Appendix B: 1. Rezoning approval

TASMANIAN
PLANNING COMMISSION

Approved

Operative date: 26 April 2021

TASMANIAN PLANNING COMMISSION

Northern Midlands Interim Planning Scheme 2013

Amendment 02-2019

Rezone part of 86 Burghley Street, Longford (folio of the Register 115134/3) from Rural Resource to General Residential.

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Appendix B: 2 Subdivision Approval Letter (page 1)

Northern Midlands Interim Planning Scheme 2013

NORTHERN MIDLANDS COUNCIL

Planning Permit PLN-19-0070

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

ADDRESS OF LAND:

86 BURGHLEY STREET, LONGFORD

Property No: 7875547
Subdivision No: 27/003/854
CT 115134/3

THIS PERMIT ALLOWS FOR:

That land at 86 Burghley Street, Longford be approved to be developed and used for a Rezone to General Residential & 7 Lot Subdivision in accordance with application PLN-19-0070, and subject to the following conditions:

1. LAYOUT NOT ALTERED

   The use and development must be undertaken substantially in accordance with the endorsed plans numbered P1 (File Name: L180418_PROP_PLAN_140219, dated 14/02/19, V2).

2. LANDSCAPE PLAN REQUIRED

   Before the development starts, a landscape plan must be submitted to the approval of the General Manager. Once approved the plan will form part of this permit. The landscape plan must show street trees outside each of lots 1-6 and be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each tree.

3. COUNCIL'S WORKS DEPARTMENT'S CONDITIONS

   3.1 Detailed engineering plans required

   Before the commencement of any works for the subdivision, detailed engineering plans by a certified engineer, to the approval of Council's General Manager, must be lodged with Council. The plans must include:

   - An engineering design of the road, footpath and drainage system including pavement long sections and cross sections.
   - For the frontage of lots 1-6, widening of Bulwer Street with hotmix sealed pavement to match the existing kerb and channel in Bulwer Street to the east plus kerb and gutter and nature strip on the southern side of Bulwer Street, in accordance with Tasmanian Standard Drawing TSD-R06.
   - For the frontage of lot 6, widening of Catherine Street with hotmix sealed pavement to match the existing kerb and channel in Catherine Street to the north plus kerb and gutter and nature strip on the western

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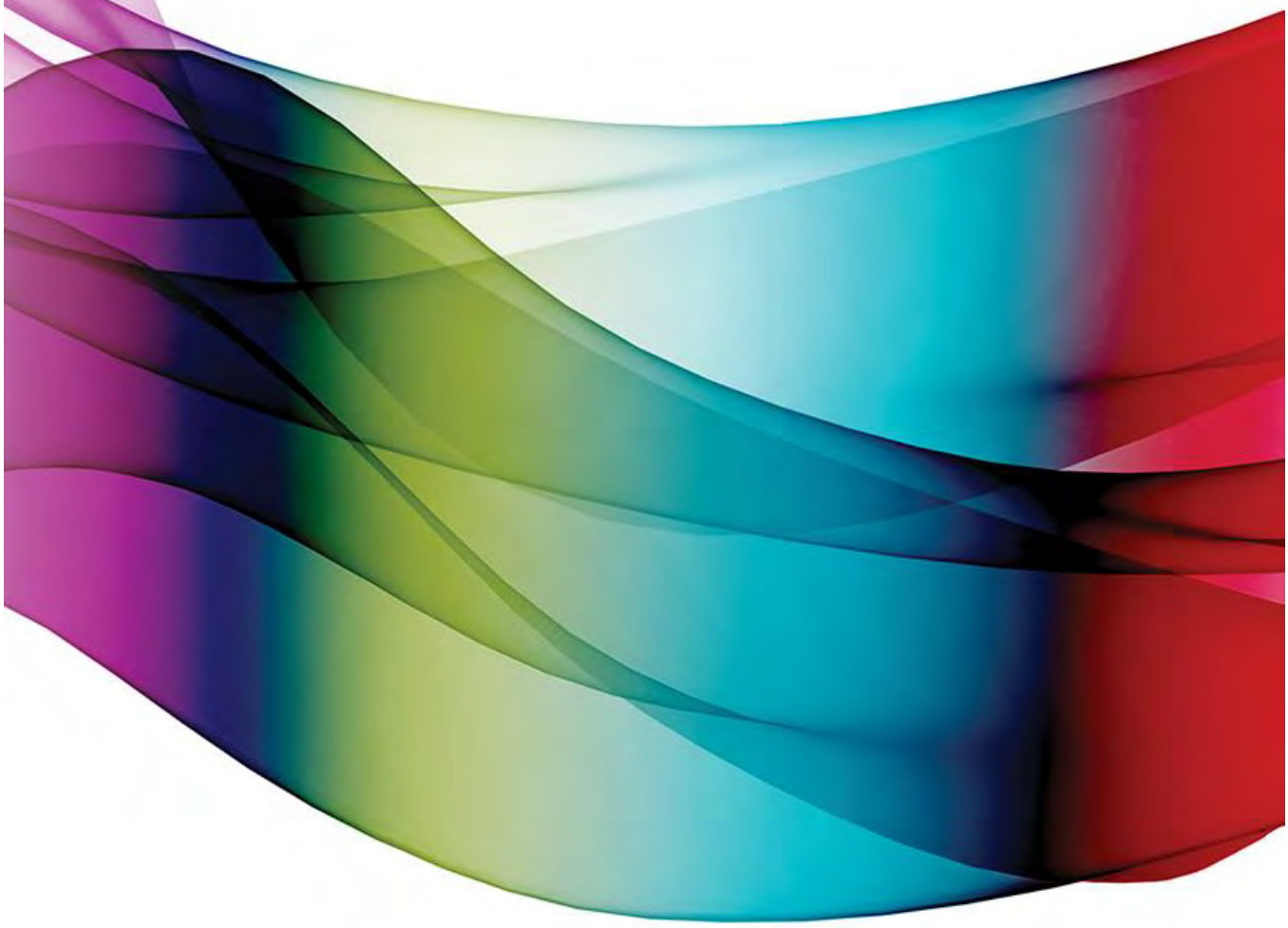
Representation 18 - TasNetworks

Northern Midlands Council draft Local Provisions Schedule

TasNetworks' Submission

December 2021



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1. Who is TasNetworks?

TasNetworks was formed on 1 July 2014, through a merger between Aurora Energy's distribution network (the poles and wires) and Transend Networks (the big towers and lines). TasNetworks is a Tasmanian state-owned corporation that supplies power from the generation source to homes and businesses through a network of transmission towers, substations and powerlines.

Transmission

TasNetworks own, operate and maintain 3564 circuit kilometres of transmission lines and underground cables, 49 transmission substations and six switching stations across the State.

Distribution

TasNetworks own, operate and maintain 22,400km of distribution overhead lines and underground cables, 227,000 power poles, 18 large distribution substations and 33,000 small distribution substations. There's also 20,000 embedded generation and photovoltaic (PV) grid-connected installations connected to the distribution network.

Communications

TasNetworks own, operate and maintain communication network infrastructure to enable safe and efficient operation of the electricity system.

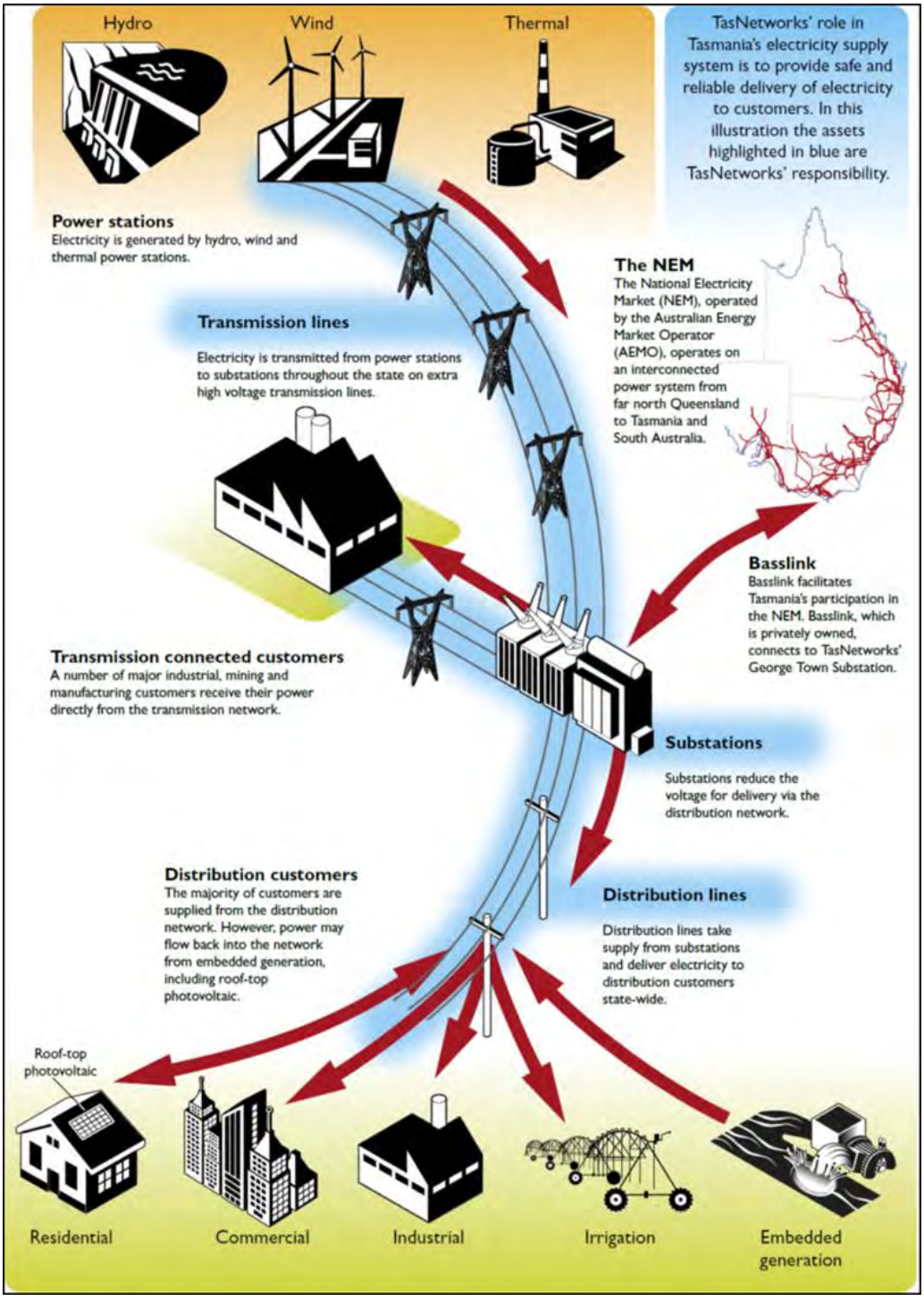

Figure 1 TasNetworks' role in Tasmania's Electricity Supply System

2. Executive Summary

TasNetworks, as a referral agency, has been notified of the public exhibition of Northern Midlands Council's draft Local Provisions Schedule (LPS) under section 35B of the *Land Use Planning and Approvals Act 1993* (LUPAA). Council has been given direction by the Tasmanian Planning Commission (Commission) to publicly exhibit the draft LPS and invite representations. TasNetworks has undertaken a review of the draft LPS and makes the following representation with a view of seeking a state-wide consistent approach to major electricity infrastructure.

TasNetworks assets within the Northern Midlands Council Local Government Area include: two substations, five communication sites and 13 electricity transmission corridors.

Electricity transmission infrastructure is protected by the Electricity Transmission Infrastructure Protection Code (ETIPC) under the State Planning Provisions (SPP). The ETIPC applies to transmission lines, terminal substations, switching stations and radio transmission communication assets. The purpose of the ETIPC is:

- *To protect use and development against hazards associated with proximity to electricity transmission infrastructure;*
- *To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure; and*
- *To maintain future opportunities for electricity transmission infrastructure.*

The draft LPS includes the ETIPC Overlay maps which is based on data provided by TasNetworks. As part of its review, TasNetworks has examined the ETIPC Overlay maps to ensure that it applies to all relevant assets and that the locations of these assets is correct.

The draft LPS also includes the spatial application of zoning and overlays via the mapping. In preparing this representation, TasNetworks has reviewed the draft LPS maps for each of its assets. This representation seeks to ensure:

- Utilities zoning is applied to existing substations and communication facilities;
- Impacts on the strategic benefits and development potential of existing corridors through the application of the Landscape Conservation Zone are mitigated;
- The Natural Asset Code – Priority Vegetation Overlay is not applied to part of a substation or communication site that is cleared of native vegetation; and
- The Scenic Protection Code – Scenic Protection Area has not been applied to substations, communication site or corridors.

The LPS and the potential impact on future development has also been reviewed. These considerations include whether there is a permissible approval pathway for Utilities under the Particular Purpose Zones (PPZ) or Specific Area Plans (SAP); and any Local Area Objectives or Site Specific Qualifications. TasNetworks representation is made having regard to the draft LPS requirements under LUPAA.

These submissions are consistent with those previously made by TasNetworks (formerly Transend) on the Meander Valley, Brighton, Central Coast, Burnie, Glamorgan Spring Bay, Clarence, Circular Head, Devonport, Glenorchy, West Coast, Sorell, Southern Midlands, Launceston, Central Highlands and Break O'Day draft LPS's as well as the draft State Planning Provisions and Interim Planning Schemes.

3. Overview

3.1. Glossary

The following table provides the definitions of the terms used throughout this submission.

Table 1 Definitions

Term	Definition
Commission	Tasmanian Planning Commission
Council	Northern Midlands Council
ESI exemption	Activities classified as 'work of minor environmental impact' for the purposes of Regulation 8 of the *Electricity Supply Industry Regulations 2008.*
ETC	Electricity Transmission Corridor
ETIPC	Electricity Transmission Infrastructure Protection Code
Guideline	*Guideline No. 1 – Local Provisions Schedule Zone and Code Application* (Tasmanian Planning Commission, 2018)
interim scheme	Northern Midlands Interim Planning Scheme 2013
IPA	Inner Protection Area
LGA	Local Government Area
LPS	Northern Midlands draft Local Provisions Schedule
LUPAA	*Land Use Planning and Approvals Act 1993*
PPZ	Particular Purpose Zone
SAP	Specific Area Plan
SPP	State Planning Provisions
UWA	Unregistered Wayleave Agreement

3.2. Existing Assets

Northern Midlands Council LGA is located in TasNetworks Northern planning geographic area. An operationally significant part of the Tasmanian transmission electricity network is contained within the boundaries of the Northern Midlands Council LGA. This includes:

Transmission lines which:

- Provide critical north/south power transfer via Palmerston Substation in central north of Tasmania via a network of 110kV and 220kV transmission lines;
- Provide critical north and northwest power transfer and system security via a network of 110kV and 220kV transmission lines connected to Palmerston substation;
- Provide connection to Poatina hydroelectric power station via a number of radial 110kV and 220kV transmission lines; and

- Transfer power to customer loads in eastern Tasmania via a radial 110kV and transmission line to Avoca.

Substations:

- Palmerston substation received power from the Poatina power station at 220kV and transforms this into 110kV for transmission throughout the network. It is integral to the transmission lines supplying power to supply substations such as Avoca, Hadspen and Norwood.
- The Avoca Substitution is located on the Palmerston to St Marys line. This Substation is supplied with 110kV and transforms this into 22kV for the local community power supply.

Communication sites used in operation, metering and control of the transmission electricity network.

The following table and figure provide more detail regarding these assets. Notification and negotiation of work or changes in land use around these assets is critical for the safety and operation of the electricity network, the safety of people working on these assets and the general public whether living near or traversing the transmission network areas.

