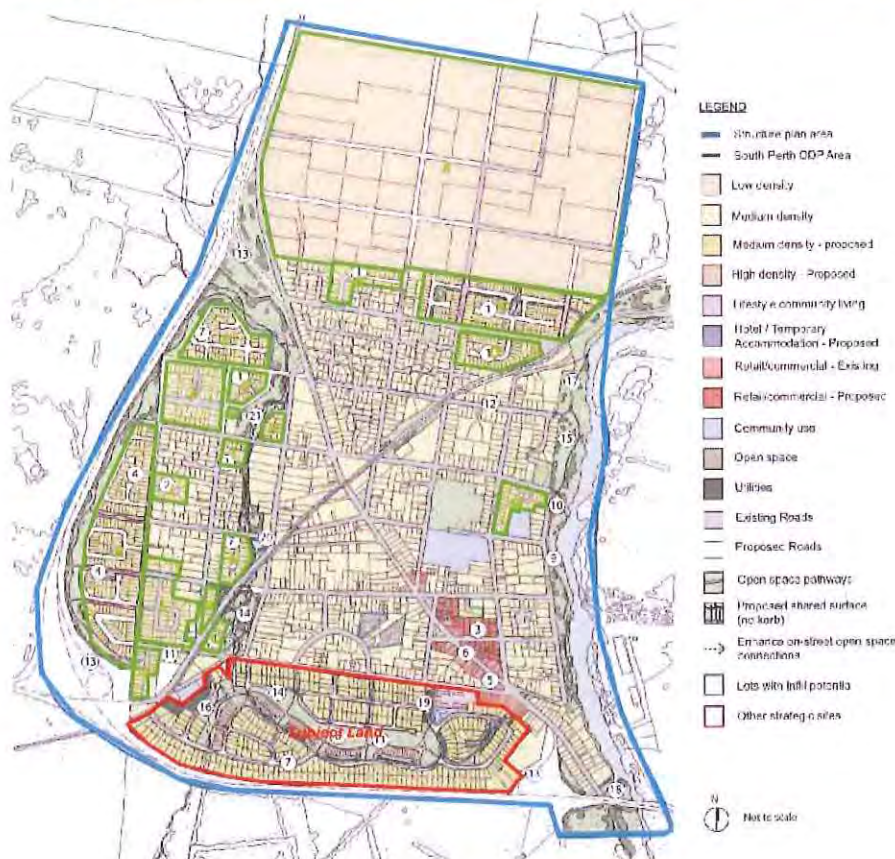
average lot yield of 14.9 lots per hectare. The adjacent St Andrew’s cemetery may impinge on appeal.

Future Potential Competition

The *Perth Structure Plan March 2017* identifies a number of opportunities for infill residential development within the Perth Study with a potential lot yield of approximately 750 lots (not including the Subject Land) at conventional density. These development areas are outlined in green in figure 5.3. The potential supply includes selective rezoning of Low Density Residential on the northern periphery to General Residential.

The notional subdivision scheme outlined in green yields an average 11.1 residential lots per hectare. The top quartile of potential subdivisions would yield in excess of 12.7 lots per hectare. The lots typically range from 600 to 800 m². At a take up of 18 lots per annum (medium growth scenario) the green areas reflect approximately 42 years’ supply. At a 27 lots per annum it reflects approximately 28 years’ supply. The realisation of this supply is contingent on a preparedness of the individual owners to cooperate and bring the land to market.

Figure 5.3: Potential Development Areas within Perth Study Area (Subject Land depicted in Red).





The Structure Plan presented two development options for the Subject Land, distinguished by the proportion of land allocated to commercial area, medium density residential and roads/circulation space.

The first option contains no commercial area within the Subject Land, with Perth's additional retail and commercial needs accommodated offsite by infill development in and immediately adjacent to the existing retail area on the Midland Highway. The preferred scheme leaves the Main Street unchanged and allocates 4.7 hectares to accommodate a new retail centre and community precinct, with strong connections to the existing town centre. This configuration requires 1.8 hectares less road and circulation space than option 1.

Option 1 plan allocates 31.5 hectares to medium density residential. This is reduced by 3.5 hectares to 28.0 hectares in the preferred option.