Table 2 TasNetworks Assets in Northern Midlands LGA

Asset type	Location
Substation sites	- Palmerston Substation - Avoca Substation
Communication sites	- Black Bottom Hill Communication Site - Avoca Substation Communication Site - Mt Rex Communication Site - Poatina Repeater Communication Site - Palmerston Substation Communication Site
Electricity Transmission Corridors	- Line 457 Avoca – St Marys 110kV - Line 429 Palmerston – Avoca 110kV - Line 410 Waddamana – Palmerston 110kV - Line 409 Waddamana – Parknook 110kV - Line 502 Liapootah – Palmerston 220kV - Line 527 Liapootah – Palmerston No. 2 220kV - Line 412 Poatina – Palmerston 110kV - Line 505 Poatina – Palmerston (north) 220kV - Line 506 Poatina – Palmerston (south) 220kV - Line 503 Palmerston – Sheffield 220kV - Line 509 Palmerston – George Town 220kV - Line 413 Palmerston – Trevallyn 110kV - UWA

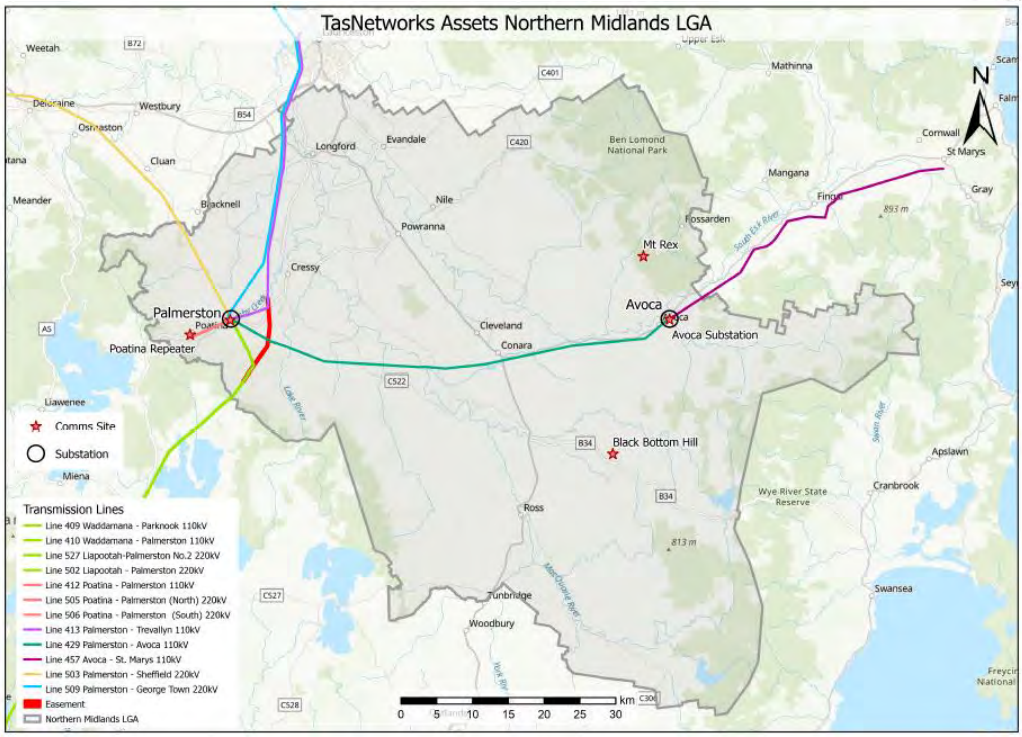

Figure 2 TasNetworks Assets within Northern Midlands LGA

3.3. Planned Future Development

As Tasmania's transmission and distribution network service provider, TasNetworks has a responsibility to ensure the infrastructure to supply Tasmanians with electricity and to meet customer and network requirements in an optimal and sustainable way. We achieve this through our network planning process to ensure the most economic and technically acceptable solution is pursued.

The need for network changes can arise for a number of factors. Annually, TasNetworks undertakes a planning review that analyses the existing distribution and transmission networks and considers their future requirements to accommodate changes to load and generations, and whether there are any limitations in meeting the required performance standards.

The Northern Midlands municipal area is identified as being within the Northern planning area, as stated in TasNetworks Annual Planning Report 2020. The Report details that the Northern planning area is diverse with the urban and commercial area in Greater Launceston and the Tamar, industrial load in and around George Town including major energy users connected directly to the transmission network, and large rural areas of the Northern Midlands and the Norther East Tasmania. The area is supplied from the backbone 220kV transmission network at Hadspen, George Town and Palmerston (near Poatina) substations. Hadspen Substation also provides an 110kV supply to Launceston and norther-east Tasmania, and Palmerston Substation provides supply to the northern midlands. The Tamar Valley and Poatina power stations provide significant generation into the backbone network at George Town and Palmerston substation. The following figure presents a diagram of the Northern area with substation supply areas.

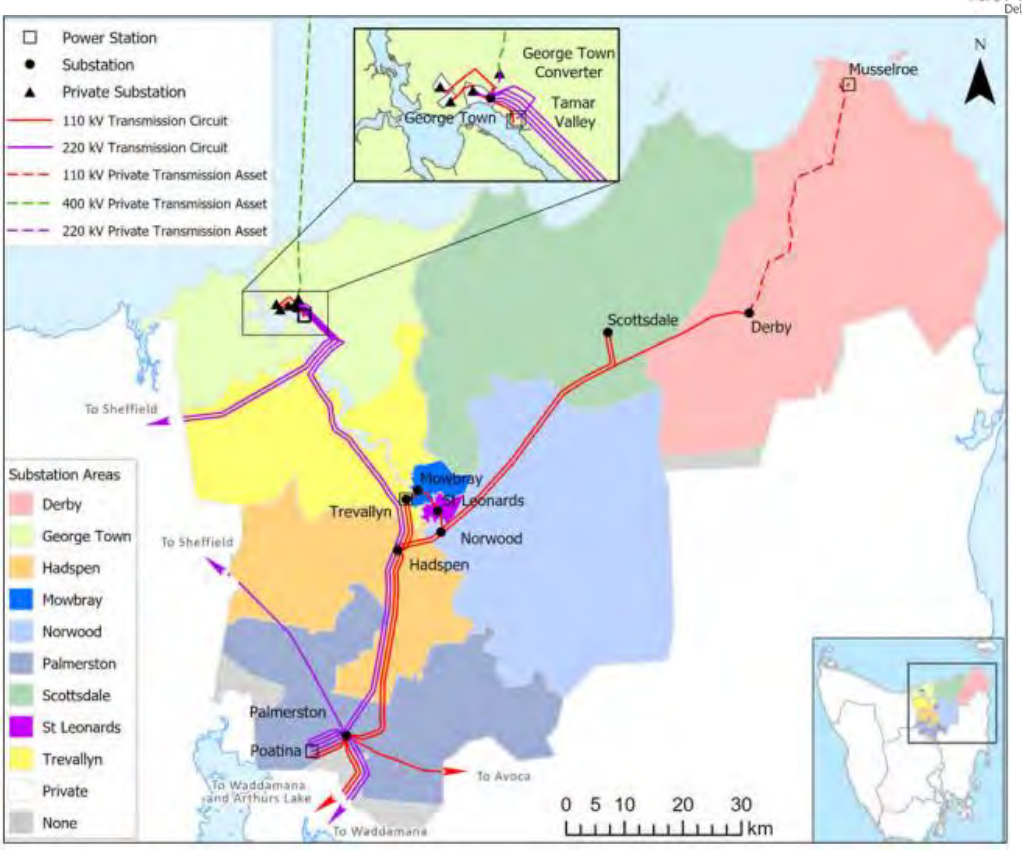

Figure 3 TasNetworks Northern planning area network

4. Submission

4.1. Overview

TasNetworks is seeking state-wide consistency across all LPSs in the treatment of its assets. TasNetworks Policy Position is summarised in Table 3 and is further detailed below. Appendix 1 provides more detailed analysis on an asset by asset basis.

Legend for Table 3:

Consistent with Policy Position, supported	
Inconsistent with Policy Position, amendments are possible to achieve consistency	
Inconsistent with Policy Position, Schedule 6 transition prevents amendments required for consistency	

Table 3 Policy Position – Submission Summary and Northern Midlands LPS evaluation

LPS Mapping	Policy Position	Rationale	Northern Midlands LPS evaluation summary / submission
Zoning	- Substations (terminal and zone) to be zoned Utilities - Communication sites to be zoned Utilities where the communications facility is the primary use of the site.	- Reflects the primary use of the site and the nature of the asset - Reflects the long asset lifespan - Utilities zone allows for the future operation, maintenance modification and development requirements of the asset (this is particularly important for communications sites as these do not enjoy any ESI Act exemptions once established) - Clear message to the community about the existing and long term use of the site.	Amendment sought, inconsistent with Policy Position. Rezone the following Communication Sites to Utilities - Black Bottom Hill Communication Site - Mt Rex Communication Site - Poatina Repeater Communication Site
	No specific zoning is to be applied to ETC	- Allows for other compatible uses to occur in corridor - Corridors are protected by ETIPC	LPS is consistent with this Policy Position, supported.
	Landscape Conservation Zone (through LPS rezoning) is not applied to ETC	- Conflicts with the existing use of the land for electricity transmission - Diminishes strategic benefit of existing corridors making consideration of new corridors more likely - More onerous approvals pathway for augmentation of assets	Inconsistent with Policy Position, not supported. Landscape Conservation Zone is applied to: - Line 412 Poatina – Palmerston 110kV - Line 505 Poatina – Palmerston (North) 220kV - Line 506 Poatina – Palmerston (South) 220kV

LPS Mapping	Policy Position	Rationale	Northern Midlands LPS evaluation summary / submission
		- Sends conflicting message to public regarding the ongoing use of the land	
Natural Asset Code – Priority Vegetation Overlay	Not to be applied to - Substations or communication sites where the site is cleared of native vegetation	- Assets are required to be cleared for safety and maintenance - Clearing of vegetation is exempt under ESI Act - Where asset already exists impact on the natural assets have already been assessed / approved and will continue to be impacted for the lifespan of the asset - Supports strategic value of the site - Clear messaging to community regarding the use of the site.	Amendment sought, inconsistent with Policy Position. Remove priority vegetation overlay from: - Avoca Substation - Avoca Substation Communication Site - Poatina Repeater Communication Site Code has been applied to developed / cleared parts of the site.
Scenic Protection Code Overlay	Not to be applied to - Substations, - Communication sites, or - ETC	- Assets are required to be cleared for safety and maintenance - Where asset already exists impact on scenic quality / natural assets have already been assessed / approved and will continue to be impacted for the lifespan of the asset.	Inconsistent with Policy Position, not supported. Scenic Protection Code is applied to Poatina Repeater Communication Site and numerous ETCs.
SAPs / PPZs	Not to apply to substations	To ensure that future development on these sites is not unreasonably affected by SAP.	LPS is consistent with Policy Position, supported.

LPS Mapping	Policy Position	Rationale	Northern Midlands LPS evaluation summary / submission
Utilities Use Approval Status	In all zones, PPZs and SAPs the Use Class for Utilities and Minor Utilities must be either - No Permit Required, - Permitted or - Discretionary Utilities must not be Prohibited	The ability to consider Utilities Use Class in all zones is a requirement for the effective planning and development of linear utility infrastructure, which is required to be located in a range of areas and will be subject to multiple zonings.	LPS is consistent with Policy Position, supported.
PPZs or SAPs use, development and subdivision standards	Are drafted with at least a discretionary approval pathway. For example: - No absolute height limit - Allow subdivision for utilities	- Consistent with policy in SPPs that enables consideration of Utilities in all zones and no finite quantitative development or subdivision standards.	LPS is consistent with Policy Position, supported.
ETIPC	Is correctly mapped and applied to relevant transmission infrastructure	Consistent with policy in SPPs	LPS is consistent with Policy Position, supported.
Local Area Objectives	Are drafted in a manner that does not conflict with the ETIPC if they apply over an area within the Code	- Potential impact on future development - Diminishes strategic benefit of existing corridors making consideration of new corridors more likely	LPS is consistent with Policy Position, supported.

LPS Mapping	Policy Position	Rationale	Northern Midlands LPS evaluation summary / submission
		- More onerous approvals pathway for augmentation of assets - Sends conflicting message to public regarding the ongoing use of the land	

4.2. SPP Issues

Please note, this aspect of TasNetworks' representation should not be taken as a request to change or amend the SPPs. However, this information is provided to highlight fundamental land use conflict issues that could occur as each LPS implements the SPPs across the State.

4.2.1. Exemptions

In this representation, TasNetworks would like to highlight a failing in the SPPs that causes a fundamental conflict between existing electricity transmission easement rights and SPP Exemptions and will prevent implementation of the purpose of the ETIPC. This failing is resulting from not applying the Code, in particular the Electricity Transmission Corridor (ETC) and Inner Protection Area (IPA), to certain exemptions that would:

- On almost every occasion, conflict with easement rights (and have the potential to impact human safety) and compromise the purpose of the Code; and
- Unless managed appropriately, have the potential to conflict with easement rights (and have the potential to impact human safety) and the Purpose of the Code.

Where the Code does not apply, easement rights still exist but can only be enforced once a breach has occurred or (at best) is imminent. This can result in a costly process of removal or relocation and in the interim, could pose a safety risk. When the Code applies, it provides developers, Councils and TasNetworks an opportunity to avoid or manage this issue early in the application process. Please refer to Appendix 2 for benefits that can be realised by considering electricity transmission assets in the planning process and conflict examples.

4.2.2. Scenic Protection Code

The Scenic Protection Code does not apply to sites in the Utilities Zone. As a result, assuming a Utilities zoning, TasNetworks' substations and communication sites are not subject to the application of this Code, thus supporting the continued and consolidated use and development of these sites for electricity infrastructure.

TasNetworks' recognises that a Council may wish to regulate other activities in the ETC that could impact on scenic values. However, the application of the Scenic Protection Code to new electricity transmission use and development within an existing ETC, has a number of impacts in conflict with the continued use of these corridors including:

- Not recognising the already established vegetation clearance and scenic quality;
- Not recognising the existing and continued use of these corridors, including vegetation clearance, for significant linear infrastructure on a state wide basis;
- Unreasonably diminishes the strategic benefit of the ETC;
- Devalues the substantial investment already made in the establishment of these corridors;
- Unreasonably fetters augmentation of existing corridors by imposing development standards relating to scenic protection to electricity transmission use and development in an existing electricity transmission corridor;
- Conflicts with the purpose of the ETIPC; and

- Supports a misconception in the community that where the Scenic Protection Code (tree preservation) is applied, vegetation clearance will be limited, when in fact vegetation clearance for transmission lines is required and authorised by separate regulatory regimes in these locations.

If the Scenic Protection Code in the SPPs were amended to ensure that, where this Code intersects with an ETC, it does not apply to electricity transmission use and development in that ETC, these impacts could be largely mitigated. This approach recognises the presence of this substantial electricity infrastructure and:

- its place in a broader state-wide network that is essential to the safe and reliable provision of electricity to Tasmania (as recognised in the Regional Land Use Strategy);
- implements the purpose of the ETIPC; and
- facilitates continued use or augmentation of existing corridors and ensures that future development (that is not otherwise exempt) can be efficiently provided.

The purpose of the Scenic Protection Code is to recognise and protect landscapes that are identified as important for their scenic values. In accordance with the Commission's Guidelines: *The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values*.

The ETIPC Code Purpose is: *To protect use and development against hazards associated with proximity to electricity transmission infrastructure. To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure. To maintain future opportunities for electricity transmission infrastructure.*

The application of the Scenic Protection Code to electricity transmission use and development in an ETC is inconsistent with the ETIPC purpose to retain electricity transmission infrastructure in these locations and to maintain future development opportunities.

For works that do not have the benefit of ESI exemptions, it would be difficult to comply with the Scenic Protection Code standards. Further, these assets form part of a wider network that is essential to the safe and reliable provision of electricity to Tasmania which is recognised in the Regional Land Use Strategy.

Please note that these issues have been previously raised and discussed with Meander Valley, Brighton, Central Coast, Glamorgan Spring Bay, Clarence, Circular Head, Devonport, Glenorchy City, West Coast, West Tamar, Sorell, Southern Midlands and Launceston councils as well as the Commissioners throughout the draft LPS assessment process and will continue to be raised as part of this process.

4.2.3. Landscape Conservation Zone

The introduction and subsequent rezoning of land within the ETC to the Landscape Conservation Zone has created a number of unforeseen issues for TasNetworks. Primarily the Landscape Conservation Zone – Zone Purpose is *to provide for the protection, conservation and management of landscape values*. This is considered to potentially conflict with the Purpose of the ETIPC which is *to maintain future opportunities for electricity transmission infrastructure.*

Additionally, development approval for augmentation of an existing corridor under the Landscape Conservation Zone is more onerous than if under the Environmental Living or Rural Resource Zones in the

interim scheme or the Rural Zone under the SPP. For example, the Acceptable Solution building height requirement in the Landscape Conservation Zone is 6m as opposed to 12m under the Rural Zone.

Further, TasNetworks has concern regarding the rezoning of land within an ETC to the Landscape Conservation Zone and the inconsistent messaging it provides to the public. That being that the land is for 'conservation', where in fact clearing of vegetation within the ETC is exempt and augmentation of corridors can occur.

TasNetworks acknowledges that the introduction of the Landscape Conservation Zone is per SPP drafting guidelines however would like to open discussions with Council and relevant stakeholders regarding the impacts that this change in zoning has on the continued operation of electricity transmission infrastructure across the State.

5. Appendix 1 – Detailed Assessment

5.1. Substations

There are two substations located within Northern Midlands. These are:

- Palmerston Substation
- Avoca Substation

The following table details TasNetworks planning Policy Position with respect to substations.

Table 4 Substations Policy Position Summary

Zoning	Overlay	SAP / PPZ	ETIPC
Zoned Utilities	- Priority Vegetation not applied where the site is cleared of native vegetation - Scenic Protection not applied	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Applied

The Palmerston Substation is located at 4554 Poatina Road, Cress. The site is zoned Utilities. Neither the Priority Vegetation nor the Scenic Protection overlays have been applied to the site nor has a SAP or PPZ. The ETIPC has been applied correctly. As such, TasNetworks is supportive of how the substation is represented in the draft LPS.

The Avoca Substation is located at 62 Royal George, Avoca. The site is zoned Utilities; neither the Scenic Protection Code, a SAP nor a PPZ has been applied to the site and the ETIPC has been applied correctly. This is consistent with TasNetworks Policy Position. Notwithstanding this, as shown in the following figure, the Natural Assets Code – Priority Vegetation Overlay has been applied to a portion of the site that is developed and cleared of native vegetation. As such, TasNetworks requests that this overlay be removed from the site where there is no vegetation and the site is developed.

Figure 4 Avoca Substation Priority Vegetation Overlay

5.2. Communication Sites

There are five communication sites with Northern Midlands that are operated by TasNetworks and are required to be protected through the ETIPC. These are:

- Palmerston Substation Communication Site
- Avoca Substation Communication Site
- Black Bottom Hill Communication Site
- Mt Rex Communication Site
- Poatina Repeater Communication Site

The following table details TasNetworks planning Policy Position with respect to communication sites.

Table 5 Communication Sites Policy Position Summary

Zoning	Overlay	SAP / PPZ	ETIPC
Zoned Utilities	- Priority Vegetation not applied where the site is cleared of native vegetation - Scenic Protection not applied	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Applied

Palmerston Substation Communication Site is co-located at the Palmerston Substation. As detailed in the previous section of this report TasNetworks is supportive of how the site is represented in the draft LPS.

Avoca Substation Communication Site is co-located at the Avoca Substation. As detailed in the previous section of this report and in Figure 4 (above) TasNetworks requests the Priority Vegetation overlay be removed for the cleared and developed parts of the site.

Black Bottom Hill Communication site is located at a site known as CT 18951/1. The site is zoned Agriculture under the draft LPS. TasNetworks requests the Utilities Zone be applied to its communication sites. The Utilities Zone is considered appropriate for TasNetworks communication infrastructure as it forms a key part of the broader electricity network and is considered as major utilities. This rezoning request is consistent with other communication sites operating under the Tasmania Planning System. Neither the Priority Vegetation, Scenic Protection overlays nor a SAP or PPZ have been applied to the site. The ETIPC has been applied correctly which is supported.

Mt Rex Communication Site is located on land identified as PID 3391254. The site is zoned Rural in the draft LPS. As the site is part of a larger title, TasNetworks requests that a 20m radius from the centre of the communications site, within the communication station buffer area, be rezoned to Utilities. As previously detailed, the Utilities Zone is considered appropriate for TasNetworks communication infrastructure as it forms a key part of the broad electricity network and is considered as major utilities. The ETIPC Code has been applied correctly to the site; neither a SAP nor PPZ has been applied to the site. Similarly neither the Priority Vegetation or Scenic Protection overlays have been applied to the site which is in line with TasNetworks Policy Position.

Poatina Repeater Communication Site is located at a site known as PID 6753154. The site is zoned Environmental Management in the draft LPS. As the site is part of a larger title, TasNetworks requests that

a 20m radius from the centre of the communication site, be rezoned to Utilities. As described, TasNetworks communication infrastructure is considered as major utilities and as such should be zoned Utilities. The following figure identifies the site and that the Natural Assets Code – Priority Vegetation Overlay has been applied to a portion of the site that is developed and cleared of native vegetation. As such, TasNetworks requests that this overlay be removed from the site where there is no vegetation and the site is developed.

Figure 5 Poatina Communication Site Priority Vegetation Overlay

Further, the Scenic Protection overlay has been applied over the Poatina Communication Site. It is understood that this overlay has been carried forward from the Interim Scheme. TasNetworks acknowledges that a submission regarding this is outside the remit of this representation however please refer to section 4.2.2 which details TasNetworks concerns regarding the application of this code over its assets.

5.3. Electricity Transmission Corridors

There are 13 TasNetworks Electricity Transmission Corridors (ETC) that extend across Northern Midlands. These are:

- Line 457 Avoca – St Marys 110kV
- Line 429 Palmerston – Avoca 110kV
- Line 410 Waddamana – Palmerston 110kV
- Line 409 Waddamana – Palmerston 110kV
- Line 502 Liapootah – Palmerston 220kV
- Line 527 Liapootah – Palmerston No. 2 220kV
- Line 412 Poatina – Palmerston 110kV
- Line 505 Poatina – Palmerston (north) 220kV
- Line 506 Poatina – Palmerston (south) 220kV
- Line 503 Palmerston – Sheffield 220kV
- Line 509 Palmerston – George Town 220kV
- Line 413 Palmerston – Trevallyn 110kV
- Unregister Wayleave Agreement (UWA)

These corridors are shown in Figure 2. The following table details TasNetworks Policy Position regarding the ETC.

Table 6 ETC Policy Position Summary

Zoning	Overlay	ETIPC	SAP / PPZ
- No specific zoning applied to ETC; - Landscape Conservation Zone not applied to ETC	- Scenic Protection Code not applied to ETC	Applied	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards

A range of zones have been applied to the land subject to these corridors and as the SPP allows for consideration of Utilities in all zones this is acceptable to TasNetworks. Notwithstanding this, the Landscape Conservation Zone has been applied to Line 412 Poatina – Palmerston 110kV, Line 505 Poatina – Palmerston (north) 220kV and Line 506 Poatina – Palmerston (south) 220kV. Please refer to section 4.2.3 of this report which details TasNetworks concerns regarding the application of the Landscape Conservation Zone to ETC.

The Scenic Protection Code has been applied to numerous ETC as shown in the following figure. It is understood that this overlay has transitioned under schedule 6 from the Interim Scheme. Please refer to section 4.2.2 which raised TasNetworks concerns regarding the application of this code ETC.

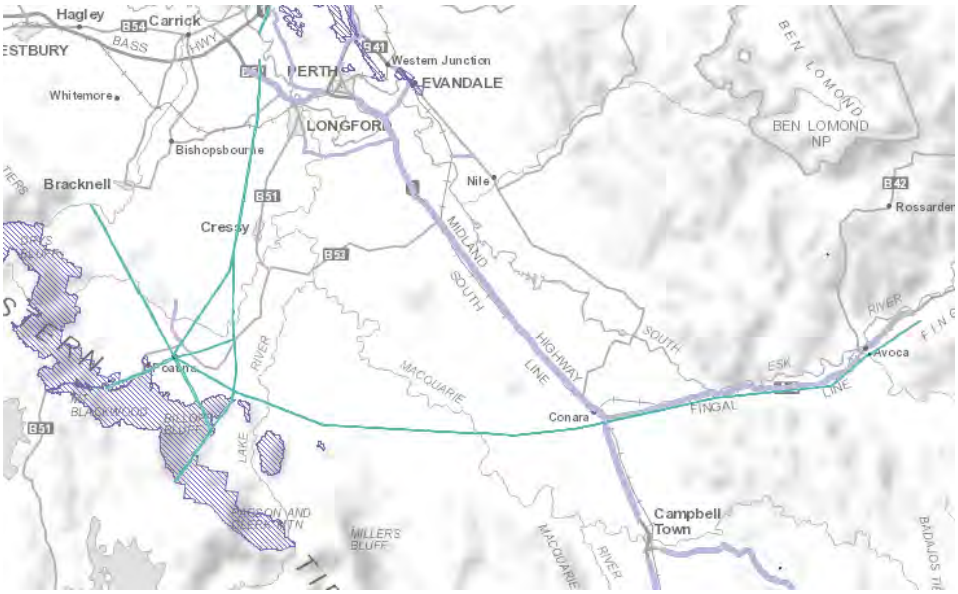

Figure 6 Scenic Protection Code Overlay

The ETIPC has been applied correctly in the draft LPS and neither a SAP nor PPZ has been applied over a ETC. This is in line with TasNetworks Policy Position.

5.4. Particular Purpose Zones (PPZ) and Specific Area Plans (SAP)

The following table provides an overview of TasNetworks Policy Position regarding PPZs and SAPs.

Table 7 PPZ and SAP Policy Position Summary

Application	Policy
Use Standards in PPZ or SAP	- Use Class for Utilities or Minor Utilities must be either NPR, P or D. Must not be Prohibited
Development Standards in PPZ or SAP	- Are not drafted without a discretionary approval pathway (e.g not include a finite development standard - an absolute height limit) - Allow subdivision for Utilities use in all zones

The draft LPS contains the following PPZs:

- NOR-P1.0 Particular Purpose Zone – Campbell Town Service Station
- NOR-P2.0 Particular Purpose Zone – Epping Forest

The drafting of both these instruments are in line with TasNetworks Policy Position.

The draft LPS contains the following SAPs:

- NOR-S1.0 Translink Specific Area Plan
- NOR-S2.0 Campbell Town Specific Area Plan
- NOR-S3.0 Cressy Specific Area Plan
- NOR-S4.0 Devon Hills Specific Area Plan
- NOR-S5.0 Evandale Specific Area Plan
- NOR-S6.0 Longford Specific Area Plan
- NOR-S7.0 Perth Specific Area Plan
- NOR-S8.0 Ross Specific Area Plan

It is understood that all SAPs are introduced except for the Translink SAP which is transitioning. The drafting of these SAPs is in line with TasNetworks Policy Position.

6. Appendix 2 – SPP Issues

In addition to TasNetworks' request regarding the Scenic Protection Code application, this appendix outlines the benefits of considering electricity transmission assets in the planning process for new development.

The following benefits can be realised if impact on electricity transmission assets are considered in the planning process. (See Table 8 below for the list of relevant exemptions):

- Removes the incorrect perception that buildings and other works exempt under the SPPs can safely occur in a transmission line or underground cable easements without the need to consider asset easement rights or operational requirements.
- Empowers the Planning Authority to request further information, condition or refuse a development that conflict with the Code requirements and purposes.
- Saves developers, Councils, TasNetworks and the community time, cost and distress associated with easement right enforcement after a building, structure or other works have either commenced construction or have been built.
- Reflects the reality with respect to what can and cannot safely occur in an electricity easement.
- Saves developers project delay and cost required as a result of reworking proposals to ensure easement rights are not compromised later in the process.
- Increases the chances of considering the impact of new development on electricity assets early in the planning assessment process, before significant expenditure on project preparation has occurred.
- Prevents land use conflict between existing critical electricity transmission assets and new development.
- Protects human safety.
- Aligns the planning considerations and electricity easement rights.
- Avoids increased acquisition or construction cost for future assets as a result of encroachment (eg: dwelling encroachments within strategically beneficial easements may not cause operational issues for existing assets. However, dwelling acquisition and increased community and social impact of processes required to remove dwellings in the easement if it is required later can be avoided if encroachment is prevented in the first place.
- Supports compliance with AS 7000.
- The strategic benefit of existing electricity easements and the strategic purpose of the Code is preserved.

Conflict Examples

Table 8 presents examples of exempt development where TasNetworks believes conflict with easement rights can occur.

Colour coding indicates the following:

Conflicts with easement rights and may be capable of management to ensure appropriate alignment with easement rights.
Conflicts with easement rights. In almost all cases, this exemption will pose a safety and operational hazard for overhead and underground transmission lines and cables.

Table 8 Exemptions and land use conflict with electricity transmission assets

SPP exemption	Comment
4.3.6 unroofed decks	If not attached to a house and floor level is less than 1m above ground level. **TasNetworks Comment:** A deck of this nature can pose an impediment to safe access and due to other exemptions can be roofed without further assessment which is in conflict with easement rights and could compromise safety. A deck over the operational area required for an underground cable would always be unacceptable.
4.3.7 outbuildings	One shed: up to 18m2, roof span 3m, height 2.4m, fill of up to 0.5m. Up to two shed: 10m2, sides 3.2m, height 2.4m. Similar to PD1. **TasNetworks Comment:** This type of building almost always poses a safety and operational hazard for transmission lines, cables and human safety. This type of building over the operational area required for an underground cable always poses an unacceptable safety risk.
4.3.8 outbuildings in Rural Living Zone, Rural Zone or Agriculture Zone	4.3.8 Provides for an unlimited number of outbuilding per lot as follows: Floor area 108m2, height 6m, wall height 4m.
4.3.9 agricultural buildings and works	Already subject to the Local Historic Heritage Code.

SPP exemption	Comment
in the Rural Zone or Agriculture Zone	Slightly broader than PD1. 4.3.9 New and broader than PD1 exemptions. Provides for unlimited number of outbuilding per lot as follows: Must be for agricultural use, floor area 200m2, height 12m. Already subject to the Local Historic Heritage Code and the Scenic Protection Code. **TasNetworks Comment:** These exemptions create a new and potentially more dangerous conflict with electricity transmission lines and cables where a larger and higher building can be constructed in an electricity transmission easement without the need for planning approval. Buildings of this nature can severely impede TasNetworks' ability to safely access, operate and maintain electricity transmission lines. If built, these buildings could also present a threat to human safety. As a result, in almost all cases, if built, buildings covered by these exemptions would necessitate the enforcement of easement rights, either during or after construction and after the planning and building (exemption), process has occurred. This will likely mean relocating the proposal, a further planning assessment and added cost and time to a development. The nature of electricity transmission line assets (ie: running from isolated generation locations into populated areas) means the zones mentioned in this exemption are almost certain to contain (and appropriately so) electricity transmission assets. The cost of removing substantial agricultural buidings from easements required for new assets also adds to future asset construction costs.
4.3.11 garden structures	Unlimited number, 20m^2, 3m height max. Already subject to the Local Historic Heritage Code. **TasNetworks Comment:** If not managed appropriately, this type of structure has the potential to compromise clearances and the safe and reliable operation of transmission lines and underground cables. Depending on location within an easement, could also present a threat to human safety.

SPP exemption	Comment
	Cost of removal is limited, however still requires post breach enforcement of easement rights.
4.5.1 ground mounted solar energy installations	Each installation can be 18m^2 area. Already subject to the Local Historic Heritage Code. **TasNetworks Comment:** This type of activity has the potential to compromise clearances or adversely impact easement access (especially during emergency repair conditions).
4.5.2 roof mounted solar energy installations	Already subject to the Local Historic Heritage Code. This would likely only apply to existing buildings within easements. **TasNetworks Comment:** Encroachment is likely existing, however, this exemption has the potential to compromise clearances in what may be a compliant situation.
4.6.8 retaining walls 4.6.9 land filling	4.6.8 Allows for retaining 1m difference in ground level. This exemption is already subject to the Local Historic Heritage Code and the Landslip Hazard Code. Reflects what was in PD1. 4.6.9 Allows for filling of up to 1m above ground level. This exemption is already subject to the Natural Assets Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code and Landslip Hazard Code. Reflects what was in PD1. **TasNetworks Comment:** This type of activity has the potential to compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Subject to appropriate management, this type of activity can usually occur within transmission line easements, however, may pose a more challenging risk for underground cables.
4.6.13 rain-water tanks 4.6.14 rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone	Rainwater, hot water & air conditioner exemptions with the 1.2m stand were already included in PD1 and were carried through to the draft and finalised SPPs. This was one exemption in the draft SPPs and was modified by the Commission into four exemptions. TasNetworks requested the original exemption be subject to the Code. 4.6.13: attached or located to the side or rear of a building and can be on a stand height 1.2m high. Subject to the Local Historic Heritage Code.