Ridgeside Lane, Evandale

Northern Midlands Council recently resolved to support a proposed amendment to the Northern Tasmania Regional Land Use Strategy to enable the development of \$450 million master-planned 471 lot residential and resort community proposed east of Evandale. Following approval to amend the RLUS an amendment application will still be required to be lodged and approved by Council and initiated by the Tasmanian Planning Commission.

The master plan submitted to Council by Traders in Purple for development approval in December 2018 by Traders in Purple envisages a village, cafe, restaurant, cellar door, 100 room 4 1/2 star 100 hotel with conference and wedding facilities, a twenty villa eco resort, and retirement village on a 245 hectare site fronting Logan Road and Ridgeside Lane. The plan comprises 346 conventional residential lots ranging from 450 to 669 m², 81 low density residential allotments ranging from 1500 m² to 5500 m², 27 rural living lots ranging 1 ha to 1.95 hectares and further 17 rural living zone with areas between 2 and 2.64 hectares. On 16 March 2020 Northern Midlands Council resolved to request the planning minister to amend the Strategy and to reclassify include the Subject Land as an urban growth area.

Construction of the community is anticipated to extend over fifteen years through to 2034. It is anticipated 50 housing units would be constructed annually over that period. The retirement village is slated for 2024-29.

It is noted that this proposal, unlike the Subject Land, is well outside the existing urban growth boundary, is not presently earmarked for future urban development in the Regional Land Use Strategy and entails the re-purposing of designated agricultural land. Its planning merits compare unfavourably to the Subject Land.

5.7. Summary

Approximately 199 new dwellings were approved in Perth in the eight years to end June 2019 or an average 25 per annum. Historically, land release in the township has been incremental and piecemeal.



The addition of a major master-planned estate on the Subject Land is considered likely to induce greater demand and attract a larger share of regional household growth to Perth. It is likely that historic demand for land in Perth has been constrained by limited supply.

Assuming a comparatively modest 7 per cent market share (up from 5-6 per cent of recent years) would translate to consumption of 30 lots per annum or some 507 lots for the period 2021-38. At 10 per cent market share the respective numbers increase to 40 lots per annum and 685 lots overall and at 12.5 per cent (slightly over twice the town's historic market share) 49 lots per annum and 833 in total.

The proposed estate would face potential competition from another master-planned development proposed for Ridgeside Lane east of Evandale. However, the East Evandale project is not as yet approved and its case for approval faces the challenge of overcoming its inconsistency with the Regional Land Use Strategy and location well outside urban growth boundaries entailing the repurposing of agricultural land.



6. Existing Land Use and Development Profile

6.1. Section Introduction

This section profiles land use and development within the Perth Study Area.

6.2. Land Use Zoning

Land use within Perth is regulated by the Northern Midlands Interim Planning Scheme 2013. The Study Area for this analysis is the Perth locality comprising a gross area of 430 hectares. A breakdown of this land by zone and development status is provided at Table 5.1 and location of the zones is depicted at figure 5.1. Road reservations have been excluded from the table and analysis.

Under the provisions of the Northern Midlands Planning Scheme, General Residential Zone (shown as Red) is intended to provide for residential use or development that accommodates a range of dwelling types at suburban densities where full infrastructure services are available or can be provided. A local area objective is to consolidate growth within the existing urban land use town framework.

Certain non-residential uses such as medical centres, cafes or takeaway food premises and local shops may be permitted in the zone at Council's discretion. Perth has 186 hectares of **General Residential Zoned** of which approximately 154 hectares is built upon leaving 32 hectares (or 130 parcels) undeveloped.

The Study Area comprises 128.5 hectares of **Low Density Residential Zoned land** (shown as Coral Pink) on the northern outskirts of the township of which 82 hectares is built upon and 46.6 hectares (or 41 parcels) is undeveloped. This zone is intended to make provision for any additional future needs in low-density residential development by incremental expansion. Site coverage must not exceed 10 per cent and buildings must be set back 7.5 metres from side boundaries.

The **General Business Zone** (shown as Blue) is intended to provide for business, community, food, professional and retail facilities serving the town. Perth has 4.35 hectares of land zoned for this purpose flanking the Main Road, predominantly located on the north-easterly side. Of this, 3.76 hectares is developed and 0.6 hectares (14 parcels) is undeveloped. The undeveloped land is fragmented and not conducive to accommodating an integrated development.