SPP exemption	Comment
4.6.15 fuel tanks in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone 4.6.16 fuel tanks in other zones	4.6.14 attached or located to the side or rear of a building with no height limit. Subject to the Local Historic Heritage Code. 4.6.15 no height limit, no requirement is be located near a building. Limited when storage of hazardous chemicals is of a manifest quantity and Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code, Bushfire-Prone Areas Code or Landslip Hazard Code, applies and requires a permit for the use or development. 4.6.16 must be attached or located to the side or rear of a building, max 1kL capacity, on a stand up to 1.2m high and subject to the Local Historic Heritage Code. **TasNetworks Comment:** These exemptions allow for water tanks on stands and some have no height limit. These developments have the potential to compromise access to the easement, compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Depending on location in the easement, these developments could pose a threat to human safety. Subject to appropriate management, this type of activity may occur within transmission line easements, however, may pose a more challenging risk for underground cables.

(Mrs) Erin Eiffe
PO box 96
PERTH Tas 7300
19th December, 2021

Mr Des Jennings
General Manager
Northern Midlands Council
PO Box 156
LONGFORD Tas 7301

Re: Draft Northern Midlands Local Provisions Schedule – Tasmanian Planning Scheme

Dear Mr Jennings,

This is a long and complicated document. I sought clarification from the Council's Planning Department, and as I now understand, it's relevance to my residential area is that any further subdivision of land (Gibbet Hill Rise) is to be limited to no less than 1 hectare in size. What I can't understand is why Devon Hills is protected from subdivision, because this puts more pressure on surrounding properties.

One of the biggest immediate problems that I see is that developers will be (and already are) scrambling to buy as much land as possible to subdivide according to the present guidelines, which unfortunately allow for blocks of less than 1 hectare in the Gibbet Hill Rise area, which is my particular concern. No doubt this occurring across Tasmania.

I welcome larger block subdivisions (although I am not happy that a 2 half hectare block subdivision right on the border of my property has been already been given the green light by Council.) Smaller blocks – in the rural area as well as in Perth itself – do not contribute to quality of life, good neighbour relationships or to the environment in general, but how is the present rate of development to be contained before our area loses completely its character and its appeal, before these proposed new regulations come into being?

I may have missed it in the bulk of the Draft Schedule, but there does not appear to be protection for wildlife, or for tree and habitat preservation. If this is the case, I ask – why not? Because wildlife and even the trees are as much a part of the life and appeal of the Perth area as anything else. I notice that some trees have been planted by Council at the northern end of Perth, but that State Growth have poisoned all the vegetation between the north of Perth and Island Pavers.

In summary:

One) I welcome the intention to impose a minimum limit on block sizes in Perth which require blocks to be of a larger size than is presently required.

I would like to ask if existing applications for smaller blocks on which building has not begun before the new regulations come into play, be made retrospective, to help preserve the character and integrity of the area, because land is being bought by developers and carved up under the existing laws. The new regulations will be rather useless if land can be bought now and subdivided into smaller blocks in the future.

Two) I query the protection of Devon Hills at the expense of surrounding properties.

Three) I would really like to see environmental issues addressed in this Schedule – provision for the protection of wildlife and of vegetation – across a large scale beyond what passes for protection under the present regulations. And that addressing climate change become Council policy.

Yours sincerely,

Erin Eiffe

Friends of the Great Western Tiers
kooparoona niara

19th December 2021

Planning Authority
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Via email: lps@nmc.tas.gov.au

Representation on the Northern Midlands Draft Local Provisions Schedule

Zoning of private properties along the Great Western Tiers in Northern Midlands

Friends of the Great Western Tiers kooparoona niara is a group of people who love and seek to preserve this magnificent landscape and the culture embedded in it. One of our objectives is to achieve the lasting and effective protection of the natural and cultural values of the Great Western Tiers.

In the currently exhibited Northern Midlands Draft Zone Map all the privately owned titles along the Great Western Tiers escarpment adjoining the Tasmanian Wilderness World Heritage Area (WHA) have been rezoned from Rural Resource in the Northern Midlands Interim Planning Scheme 2013 (NMIPS 2013) to Agriculture in the Tasmanian Planning Scheme.

The Scenic Management Area covering the Great Western Tiers in the Northern Midlands municipality in NMIPS 2013 has been preserved in the Draft LPS as the NOR-C8.1.5 Great Western Tiers Scenic Protection Area.

While protecting the scenic values of the Great Western Tiers with a Scenic Protection Area is important, zoning is the primary method of the control of use and development and the Agriculture zone is quite inappropriate for all of those titles.

In our view the most appropriate zoning of the privately owned titles is the new Landscape Conservation Zone for the following reasons:

- Nearly all of the titles contain threatened vegetation communities and/or threatened flora, fauna or habitat - Guideline LCZ2 (a)

- They nearly all adjoin the Tasmanian Wilderness WHA which, under the Australian Government's EPBC Act 1999, restricts use and development that are likely to have a significant impact on the World Heritage values of the Tasmanian Wilderness.
- They are all covered by the Great Western Tiers Scenic Protection Area – Guideline LCZ2 (b)
- Five of the titles at Liffey contain Private Reserves protected by conservation covenant and are therefore identified for protection and conservation by the State and Australian Governments – Guideline LCZ1
- Agriculture zone is inappropriate because none of titles were identified in the 'Land Potentially Suitable for Agriculture Zone' layer and Northern Midlands Planning Authority has not presented evidence why they should be zoned Agriculture – Guideline AZ7
- Rural zone is inappropriate because the titles contain identified scenic and natural values requiring protection under either the Environmental Management or Landscape Conservation Zone – Guideline RZ1
- Landscape Conservation Zone allows the application of the Priority Vegetation Area overlay to the titles whereas Agriculture Zone does not – Guideline NAC13

We understand that several landowners at Liffey on the slopes of the Great Western Tiers have made representations requesting the rezoning of their properties to Landscape Conservation and that John Thompson has made a representation presenting a case for rezoning all the privately owned titles along the Great Western Tiers to Landscape Conservation.

The Friends of the Great Western Tiers also supports these representations.

Sincerely

L. Goldsworthy

Laurie Goldsworthy

President

Friends of the Great Western Tiers kooparoona niara inc.

Rebecca Green & Associates

General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Via email: lps@nmc.tas.gov.au

19 December 2021

Dear Mr Jennings,

PLANNING EXHIBITION REPRESENTATION – DRAFT NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE - CORRECTED

This representation is prepared on behalf of Mr. David Cordell and Ms. Dimity Calvert for consideration within the Local Provisions Schedule for Northern Midlands Council in relation to property at 101 Pateena Road, Travellers Rest CT 122299/6 and comprises an area of approximately 19.96ha.

The land is currently on a single title and is currently split between zoning Rural Living D (approx. 11ha) under the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule and Rural Resource (approx. 9ha) under the Northern Midlands Interim Planning Scheme 2013. It is noted that the section of the land currently within the Northern Midlands municipal boundary is proposed to be zoned Agriculture under the Draft Northern Midlands Local Provisions Schedule.

The property is unique in that it is straddled not just across municipal boundaries but also has differing zonings. All improvements (other than rural style fencing) on the property are within the Municipality of Meander Valley. The property is assessed for rates by the Meander Valley Council. The owners have requested the Councils to request to the Director of Local Government to initiate a minor municipal boundary adjustment in accordance with Section 16 (4A) of the *Local Government Act 1993*. The request to both Council's was submitted on 8 July 2021, this process is still in progress.

In the meantime, the owners wish that the zoning of the property be consistent throughout the two Local Provisions Schedules to ensure that the zoning is Rural Living D when the minor municipality boundary adjustment comes into effect.

Request is therefore made that the section of the land proposed to be zoned Agriculture under the Draft Northern Midlands Local Provisions Schedule be zoned Rural Living D, to

Rebecca Green & Associates

reflect the zoning of the other portion of the land as well as to provide consistent zoning with adjacent lands including 187 Pateena Road which is proposed to be zoned Rural Living D.

In June 2019, the owners contracted AK Consultants (now known as RMCG) to prepare an Agricultural Assessment to determine whether there was merit in supporting the whole of the land (title) be zoned Rural Living. The assessment determined that the 9.4ha zoned as Rural Resource under the Northern Midlands Interim Planning Scheme 2013 and mapped as 'unconstrained' by the Agricultural Land Mapping Project, has no agricultural potential. It appears that the Agricultural Land Mapping Project did not consider that the title is split zoned and is also adjacent to other Rural Living zoned lands. I attach a copy of this assessment provided by AK Consultants to this submission.

Whilst it is recognised that Practice Note 7 requires zone boundaries that do not follow property boundaries to be minimised and should be necessary for planning reasons, it would seem apparent that the Council is unaware of the split zoning and the current zone of the front portion of the title which lies within the Meander Valley Municipality.

Therefore, we respectfully request further consideration of the zoning of this parcel of land through this process and that the land be zoned Rural Living D.

Kind Regards,

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor
m. 0409 284422
e. admin@rgassociates.com.au

AK Consultants
AGRICULTURAL &
NATURAL RESOURCE
MANAGEMENT

Mr & Mrs D. Cordell
101 Pateena Road
Travellers Rest
TAS 7250

C/O: admin@rgassociates.com.au

21st June 2019

Dear David & Jane,

Desktop Agricultural Assessment – Rezone a Section of 101 Pateena Road, Travellers Rest from Rural Resource to Rural Living

I understand you are intending to seek approval from the Northern Midlands Council on a proposed rezoning of a section of 101 Pateena Road, Travellers Rest (CT 12229/6) from Rural Resource to Rural Living through the Northern Midlands Local Provisions Schedule of the Tasmanian Planning Scheme. The title is 20.6ha in area.

Currently the subject title is split zoned between Rural Living (11.2ha) and Rural Resource (9.4ha). The area zoned as Rural Living is within the Meander Valley Municipal area, while the area zoned as Rural Resource is located in the Northern Midlands Municipal area. The intent behind the proposed rezoning is to provide a single zone for the entirety of the title, which may also facilitate a 2-lot subdivision in the future. I have undertaken an assessment of the agricultural potential of 101 Pateena Road and surrounding land.

In assessing the impacts of the proposal, the objectives of the Rural Resource Zone under the *Northern Interim Planning Scheme 2013* have been considered, as well as the objectives of the Agriculture and Rural Zones in the *Tasmanian Planning Scheme*. These objectives include consideration of the principles of the State Policy on the *Protection of Agricultural Land 2009* (PAL Policy) and can be consolidated into two key assessment issues:

1. The impact on the primary industry potential of the subject title; and
2. The potential for any future proposed subdivision and additional dwellings, subsequent to successful rezoning to Rural Living, to constrain adjacent primary industry activity.

Whether the title is practically capable of supporting primary industry depends on the current land-use, previous land use and potential land use, size of the title, Land Capability, whether there is an irrigation water resource or potential for an irrigation resource and whether the title supports any threatened vegetation or threatened species habitat. Whether the title can be farmed in conjunction with other land also needs to be considered.

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Phone: (03) 6334 1033
E: office@akconsultants.com.au
Web: www.akconsultants.com.au

If it can be demonstrated that the title cannot be utilised for primary industry, then it also needs to be demonstrated that any future subdivision and dwellings will not impact on any adjacent agricultural/resource development land use. This can usually be achieved through appropriate buffers and boundary setbacks.

The title is moderately to steeply sloped (approximately 10° over the entire title), with a northerly aspect. The highest point is along the southern boundary siting at 240m Above Sea Level (ASL) and the lowest point is along the northern boundary at 170m ASL. There is an existing dwelling located in the Rural Living zoned area of the title. Published Land Capability at a scale of 1:100,000 maps the western 8.1ha as Class 4 land, the eastern 12.5ha as Class 5 land, while the most eastern 0.1ha located in the title's eastern corner is mapped as Class 6 land (see Figure 4). TasVeg 3.0 maps 17.5ha of *Eucalyptus viminalis* grassy forest and woodland (DVG), 1.9ha of Agricultural Land (FAG) and 1.3ha of Lowland grassland complex (GCL) (see Figure 5). There are no existing water resources for irrigation associated with the title and negligible potential for water resources to be developed.

Within the 9.4ha currently zoned as Rural Resource there is 2.1ha of Class 4 land, 7.2ha of Class 5 land and 0.1ha of Class 6 land. The vegetation is mapped as; 0.2ha FAG, 1.2ha GCL and 8ha of DVG. A site visit was conducted on the 6th of June 2019. During this site visit a Land Capability Assessment was not conducted, however, the presence and prevalence of surface stone across the area zoned Rural Resource is a strong indication that if a Land Capability Assessment was conducted at a larger scale than the published Land Capability for the title, it would result in poorer Land Capability results for the land.

The title is utilised for horse agistment and training, with no agricultural activities occurring beyond grazing of horses. Of the area zoned Rural Resource, only the most western third is used for grazing, as the eastern two thirds is covered in dense vegetation, and is extremely rocky, too rocky to be cleared and converted to pasture (see images). Because the land is split zoned, with the area zoned Rural Resource displaying poor characteristics for agriculture it is my opinion that this land has no agricultural value in its own right.

All land to the south west, west, north and north east is zoned Rural Living and thus retains no agricultural value. To the south east is CT 122424/1 which is 557ha in area. This title is part of a dryland grazing agricultural enterprise. Directly adjacent to the subject title, this large title displays similar characteristics as the subject title, with abundant surface rock and existing native vegetation. It is highly unlikely that the land adjacent to the subject title would be utilised for any agricultural activity of a higher intensity than occasional dryland grazing. 9.4ha associated with the subject title would add little, to no value, to the agricultural potential of this larger block to the south.

Under the new State-wide Planning Scheme the Department of Justice, *Agricultural Land Mapping Project*, shows the Rural Resource section of title as 'unconstrained' and in the Agricultural Zone, while the Rural Living area was not included in the mapping. The *Agricultural Land Mapping Project*, was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource Zone (and Significant Agriculture Zone where relevant) into the Rural and Agriculture Zones, as required under the new State-wide Planning Scheme. The constraints analysis that was utilised in the *Ag land Mapping Project* was not aimed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land as it was perceived to not be feasible to develop a model at state-wide level that could consider all factors of each individual title. Instead it was developed

to provide a tool for Councils to utilise to identify areas for further investigation that could be potentially constrained.

In this instance, it appears the analysis tool identified that the Rural Resource Zone area of subject title was more than 1ha and adjacent to a title with commercial scale characteristics. These characteristics would have resulted in the title being classified as 'unconstrained'. It does not appear to have considered that the title is split zoned and is also adjacent to residential zoning (Rural Living).

The 9.4ha zoned as Rural Resource under the *Northern Midlands Interim Planning Scheme 2013* and mapped as 'unconstrained' by the *Agricultural Land Mapping Project*, in our opinion has no agricultural potential. Rezoning this area to Rural Living will have no impact on the regions' agricultural estate. If future subdivision and development occurs on the title, a 50m buffer should be retained from the agricultural title to the south east to minimise any risk of constraining adjacent existing or potential primary production.