Light Industrial zoned land (shown as Fuchsia) is intended to provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize conflict or adverse amenity impact on other uses. Perth has two pockets of Light Industrial zoned land with an aggregate area of 3.08 hectares, located respectively on the western and south eastern fringe of the township.



Table 6.1

Zone	Area (ha)	No. Parcels	Parcels/ha
General Residential	234.84	1570	6.69
Low Density Residential	141.88	67	0.47
Community Purpose	6.40	10	1.56
Recreation	3.94	4	1.02
Open Space	13.27	20	1.51
General Business	4.45	46	10.34
Light Industrial	3.08	6	1.95
Rural Resource	134.03	24	0.18
Utilities	22.90	38	1.66
Particular Purpose	16.53	4	0.24

Source: Northern Midlands Interim Planning Scheme, Choice Location Strategists



7. Market Context & Need

A retail development is contemplated for the north-east corner of the Subject Land. This section assesses the market context and need for retail, commercial, community services and aged care in the Tasmanian township of Perth and its market area.

7.1. Retail and Commercial Floor Space Provision

The Greater Launceston Plan sets out a hierarchy of retail centres for the greater Launceston area. Perth and Evandale are nominated as neighbourhood/town centres whereas Longford is nominated as a higher order district centre. Kings Meadow to the north is identified as a major activity centre and Launceston CBD as a principal activity centre for the region. There is however some unresolved tension between this hierarchy and the existing Northern Midlands- and proposed local planning scheme which elevate Perth to be on par with Campbell Town and Longford. This higher designation would be more accommodating to expanded retail offer in the township.

The Launceston retail audit and activity centre strategy 2011 was commissioned by Launceston City Council and prepared by Renaissance planning to provide an evidence-based guide to retail and commercial policy over the next 25 years and beyond. The report/strategy identifies retail and office floorspace requirements for the greater urban area of Launceston through to 2021 and 2036.

Table 7.1: Existing Retail and Office Floor space provision

Land Use	Perth	Evandale & Longford	Three towns	Greater Launceston Urban Area
Supermarkets		1 350	1 350	37 610
Other Food Stores	800	1 730	2 530	30 980
Cafes & Restaurants	130	870	1 000	25 450
Dept & Disc Dept Stores			0	20 870
Clothing footwear and fabrics	70		70	28 550
Smaller Format Household Goods	420		420	51 680
Sub-total	1 420	3 950	5 370	195 140
Retail Services	230	950	1 180	39 160
Core Retail	1 650	4 900	6 550	234 300
Large format retail (Bulky Goods)	200	380	580	74 550
Total Shopfront Floorspace	1 850	5 280	7 130	308 850
Professional, Commercial & Business Services	480	880	1 360	118 890
Government offices		670	670	42 680
Medical & health care services	90	170	260	40 190
Total Office Services	570	1 720	2 290	201 760



	Average Floorspace Provision per capita			
Supermarket & other food floorspace	0.332	0.744	0.499	0.637
Total Shopfront Floorspace	0.767	1.558	1.067	2.866
Office & Other Services Floorspace	0.456	1.237	0.799	3.601

Source: Launceston Retail Audit & activity Centre Strategy

Retail trade areas are influenced by the drawing power of the retail offer. They are limited by distance and travel time and influenced by the location of competitive nearby and intervening opportunities.

Perth's Primary Trade Area (mapped in figure 7.1) is the area from which it can be expected to derive at least half its patronage and sales and is generally within 10-15-minute drive of the centre. The secondary trade area accounts for the majority of the remaining patronage and is more highly contested by intervening or nearby alternative shopping destinations (including Longford and Evandale). The areas have been built up from Statistical Area Level 1s, the smallest unit at which census data is made available.

The Main Trade area is skewed southward to the rural areas and does not include the Launceston urban area whose retail trade is captured by larger intervening opportunities, including Kings Meadow, providing higher level comparison retailing offer in a sub-regional shopping format.

Figure 7.1: Perth's Retail Trade Area





The retail inventory is considered up to date for the Main Trade Area and indicates a comparatively modest 2 950 square metres of retail and commercial floor space within Perth and no existing supermarket. Perth's food and grocery requirements are presently met by a small format IGA on the Main Road, complemented by a nearby pharmacy, café and hair salon. Longford hosts a modest 1350 square supermarket. Table

Table 7.2 projects retail floor space requirements in the Primary and Main Trade Areas under five alternative growth scenarios based on per capita floor space provisions in line with either national averages (supermarket floor space). A more modest 2 square metres of retail floor space per capita has been adopted instead of the 2.8 square metres observed for Greater Launceston.