Yours Sincerely,

Michael Tempest
Natural Resource Management Consultant

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Appendix 1 - Maps

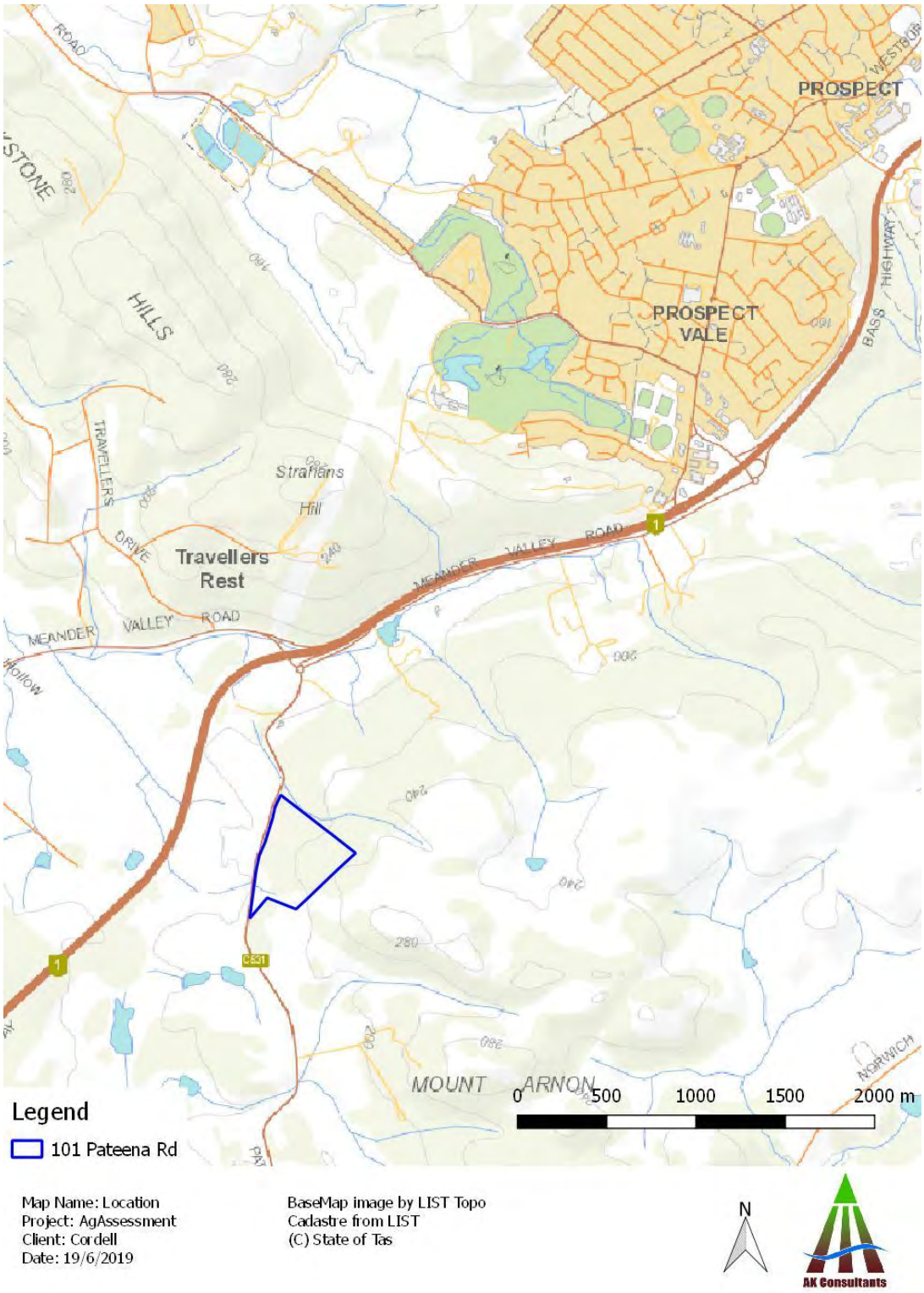

Figure 1. Location

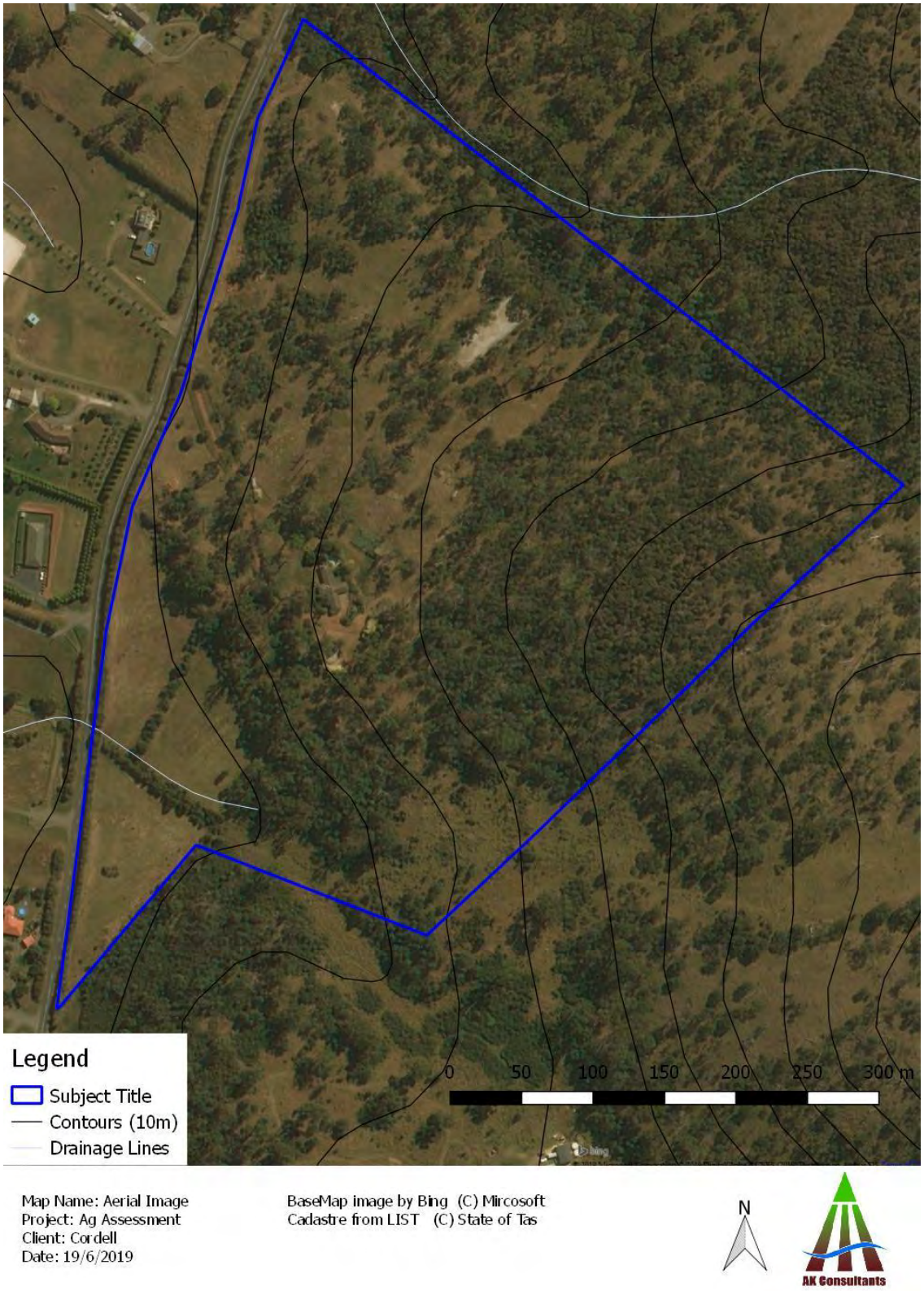

Figure 2. Aerial Image

Figure 3. Existing Zoning of subject title under the Interim Planning Schemes.

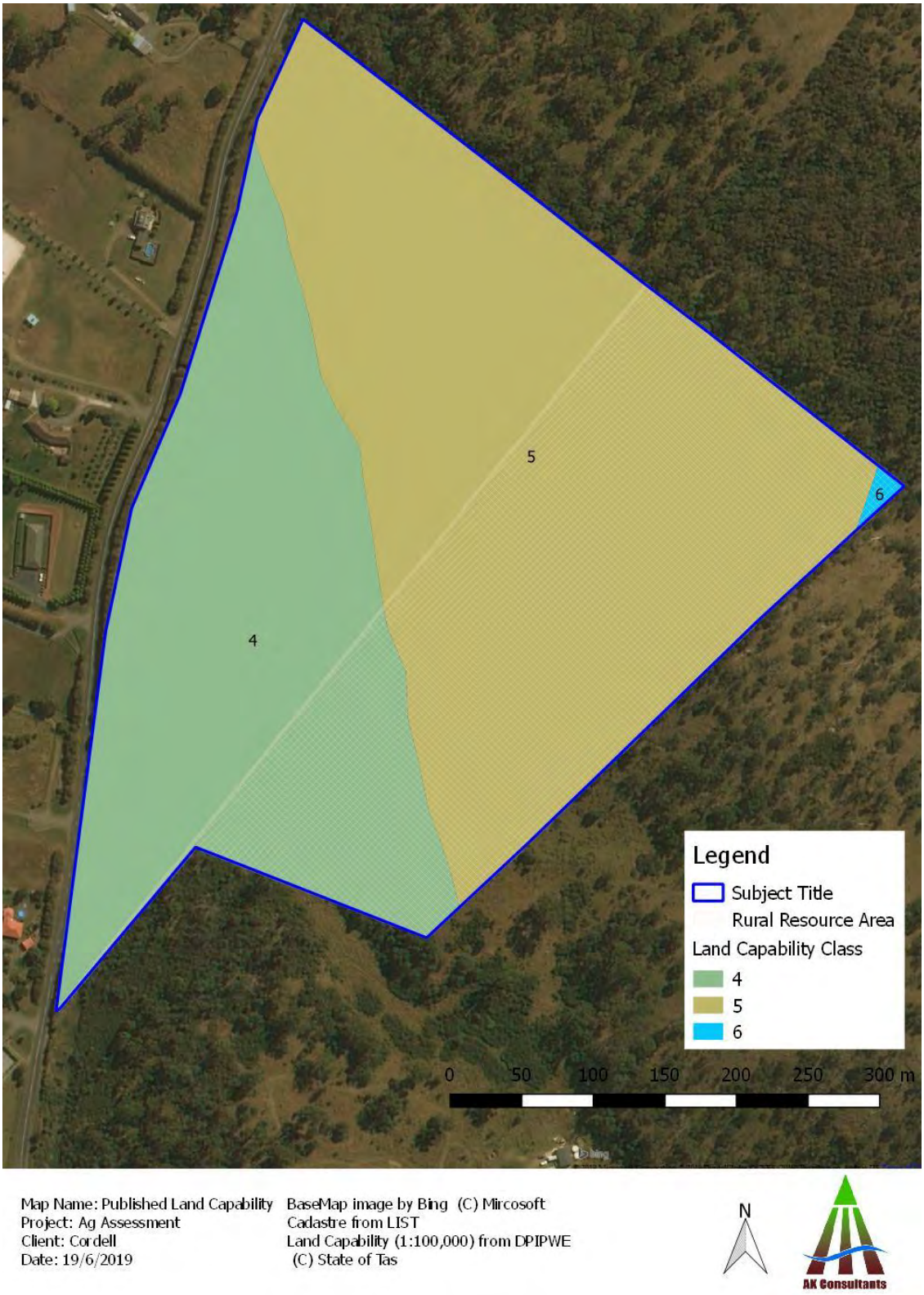

Figure 4. Published Land Capability of the subject title.

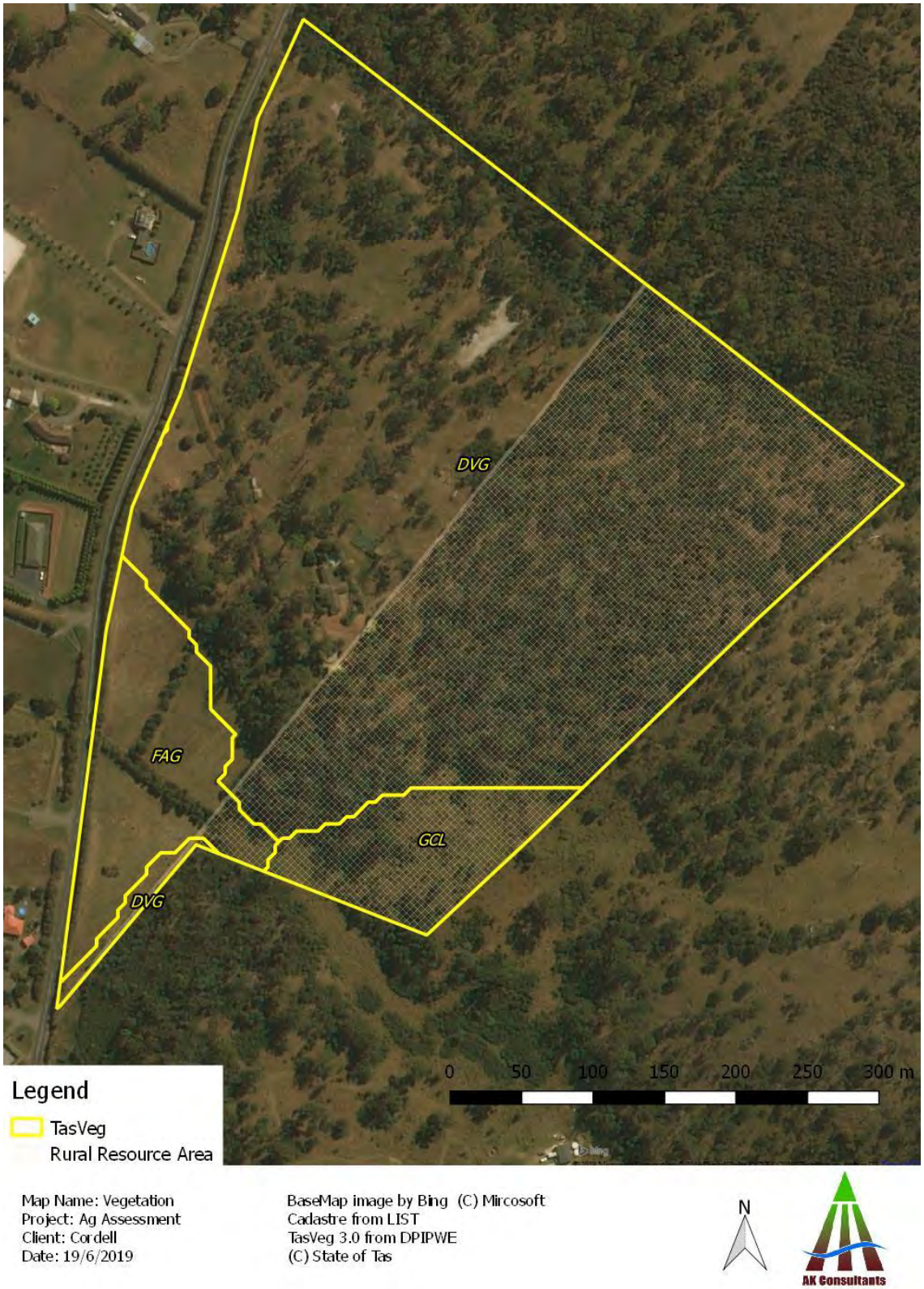

Figure 5. Tas Veg 3.0 mapped vegetation of the subject title.

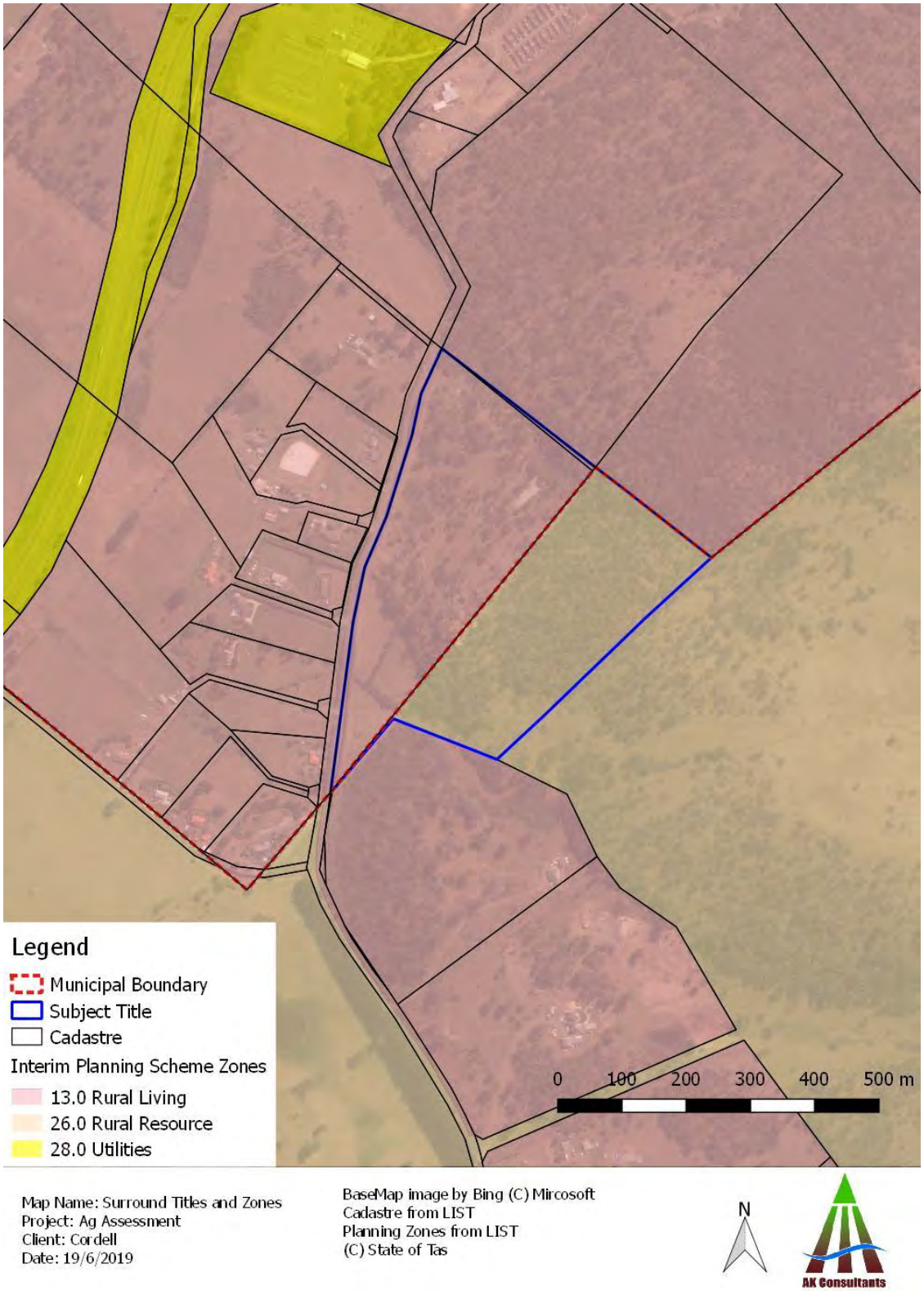

Figure 6. Surrounding titles and zoning under the Interim Planning Schemes.