The table indicates that Perth is presently substantially under-supplied in retail floor space provision and could potentially support an additional 6 200 – 6 300 square metres of retail space including 2 030 square metres of food store space in the near term based on its current population and between 7 120 and 9 830 square metres by 2038 based on anticipated population growth. The findings are supportive of the proposal to develop a supermarket-based neighbourhood centre on the Subject Land.

The additional space would diminish the imperative for Perth residents to shop elsewhere and support local retail employment.

The present market gap is filled by leakage of Perth-based retail patronage to retail destinations outside the Main Trade Area, especially Kings Meadows (anchored by Coles and Woolworths) and Prospect Vale Market Place (anchored by Woolworths).

Table 7.2: Forecast Retail Floor Space Requirements under Alternative Growth Scenarios

	2016	2021			2038			20%	25%
		Low	Medium	High	Low	Medium	High		
Primary Trade Area									
Estimated resident population	3 850	4 043	4 054	4 069	4 483	4 663	4 922	5 343	5 841
Supermarket floor space									
implicit demand @ 0.3 m ² pc	1 155	1 213	1 216	1 221	1 345	1 399	1 476	1 603	1 752
Existing	0	0	0	0	0	0	0	0	0
Shortfall (surplus)	1 155	1 213	1 216	1 221	1 345	1 399	1 476	1 603	1 752
All Food Store Floor Space									
Implicit demand @ 0.7 m ² pc	2 700	2 830	2 840	2 850	3 140	3 260	3 450	3 740	4 090
Existing	800	800	800	800	800	800	800	800	800
Shortfall (surplus)	1 900	2 030	2 040	2 050	2 340	2 460	2 650	2 940	3 290
Total Shop floor space									
Implicit demand @ 2.0 m ² pc	7 700	8 090	8 110	8 140	8 970	9 330	9 840	10 690	11 680
Existing	1 850	1 850	1 850	1 850	1 850	1 850	1 850	1 850	1 850
Shortfall (surplus)	5 850	6 240	6 260	6 290	7 120	7 480	7 990	8 840	9 830
Main Trade Area									
Supermarket floor space	9 056	9 365	9 424	9 646	10 443	10 791	13 310	13 731	14 229



	2016	2021			2038				
		Low	Medium	High	Low	Medium	High	20%	25%
implicit demand @ 0.3 m ² pc	2 720	2 810	2 830	2 890	3 130	3 240	3 990	4 120	4 270
Existing	1 350	1 350	1 350	1 350	1 350	1 350	1 350	1 350	1 350
Shortfall (surplus)	1 370	1 460	1 480	1 540	1 780	1 890	2 640	2 770	2 920
All Food Store Floor Space									
Implicit demand @ 0.7 m ² pc	6 340	6 560	6 600	6 750	7 310	7 550	9 320	9 610	9 960
Existing	3 880	3 880	3 880	3 880	3 880	3 880	3 880	3 880	3 880
Shortfall (surplus)	2 460	2 680	2 720	2 870	3 430	3 670	5 440	5 730	6 080
Total Shop floor space									
Implicit demand @ 2.0 m ² pc	18 110	18 730	18 850	19 290	20 890	21 580	26 620	27 460	28 460
Existing	6 220	6 220	6 220	6 220	6 220	6 220	6 220	6 220	6 220
Shortfall (surplus)	11 890	12 510	12 630	13 070	14 670	15 360	20 400	21 240	22 240

Source: Choice Location Strategists

7.2. Retirement Living in and around Perth

The concept plan envisages the Subject Land potentially including a retirement living component. This sub-section quantifies the current and forecast demand for and supply of retirement living options in the Market Area and wider Northern Tasmania region and draws conclusions as to the potential need for a retirement living offer on the Subject Land and the form and content of any such offer.

Nationwide approximately 184 000 older Australians resided in the nation's 2 300 retirement villages in 2014 (Grant Thornton 2014). This accounts for 5.2 per cent (or approximately one in every nineteen) Australians aged 65 years and older. According to the Retirement Village Association the average occupancy per unit as at 2016 was 1.4 persons. Each village had an average 80 residents or approximately 57 independent living units.

The Primary, Secondary and Main Market Areas have a comparatively mature ageing population. Some 18.2 per cent of the Primary Market Area population was aged 65 years and over according to the 2016 Census and this proportion is set to rise over the decades ahead. As noted earlier, Perth's population has aged over time, the median age increasing by four years since the previous census undertaken five years earlier in 2011.

The sixteen retirement villages within Tasmania's Northern region are listed in table 7.3 and mapped in figure 7.2. Some 689 units are identified in villages ranging from 6 to 88 units (with an average 43 units each). The median village density is 27 units per hectare.

The six largest operators accounting for 82 per cent of units in the region are Southern Cross Tas. Inc. (194 units across four villages), Rutherglen Residential Club (85 units in a single village), Eureka Group Holdings (81² units across two villages), Uniting Agewell (77 units across three villages), One Care Ltd (73 units in a single village) and Aveo (60 units in a single village). The Uniting Agewell Aldersgate Village also incorporates a 66 room nursing home with 24 hour clinical and palliative care.

² Estimated number of units.



Existing options are limited. Two units within the Aveo Mowbray village are presently listed on the market at \$275 000 each. Both units incorporate two bedrooms and a single bathroom and car space and are listed as under offer. The village is built-out and incorporates a community centre and adjoins a golf course.

An as yet unspecified number of retirement village units are proposed to be developed on the Subject Land.

The current supply of retirement village accommodation in the Main market Area expressed in terms of living units per person aged 65 years and over is markedly below the national average provision indicating a market opportunity. The nearest retirement village is the Toosey Lifestyle Village in Longford, 8 kilometres from the Subject Land. The long-established community owned and operated Toosey Aged and Community Care is the only existing retirement village within the earlier defined Market Area. Located in the centre of Longford, its seven independent living units are complemented by a nursing Home.

Table 7.4 sets out the ratio of retirement village accommodation in the Primary, Secondary and Main Market Areas to the population of the target demographic (persons aged 65 years and older). The Primary Market Area presently has no living units. Benchmarked against the national average, the Primary Market Area has an indicative shortfall of 26 units, the Secondary Market Area 40 units and the Main Market Area 66 units. An additional 66 units would bring the Main Market Area in line with the national average (which is by no means a ceiling). The region required an additional 360 ILUs to match the national median.

Table 7.3: Retirement Village Unit Supply across Northern Tasmania

Village Name	Locality	Distance from Subject	Site Area (ha)	No. ILUs	Operator
Toosey Lifestyle Village	Longford	8.2	0.27	7	Toosey Ltd
Glenara Lakes	Youngtown	12	26.09	88	Southern Cross Tas Inc
The Manor Gardens	Kings Meadows	16	2.78	73	OneCare Ltd
Ainslie Launceston	Launceston	17	2.49	70	Southern Cross Tas Inc
Cosgrove Cottages	South Launceston	17	2.76	23	Japara
Wesley Court ILUs	South Launceston	17	0.66	28	Uniting Agewell Vic Tas
Presbyterian Homes	Norwood	18	1.36	45	Regis Aged Care Pty Ltd
Rutherglen Residential Club	Hadspen	20	6.50	85	Rutherglen Residential Club
Eureka Launceston Gardens	Newstead	20	0.64	27	Eureka Group Holdings
Eureka Elphinwood Gardens	Newstead	20	0.62	54	Eureka Group Holdings
Aveo Mowbray Links	Mowbray	23	2.17	60	Aveo
Aldesgate Village	Rocherlea	26	9.88	38	Uniting Agewell Vic Tas
Ainslie House	Westbury	34	0.12	6	Southern Cross Tas Inc
Denison Court	George Town	69	0.37	11	Uniting Agewell Vic Tas



Village Name	Locality	Distance from Subject	Site Area (ha)	No. ILUs	Operator
Ainslie House & Hostel,	Low Head	73	5.44	30	Southern Cross Tas Inc
Northbourne Park	Scottsdale	73	7.94	44	Northbourne Park Association
			70.07	689	

Source: Choice Location Strategists

Figure 7.2: Location of Retirement Villages around Perth and Northern Tasmania



Table 7.4: Market Penetration of Retirement Village Units across the Main Market Area and Northern Tasmania