Appendix 2 – Photos Taken by Michael Tempest (06/06/2019)

Photo 1. Semi-improved pasture area within the Rural Resource Zone area that is mapped with a Land Capability of Class 4. Note Surface Stone presence.

Photo 2. Example of the vegetation within the area mapped as the vegetation community DVG

Photo 3. Example of surface rock presence in the western third of the Rural Resource Zone area.

Photo 4. Existing vegetation and surface rock to the south of the subject title on CT 122424/1.

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

Kaylene Challis
KChallis
843 Hobart Rd
Breadalbane
TAS 7258

NORTHERN MIDLANDS COUNCIL
File No
Property
Attachments
REC'D 13 DEC 2021

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HLT					

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

861 HOBART RD.

NORTHERN MIDLANDS COUNCIL
File No
Property
Attachments
REC'D 13 [illegible] 2021

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Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

P Newlands 1 Raeburn Rd Breadalbane.

NORTHERN MIDLANDS COUNCIL
File No.
Property
Attachments
REC'D 13 DEC 2021

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Representation 25 - Patricia

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

Patricia D. Slaub.
861 Hobart Rd.
Breadalbane 7258
Tasmania

NORTHERN MIDLANDS COUNCIL
File No
Property
Attachments
REC'D 13 DEC 2021

	I	A		I	A
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Page 1 of 2

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

PRae 3 Raeburn Road

Representation 27 - Leonie Westgarth

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern,

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

LWestgarth

Paul & Leonie Westgarth
852 Hobart Road, Breadalbane

10-12-2021

NORTHERN MIDLANDS COUNCIL
NORTHERN MIDLANDS COUNCIL
File No.
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8:45am

Page 1 of 2

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

3 Rae Bern road

NORTHERN MIDLANDS COUNCIL					
File No					
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Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern,

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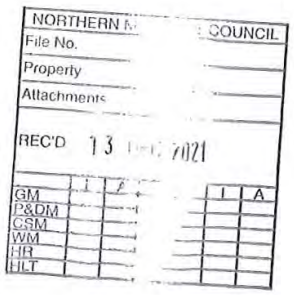
We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

Paul & Leonie Westgarth
852 Hobart Road, Breadalbane

10-12-2021



Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

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The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

JAMES SMITH. 854 HOBART RD BREADALBANE

NORTHERN MIDLANDS COUNCIL
File No
Property
Attachments
REC'D 13 DEC 2021

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Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

M K Challis
843 HOBART Rd
Breadalbane - 12-12-21

NORTHERN MIDLANDS COUNCIL
File No
Property
Attachments
REC'D 13 DEC 2021

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P&DM			BLD		
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HES					
HLT					

Rosemary Jones

From: Quenton Higgs <quentonhiggs@gmail.com>
Sent: Thursday, 16 December 2021 9:42 AM
To: Local Provision Schedule Feedback
Subject: Rezoning our property to Landscape Conservation

Follow Up Flag: Follow up
Flag Status: Completed

Attention: Northern Midlands Planning Authority

We are the owners of the conservation property at 1827 Liffey Road, Liffey (PID 6753759, CT 45838/1). In the currently exhibited Draft Zone Map our property and surrounding properties have been rezoned from Rural Resource to Agriculture.

Our 19.9 ha property contains the 15.3 ha Noble Liffey Road Reserve protected by conservation covenant which has therefore been identified by both the State and Commonwealth Governments for protection and conservation of the biodiversity it contains. The 1.5 ha of non-covenanted land south of Liffey Road contains a residential dwelling and the 3.1 ha on the other side of Liffey Road is mostly cleared of vegetation but is not used for commercial agriculture. Our property adjoins the 131 ha Drys Bluff Reserve on CT 150038/1 to the south which in turn adjoins the Tasmanian Wilderness World Heritage Area, all part of the Tasmanian Reserve Estate and Australia's National Reserve System.

In its representationConservation Landholders Tasmania (CLT) has presented a detailed case for rezoning our property to Landscape Conservation based on Guidelines LCZ1 and AZ6 and the Tasmanian Planning Commission's advice posted on the Planners Portal on 22 April 2021. Our property is also unsuitable for Agriculture Zone based on Guideline AZ3 that deals with Potentially Constrained (Criteria 3) land. Furthermore our property and surrounding properties are overlain by the proposed NOR-C8.1.5 Great Western Tiers Scenic Protection Area which makes the Landscape Conservation Zone even more appropriate.

We therefore request that our property be rezoned to Landscape Conservation based on the case presented above and in CLT's representation.

We understand that the owners of several adjoining titles on Gulf, Liffey and Jones Roads including CT 150038/1 are also requesting rezoning to Landscape Conservation which further strengthens our case.

Could you please acknowledge receipt of our representation?

Yours sincerely

Quenton & Christine Higgs
M 0427370443
H 63973670

Attention: Northern Midlands Planning Authority

We are the new owners of the 242 ha property at Lot 1 Honeysuckle Road, Tooms Lake (PID 6831964 CT 213493/1). In the currently exhibited Draft Zone Map our property has been rezoned from Rural Resource to Environmental Management (see Map 1 in attachment). In our representation below we request that our property be rezoned to Rural.

Our property contains the 223.8 ha Little Blue Tier Reserve protected by conservation covenant with an 18.5 ha non-covenanted rectangular area in the middle set aside for other uses (see Map 2). The property adjoins the 1272 ha Snaky Creek Conservation Area to the south zoned Environmental Management and a large Sustainable Timbers Tasmania title to the east zoned Rural.

It appears that our property has been zoned Environmental Management in error by the Planning Authority as it is the only private title in the municipality zoned Environmental Management, a zone unsuited to private land, other than three titles at Liffey (CT 38867/1, 229083/1 and 119373/1) that were zoned Environmental Management because they are included in the Tasmanian Wilderness World Heritage Area.

The reason for the Planning Authority's error can be found in Mapping Layer 2 of the Agricultural Land Mapping Project (ALMP) which appears in ListMap as the 'Land Potentially Suitable for Agriculture Zone' Layer (see Map 3). The ALMP has mistakenly excluded our private title from the ALMP Study Area (see ALMP Background Report 2.2.1 Step 1 – Definition of study area p 7), possibly because it adjoins the Snaky Creek Conservation Area that was correctly excluded. Unfortunately the Northern Midlands Planning Authority did not pick this up during their analysis and consequently zoned our property the same as the adjoining Public Reserve and the STT PTPZ land which were also excluded from the Study Area.

Based on Guideline No 1, the two zone options available for our property are Rural and Landscape Conservation. Agriculture zone would be quite inappropriate based on Guideline No 1. Our preference is to have the Rural Zone applied to all of our property because of our planned future uses on the non-covenanted land. While Landscape Conservation zone would be more appropriate for the covenanted land, split zoning would be inappropriate because it would create a small spot zone. Because our property adjoins the large Sustainable Timbers Tasmania tiles to the east, which is zoned Rural, the application of the Rural zone to our property would not create a spot zone and would comply with sound planning principles.

As the Northern Midlands Planning Authority has applied the Agriculture zone to nearly all rural private titles in the municipality we have included the 'Land Capability' Layer (Map 4) to show that our property is completely covered by Class 6 land which was not identified in the ALMP Mapping Layer 2 for inclusion in the Agriculture Zone, i.e. it has severe limitations for agriculture. Therefore the Agriculture zone would be quite inappropriate and is not supported by the ALMP analysis.

Under Rural Zone the Priority Vegetation Area overlay should be applied to the 223.8 ha Little Blue Tier Reserve protected by conservation covenant but not to the 18.5 ha excluded from the covenanted land.

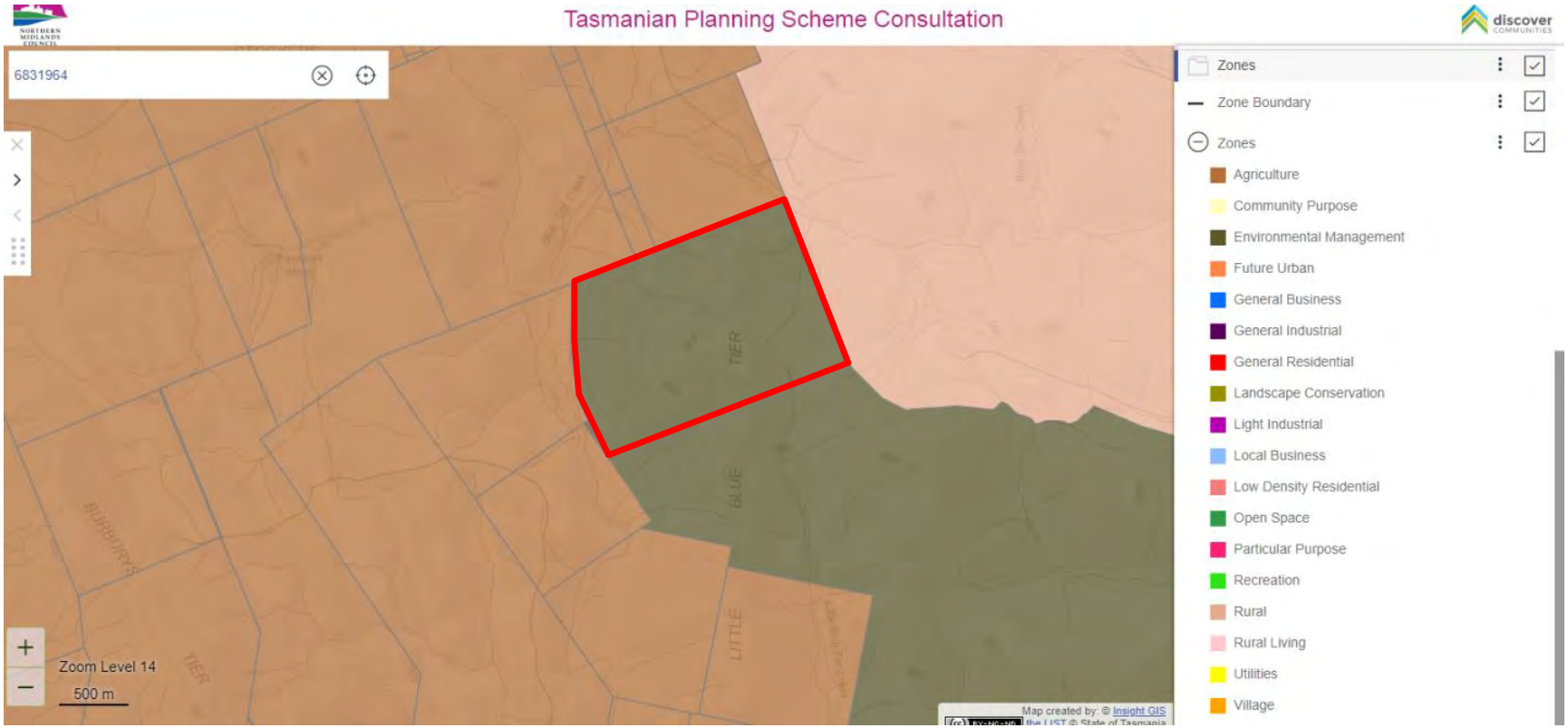
Could you please confirm that this representation has been received?

Yours sincerely

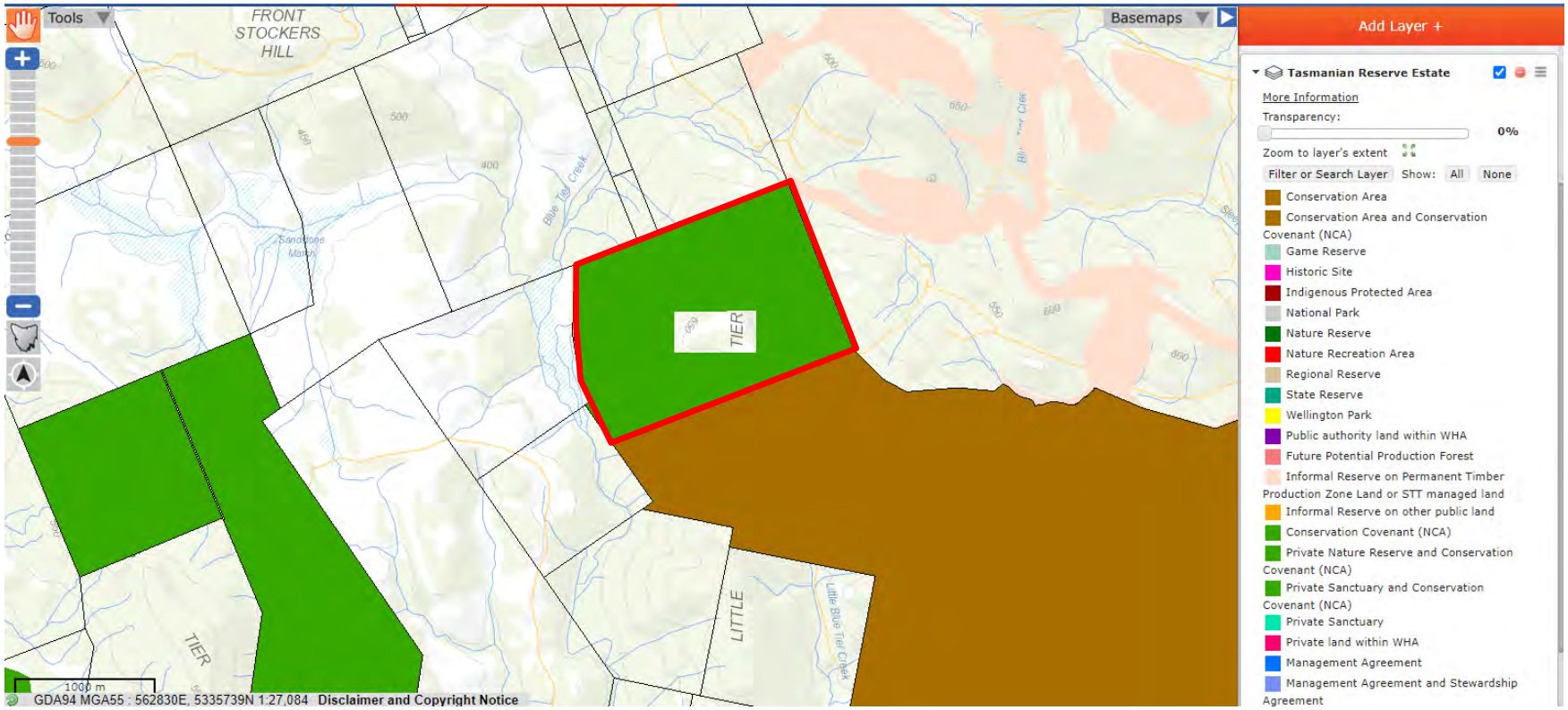
John Hatzinicolaou
0400 083 971
totalplumbingtas@yahoo.com.au