	Primary Market Area	Secondary Market Area	Main Market Area	Northern Tasmania
Persons aged 65 years and over	702	1262	1964	28250
No. retirement village units	0	7	7	689
average no. persons per unit		1.4	1.4	1.4
assumed residents		10	10	965
Market penetration		0.8%	0.5%	3.4%
Supply at National average (ILUs)	26	47	73	1049
Indicative Short Fall (ILUs)	26	40	66	360

Source: Choice Location Strategists



7.3. Other Community Infrastructure

Table 7.3 catalogues the representation of a range of community service infrastructure in Perth and comparable towns of northern and central Tasmania. The latest census count is included as a reference point illustrating the differential town size which will necessarily impact on service provision levels. However, expressed in terms of services per 1 000 residents, Perth's rate of community service infrastructure at 5.7 compares unfavourably to its peers and the sample average (11.7).

It is noted that the delivery of some services, such as ambulance, aged care facilities, health, dental services and high schools require higher population thresholds and are consequently regional in nature and tend to cluster in the regional node (Longford).

Table 7.5: Community Service Infrastructure in Perth Selected Northern Midland Towns

Facility	Perth	Campbell Town	Longford	Evandale	Cressy	Ross	Sample
Aged care facility			1				1
Ambulance		1					1
Bank		1	1				2
Bowls Club		1	1		1		3
Bus service	1		1	1	1		4
Child care/kindergarten	1	1	1		1		4
Church(es)	2	3	3	2	3	3	16
Community Centre	1	1		1		1	4
Dental Clinic		1	1				2
Fire Station	1	1	1	1	1	1	6
Football Club	1	1					2
Golf Club		1	1				2
Guide Hall		1					1
Health Services		1	1	1			3
High School		1			1		2
Library		1	1			1	3
Museum		1					1
Park	1	1	1	1	1	1	6
Police Station	1	1	1	1	1		5
Pool		1			1	1	3
Post Office	1	1	1	1	1	1	6
Primary School	1		1	1			3
RSL Club			1				1
Scout Hall	1		1	1	1	1	5
Senior Citizen Club			1				1
Sports Ground/Centre	1	1	1	1	1	1	6
Food & Groceries store	1	2	3		1		7
Tennis Club	1	1	1	1			4



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Facility	Perth	Campbell Town	Longford	Evandale	Cressy	Ross	Sample
Total	15	25	25	13	15	11	104
2016 Census Count (Urban Centre)	2 623	834	3347	1124	669	276	8 873
Services/1000 residents	5.7	30.0	7.5	11.6	22.4	39.9	11.7

7.4. Section Summary

Perth is presently substantially under-supplied in retail floor space provision and could potentially support an additional 6 200 – 6 300 square metres of retail space including 2 030 square metres of food store space in the near term based on its current population and between 7 120 and 9 830 square metres by 2038 based on anticipated population growth. The findings are supportive of the proposal to develop a supermarket-based neighbourhood centre on the Subject Land which would diminish the imperative for Perth residents to shop elsewhere and generate local retail employment.

Like-wise there is a marked under-provision of retirement living units in Perth and its hinterland relative to national benchmarks. The Primary Market Area has an indicative shortfall of 26 units, the Main Market Area 66 units and region 360 units. There is a limited supply of units presently available to the market, indicating that provision of retirement living on a section of the Subject Land would find a ready market. Aged care falls within the definition of residential use and would be permissible in either of the proposed zones.



8. Conclusions and Recommendations

The recently completed Perth By-pass has effectively created a new physical southern boundary to the township. In so doing, the new dual carriageway highway has alienated a large parcel of agricultural land known as 35 Drummond Street from its rural hinterland creating a logical new growth area to accommodate the township's urban expansion on its southern periphery.

An outline plan for the Subject Land prepared by GHD provides for up to 400 lots, including land for commercial and potentially aged care development.

The case to rezone this land to accommodate future residential development is compelling:

Perth needs at least 17-38 dwellings annually. Trend growth constrained by Perth's historic pattern of incremental subdivision activity is consistent with demand of between 17 and 38 dwellings annually in Perth. In the eight years to June 2019 an average 25 dwellings were approved for construction annually in Perth. LIST data indicates that an average 70 residential properties sold annually in Perth in the decade to end 2019.

Residential demand is increasing. Some 36 vacant residential sites sold in 2019, 26 per cent above the decade average. Sales momentum, as indicated by the average number of days on the market, was a comparatively modest 37 days in 2019, falling to a brisk 15 days for the first five months of 2019. The strong sales performance of Perth land estates recently brought to market indicate sales will almost certainly exceed 34 lots this year and would likely be higher if more lots were available.

Alternate supply is uncertain and constrained. The *Perth Structure Plan March 2017* identifies a number of opportunities for infill development within Perth with a potential yield of 750 lots (not including the Subject Land). However, the realisation of these potential lots is contingent on the coordination and willingness of multiple individual landowners to bring the land to market which is by no means assured. According to realestate.com.au, only 36 vacant residential lots (mostly in two active subdivisions) were available for sale in Perth at 25 July 2020. As at 22 November only one lot remained available to market (not under offer).

Potential competitive supply east of Evandale faces planning obstacles: Northern Midlands Council recently resolved to support a proposed amendment to the Northern Tasmanian Regional Land Use Strategy to enable the development of a 471-lot residential and resort community at Ridgeside Lane, east of Evandale. However, this proposal faces significant planning obstacles to be overcome, including requisite amendment to the Regional Land Use Strategy and Urban Growth Boundary. If approved, construction is anticipated to extend over a fifteen-year period releasing 50 houses annually.

Demand up to 49 lots annually. Historically residential land release in Perth has been incremental, through small ad hoc subdivisions. The addition of a large, landscaped and carefully designed master-planned estate south of Drummond Street is something hitherto outside Perth's development experience and is anticipated to appeal to a wider regional audience and consequently attract a larger share of regional housing demand than the 5-6 per cent that the town has attracted over the recent past. An increase to a still comparatively modest 7 per cent



market share for the period 2021 onwards would translate to 30 lots consumed annually; a 10 per cent market share translates to 40 lots and at 12.5 per cent 49 lots annually.

Rezoning of the Subject Land is consistent with planning strategy: The *Northern Tasmania Regional Land Use Strategy* sets out the strategic and policy basis to facilitate and manage change, growth and development throughout the Northern Region of Tasmania. The Strategy identifies the Subject Land as a priority investigation area for residential development. The *Greater Launceston Plan ('GLP')* recognises Perth as a satellite settlement of Launceston. Strategic direction G1.3 of the Plan intends that there be sufficient supply of appropriately zoned and serviced land ready for development. The GLP expects Perth, together with Evandale and Longford to accommodate 14 per cent of future residential lot demand for the Greater Launceston area. The land is identified as an emerging community area in the *Perth Structure Plan 2017*.

The recently completed By-pass enhances Perth's appeal as a residential location: Perth has historically been somewhat constrained and fragmented by the Midlands Highway (Tasmania's principal north-south road corridor) which diagonally bisects the township. By redirecting through traffic away from the centre of town, the recently completed By-pass markedly improves the town's amenity and appeal which is anticipated to support its future demand as a residential location. The new route reduces travel time to central Launceston by an estimated 4-5 minutes.

The Subject Land would satisfy Perth's need for more retail space: Perth is presently substantially under-supplied in retail space and could support an additional 6 200 – 6 300 square metres of retail space, including 2 030 square metres of food store space in the near term based on its current population and up to 9 830 square metres by 2038 based on anticipated population growth. The retail development contemplated for the north-east corner of the Subject Land would diminish the imperative for Perth residents to travel elsewhere to shop, increasing their convenience while creating and supporting local employment.

The Subject Land addresses an undersupply of retirement living accommodation: Like-wise there is a marked under-provision of retirement living units in Perth and its hinterland relative to national benchmarks. The Primary Market Area has an indicative shortfall of 26 units, the Main Market Area 66 units and region 360 units. There is a limited supply of units presently available to the market, indicating that provision of retirement living on a section of the Subject Land would find a ready market. Aged care falls within the definition of residential use and would be permissible in either of the proposed zones.