Darren George Plunkett
0439 823 052
darren@computingservices.com.au

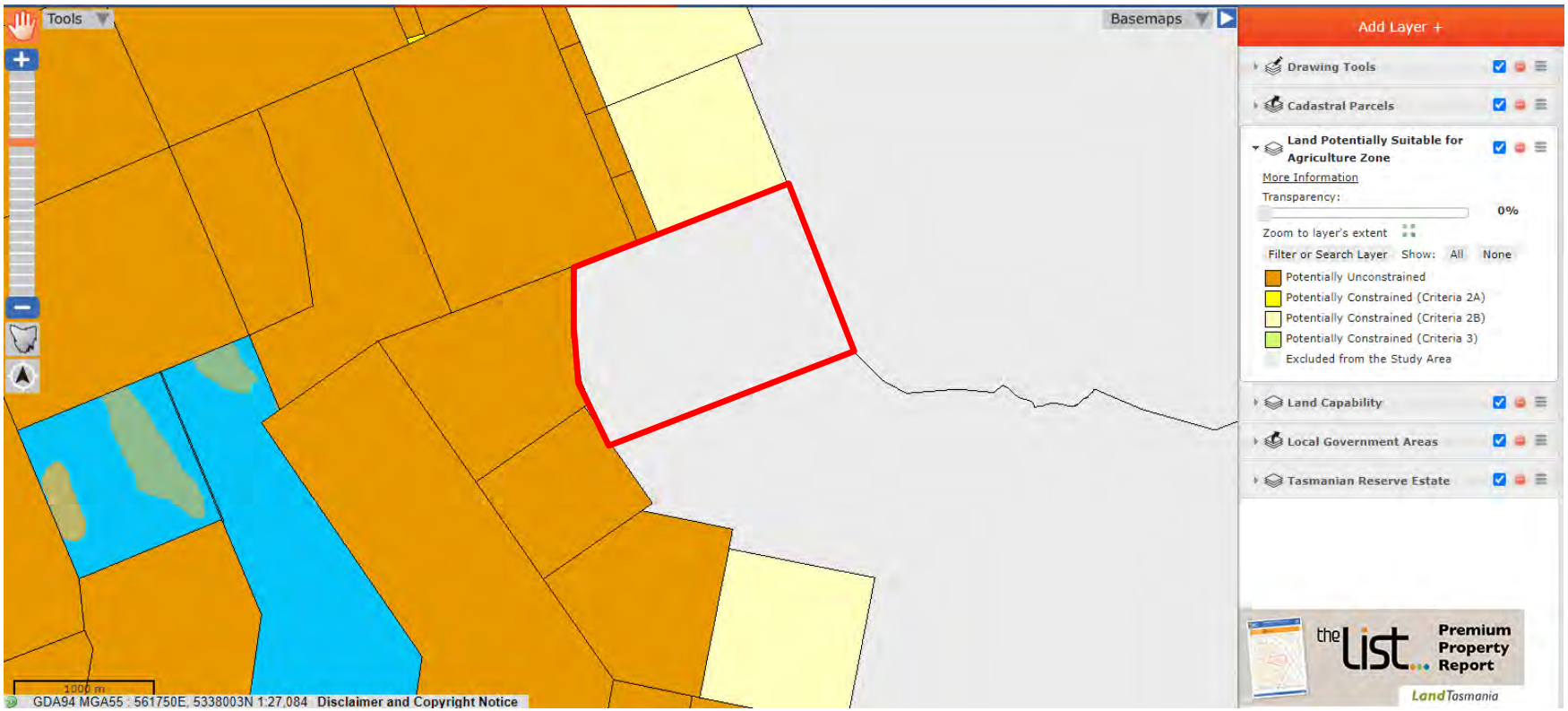
Map 1 – Northern Midlands Draft Zone Map – Zoning of Honeysuckle Road, Tooms Lake PID 6831964 CT 213493/1



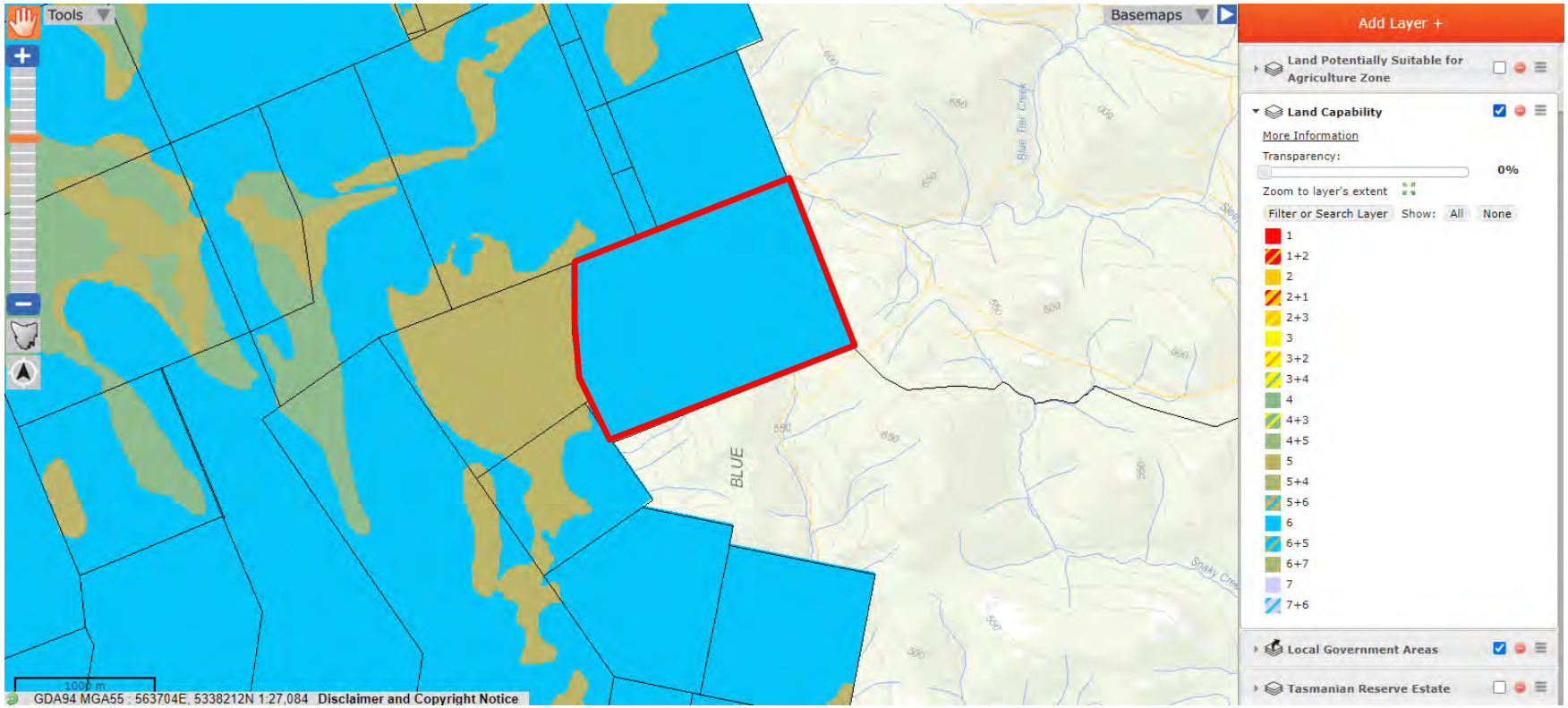
Map 2 – 'Tasmanian Reserve Estate' Layer



Map 3 – 'Land Potentially Suitable for Agriculture Zone' Layer



Map 4 – 'Land Capability' Layer



Representation 34 - Garry & Marie Stannus

202 Jones Road
Liffey TAS 7301

13th December 2021

Planning Authority
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Via email: lps@nmc.tas.gov.au

Representation about the Northern Midlands Draft LPS – request to rezone our property at 202 Jones Road, Liffey, from Agriculture to Landscape Conservation

Attention: Northern Midlands Planning Authority

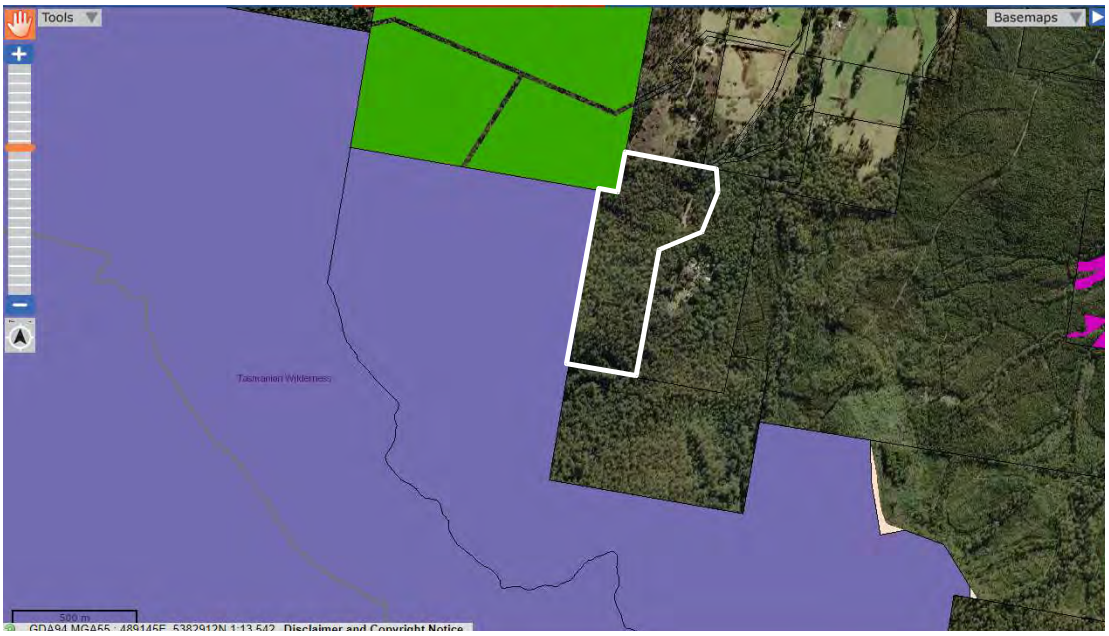
We are the owners of the 30 ha forested property at 202 Jones Road, Liffey (PID 7241421, Title Reference 250902/1). In the currently exhibited Draft Zone Maps our property is zoned as Agriculture.

According to the Tasmanian Planning Commission's Guideline No 1 the most appropriate zone for our property is Landscape Conservation for the following reasons:

- It is almost entirely covered by bushland including large areas of threatened native vegetation communities as well as containing and providing habitat for threatened fauna (Guideline LCZ 2(a)). Independent evidence of the natural values on our property is provided in the two attached reports.
- Our property is overlain by the proposed Great Western Tiers Scenic Protection Area under the Scenic Protection Code (Guideline LCZ 2(b)).
- Our property adjoins the Tasmanian Wilderness World Heritage Area to its west (see ListMap satellite image on the next page) and the Dry's Bluff Reserve protected by conservation covenant to its north west. The Australian Government's *EPBC Act 1999* regulates actions occurring on our property that are likely to have a significant impact on the World Heritage values of the Tasmanian Wilderness.
- Our property also adjoins the conservation property at 240 Jones Road, to its south and east, owned by Herbert and Sally Staubmann who are also requesting rezoning to Landscape Conservation.
- The Agricultural Land Mapping Project determined that it was not suitable for Agriculture Zone by excluding it during Step 5 of their analysis, i.e. it appears as uncoloured in the 'Land Potentially Suitable for Agriculture' layer.
- No evidence has been presented by the Planning Authority in its Supporting Report justifying that our property be included in the Agriculture Zone under Guideline AZ7, a

necessary condition for land not identified in the 'Land Potentially Suitable for Agriculture Zone' layer.

- 99% of the title is Land Capability Class 6 which means that it has severe limitations for agricultural use and 'should be retained under its natural vegetation cover'.



In their representation requesting rezoning of their property to Landscape Conservation, our neighbours Herbert and Sally Staubmann have included a more detailed case that also covers our property. We support their case and, rather than represent the same evidence and maps, we refer you to their representation for more detail.

Yours sincerely

Garry and Marie Stannus

Garry and Marie Stannus

Phone: 0418 139 231
Email: garrystannus@hotmail.com

265 Glenwood Road
RELBIA TAS 7258

12th December 2021

Planning Authority
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Via email: lps@nmc.tas.gov.au

Representation about the Northern Midlands Draft LPS – request to rezone our property at Gulf Road, Liffey, from Agriculture to Landscape Conservation

Attention: Northern Midlands Planning Authority

We are the owners of the 92.2 ha forested property on three titles at Gulf Road, Liffey (PID 6753767, Title Refs 115193/1, 115192/2 and 128705/1). In the currently exhibited Draft Zone Maps our property is zoned as Agriculture.

According to the Tasmanian Planning Commission's Guideline No 1 the most appropriate zone for our property is Landscape Conservation for the reasons presented below.

Compliance with Guideline LCZ 2

It is entirely covered by bushland including large areas of threatened native vegetation communities as well as containing and providing habitat for threatened fauna (Guideline LCZ 2(a)).

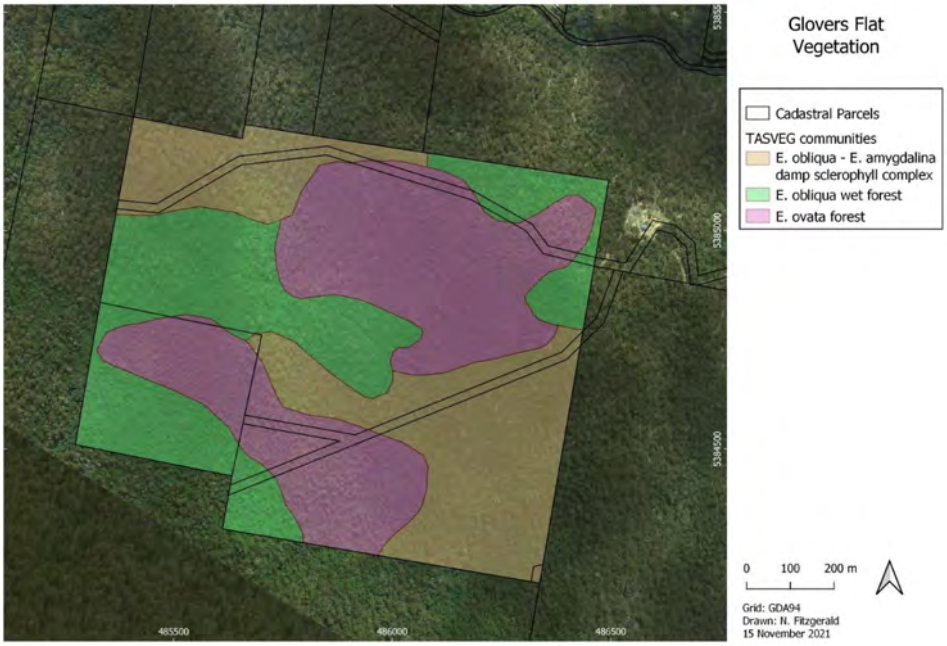
A report prepared by a Bush Heritage Australia (BHA) ecologist about our property states the following:

> *The site contains a large patch of critically endangered forest dominated by black gum (Eucalyptus ovata). More than 90% of this forest type has been cleared in Tasmania and most of the remainder is in small fragments. Large old-growth trees retained when the forest was selectively logged in the past continue to provide habitat for hollow-nesting fauna. The damp sclerophyll forest provides a rich habitat for the largest surviving marsupial carnivores, the Tasmanian devil and spotted-tail quoll.*
>
> *Patches of the threatened Eucalyptus ovata forest community of this size (38 ha) are rare, with the average patch size in Tasmania 6 ha and 75% of patches less than 5 ha (DPIPWE 2019).*

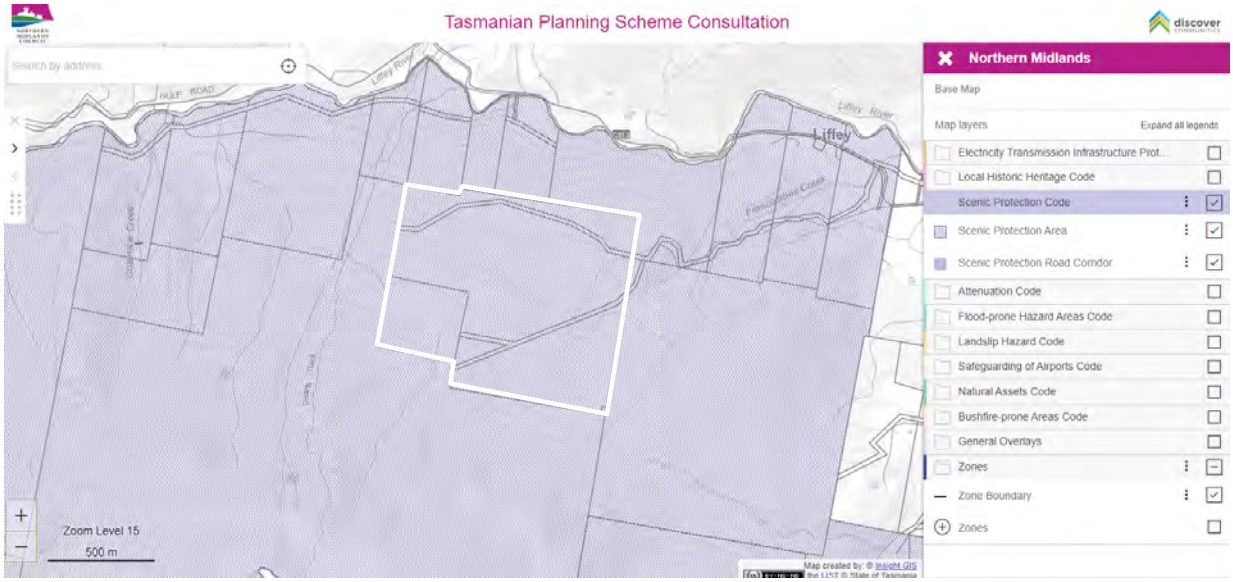
The endangered Tasmanian devil (*Sarcophilus harrisii*) and the Spotted-tail quoll (*Dasyurus maculatus maculatus*) are listed in Schedules 3 and 4, respectively, of the *Threatened Species*

Protection Act 1995 as well as being listed in the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999*.