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Drummond Street Developments Pty Ltd

Drummond Street Planning Scheme Amendment Planning Assessment

December 2020

WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

Appendix F – Traffic Impact Assessment



TRAFFIC IMPACT ASSESSMENT

PROPOSED

PLANNING SCHEME AMENDMENT

FOR

RESIDENTIAL AND COMMERCIAL
SUBDIVISION DEVELOPMENT

DRUMMOND STREET

PERTH

SEPTEMBER 2020



TRAFFIC IMPACT ASSESSMENT

PROPOSED
PLANNING SCHEME AMENDMENT
FOR
RESIDENTIAL AND COMMERCIAL
SUBDIVISION DEVELOPMENT

DRUMMOND STREET
PERTH

SEPTEMBER 2020

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ATTACHMENTS:

- Attachment A: Perth Conceptual Development Plan



TIA – PROPOSED PLANNING SCHEME AMENDMENT FOR
RESIDENTIAL AND COMMERCIAL SUBDIVISION
DEVELOPMENT - DRUMMOND STREET, PERTH

REFERENCES:

- Australian Standard AS 1742.2-2009 – Manual of uniform traffic control devices Part 2: Traffic control devices for general use
- AUSTRROADS – Guide to Road Safety Part 6: Road Safety Audit (2009)
- Road Traffic Authority NSW – Guide to Traffic Generating Developments, 2002
- Road and Maritime Services (Transport) - Guide to Traffic Generating Developments; Updated traffic surveys (August 2013)
- AUSTRROADS – Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings (2019)
- AUSTRROADS – Guide to Traffic Management Part 12: Traffic Impacts of Developments (2019)
- AUSTRROADS – Guide to Road Design Part 3: Geometric Design
- AUSTRROADS – Guide to Road Design Part 4A: Unsignalised and Signalised Intersections
- Department of State Growth publication: *A Framework for Undertaking Traffic Impact Assessments (2007)*



TIA – PROPOSED PLANNING SCHEME AMENDMENT FOR
RESIDENTIAL AND COMMERCIAL SUBDIVISION
DEVELOPMENT - DRUMMOND STREET, PERTH

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1. INTRODUCTION

A planning scheme amendment is proposed for the land along the southern side of Drummond Street in Perth.

The proposal is for a rezoning of the land to allow a large residential subdivision development as well as a number of commercial lots plus public open spaces across the whole development site.

This Traffic Impact Assessment (TIA) report has been prepared in support of the proposed rezoning application and subdivision development.

The TIA report describes the existing road and traffic characteristics along Drummond Street and adjacent streets, in the area adjacent to the development site.

An assessment is made of the traffic activity that the proposed development of the land is expected to generate and the effect that this traffic will have on Drummond Street and other nearby streets as well as their intersections.

This report is based on the Department of State Growth publication: *A Framework for Undertaking Traffic Impact Assessments*, with regard also given to Austroads – Guide to Traffic Management Part 12.

The techniques used in the investigation and assessment incorporate best practice road safety and traffic management principles.



TIA – PROPOSED PLANNING SCHEME AMENDMENT FOR
RESIDENTIAL AND COMMERCIAL SUBDIVISION
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2. SITE DESCRIPTION

The land which is to be rezoned and subdivided is bounded by Drummond Street along the northern side, Cemetery Road along the western side, the recently completed Midland Highway bypass of Perth along the southern side, and Main Road (Midland Highway through Perth) along the eastern side.

There are a few dwellings as well as a service station near the northeast corner of the development site, which front onto Drummond Street and Main Road, on both sides of the junction of these two streets. There also are a few dwellings along both sides of Cemetery Road as well as a cemetery at the western end of Drummond Street.

The land is currently zoned as 'rural resource'.

The location of the development site has been highlighted on the extract from the street atlas for this area, seen in Figure 2.1.



Figure 2.1: Extract of street atlas showing location of land to be rezoned and subdivided

3. DEVELOPMENT PROPOSAL

The planning scheme amendment for the development site (the Site) will result in it being rezoned to predominantly general residential use, allowing the land to be subdivided into residential lots. A smaller area at the eastern end of the Site to be rezoned to 'general business'. The total area of the Site is 50ha.

The development Masterplan for the Site indicates the subdivision will consist of 390 residential lots including three large lots which will have higher density residential development.

The retail/commercial area will have a land area of 42,500m², including 5,000m² for a hotel development.

An extract from the development Masterplan which details the vision for the Site and land areas is included with this report as Attachment A.

While it is not possible to specify the period when the full completion of the whole subdivision development will occur, as this will be dependent on market demand and economic factors, for the purpose of this traffic assessment it will be assumed this will take some 20 years.

All future traffic generated by the development on the Site will have access to Drummond Street and side streets.