The map showing the extent of threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland, as listed in Schedule 3A of the *Nature Conservation Act 2002*, is presented below.



Furthermore our property (white border) is overlain by the proposed Great Western Tiers Scenic Protection Area under the Scenic Protection Code (Guideline LCZ 2(b))



2.

Our property adjoins the Tasmanian Wilderness WHA zoned Environmental Management as well as several Private Reserves also proposed by their owners for Landscape Conservation Zone.

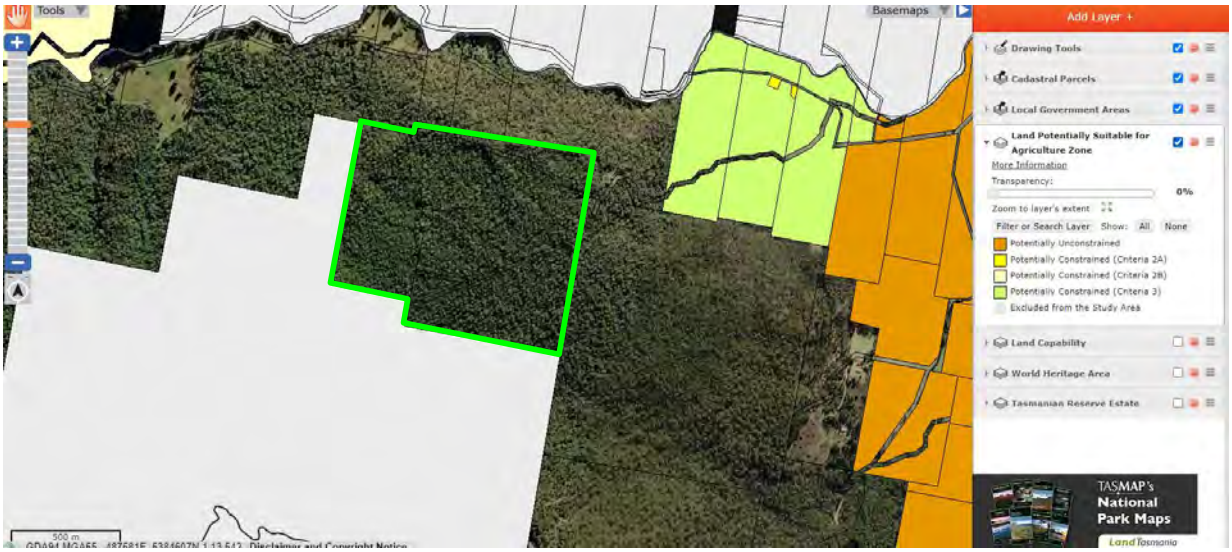
Our property (white border) adjoins the Tasmanian Wilderness World Heritage Area to its west and south (see ListMap satellite image below) and the Australian Government's *EPBC Act 1999* regulates actions occurring on our property that are likely to have a significant impact on the World Heritage values of the Tasmanian Wilderness. Our property also adjoins the Dry's Bluff Reserve to its east, the Oura Oura and Gulf Resort Reserves to its north west and the Liffey River Reserve to its north, all part of the Tasmanian Reserve Estate and protected by conservation covenants. The owners of all of these private reserves are also requesting rezoning of their properties to Landscape Conservation Zone.

Based on the Agricultural Land Mapping Project analysis and Guideline AZ7 our property should not have been included in the Agriculture Zone.

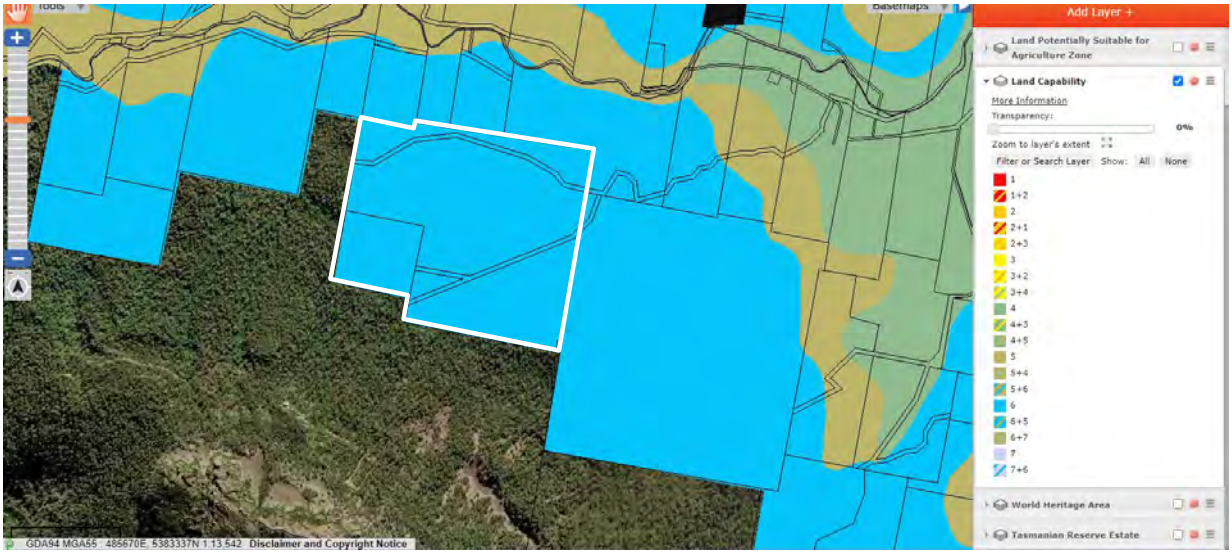
The Agricultural Land Mapping Project determined that our property was not suitable for Agriculture Zone by excluding it during Step 5 of their analysis when they considered the five broad Enterprise Suitability clusters in their Table 2 on page 9 of the Background Report. Consequently our property appears as uncoloured in the 'Land Potentially Suitable for Agriculture' layer (see ListMap screenshot on next page). The ESS Cluster used TASVEG 3.0 and the Land Capability data. As can be seen on the ListMap Screenshot of this Layer on the next page all of the title is Land Capability Class 6 which means that it has severe limitations for agricultural use and 'should be retained under its natural vegetation cover'.

Furthermore no evidence has been presented by the Planning Authority in its Supporting Report justifying that our property be included in the Agriculture Zone under Guideline AZ7, a necessary condition for land not identified in the 'Land Potentially Suitable for Agriculture Zone' layer.

ListMap Screenshot of 'Land Potentially Suitable for Agriculture Zone' Layer



ListMap Screenshot of 'Land Capability' Layer



Rezoning our property to Landscape Conservation Zone represents sound strategic planning

In view of the connectivity of all of these private properties and public reserves, all clearly unsuitable for and not used for agriculture, and that good strategic planning will apply similar zones across titles with similar values, the case for rezoning our property to Landscape Conservation is further strengthened.

Yours sincerely

Lothar and Judith Reiner

Email: reiner.lothar@gmail.com
Phone: 0438 911 203

Representation 36 - TasRail

Rosemary Jones

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Friday, 10 December 2021 5:54 PM
To: Local Provision Schedule Feedback
Cc: Allison Alexander
Subject: Northern Midlands Council Draft Local Provisions Scheme
Attachments: TasRail Response - Attachment A.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please see below and attached, response to the Northern Midlands Council Draft Local Provisions Scheme.

The email was sent to the Planning Department but we have now been notified that it must be sent to lps@nmc.tas.gov.au

Thank you

From: Jennifer Jarvis
Sent: Friday, 10 December 2021 3:50 PM
To: NMC Planning <planning@nmc.tas.gov.au>
Subject: Northern Midlands Council Draft Local Provisions Scheme

Attention Planning Department – re NMC Draft LPS

Thank you for notifying TasRail of the Northern Midlands Council Draft Local Provisions Scheme.

TasRail has taken the opportunity to review the available information and makes the following comments:

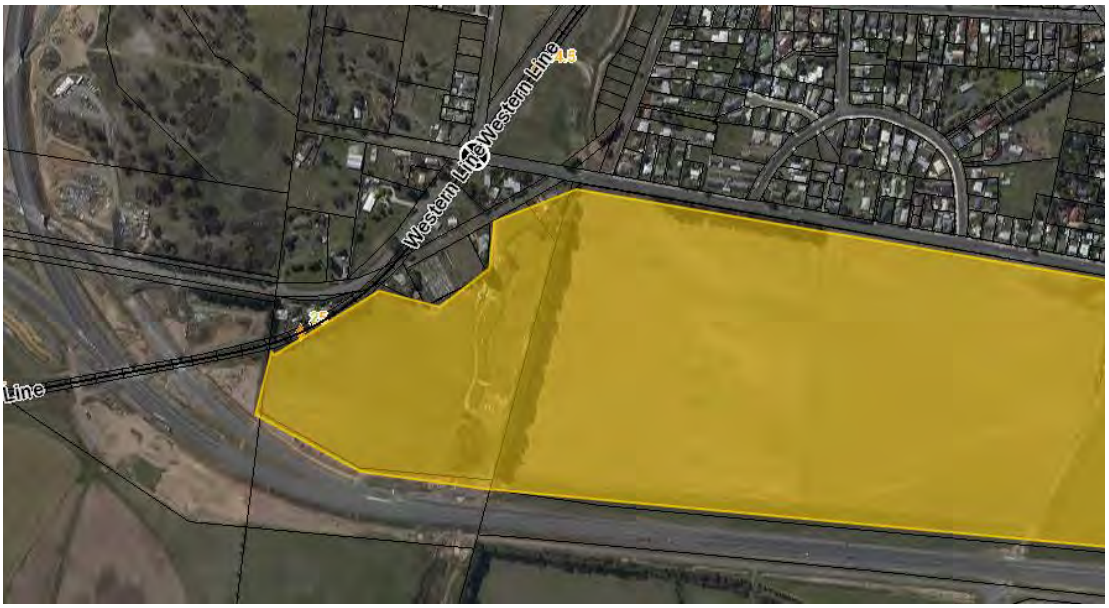
- With the exception of rural areas, the LPS appears to provides for minimal change to the zoning of land from the Northern Midlands Interim Planning Scheme.
- We note within the Northern Midlands LPS, TasRail operates on the Western Line, South Line and Fingal Line which comprise part of the State Rail Network as defined in Schedule One of the *Rail Infrastructure Act (Tas) 2007*. As such, all State Rail Network land should be zoned Utilities and covered by the Road and Railway Assets Code.
- The Rail Infrastructure Act forms part of the legal and regulatory framework that governs rail assets and operations in Tasmania. Under this Act, TasRail is the Rail Infrastructure Owner (RIO) and the Rail Infrastructure Manager (RIM) of the State Rail Network (and all of the attendant rail infrastructure). The Rail Network consists of the railways specified in Schedule One of the Act. It is important to read Schedule One in conjunction with the definition of rail infrastructure and subsection (2) of the Act.

- Subsection (2) states" 'In this Act, unless the contrary intention appears, a reference to a railway is taken to be a reference to the track of the railway, the land corridor along which the track of the railway is laid and all of the attendant rail infrastructure. *Rail infrastructure* is defined as being:
  (a) Rail lines and fastenings; and
  (b) Crossing loops, sidings, switches and points; and
  (c) Sleepers and ballast; and
  (d) Drains and culverts; and
  (e) Bridges, cuttings, tunnels and embankments; and
  (f) Poles and pylons; and
  (g) Structures and supports; and
  (h) Overhead lines; and
  (i) Platforms and railway stations; and

(j) Rail yards; and
(k) Freight sheds, workshops and associated buildings; and
(l) Electrical substations; and
(m) Signs and signalling equipment; and
(n) Train control and communication systems; and
(o) Traffic control devices that are capable of being automatically activated by trains; and
(p) Plant, machinery and other fixed equipment;.

- We note the Road and Railway Assets Code will be adopted in the Draft LPS.

- We note the Draft LPS provides for an extension of Future Urban Zone for residential development of the below parcels of land. TasRail requests that early consultation and consideration be given to the design of vehicle and pedestrian roadways to ensure alignment with Rail Safety National Law obligations and no additional interface with the railway. The Policy of the Office of the National Rail Safety Regulator is that there be no new level crossings over the railway.



- We note the Draft LPS proposes the rezoning of several land parcels adjoining the rail corridor. TasRail has identified the three areas of land proposed to be changed from Rural Resource to Rural Living. TasRail is concerned to ensure that any future proposed developments adjoining the corridor consider exposure to rail noise and vibration and do not assume the rail corridor drainage system is available for discharge of

stormwater or other run-off as this will not be permitted by TasRail.

.

- We note Specific Area Plans (SAP) are introduced in the Draft LPS with Precinct Development Masterplans including provision for landscaping plans. While TasRail has no objection to the proposed SAPS, TasRail will be reliant on the Road and Rail Assets Code – particularly the 50-metre attenuation zone to ensure that any proposed development/landscaping within the SAPs does not clash with rail safety laws, regulations and standards. This point underlines the importance of the referral process and adjoining neighbour notification.

- TasRail has identified a total of 2 parcels of State Rail Network land that appear to have the incorrect zoning (i.e. where Draft LPS proposes a zoning other than Utilities). Please refer to Attachment A (attached to this email) for details. TasRail requests these land parcels be zoned Utilities.

Please don't hesitate to contact property@tasrail.com.au should you have any questions re the above.

Kind regards

Jennifer Jarvis

Manager Group Property & Compliance | Property
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

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ATTACHMENT A

Item 1

The land area highlighted below is State Rail Network land and therefore TasRail objects to the Draft LPS continuing to zone this land title 137399/1 continuing as Light Industrial. TasRail therefore requests the land zoning of this land parcel be changed to a Utilities zoning consistent with the rest of State Rail Network land and its permitted land use.

Item 2

The land area highlighted below is State Rail Network land and therefore TasRail objects to the Draft LPS continuing to zone this land title 136913/1 continuing as Light Industrial. TasRail therefore requests the land zoning of this land parcel be changed to a Utilities zoning consistent with the rest of State Rail Network land and its permitted land use.

'Habitat'
240 Jones Road
Liffey TAS 7301

9th December 2021

Planning Authority
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Via email: lps@nmc.tas.gov.au

Representation about the Northern Midlands Draft LPS – request to rezone our two titles at 240 Jones Road, Liffey, from Agriculture to Landscape Conservation

Summary

We request that our property at 240 Jones Road, Liffey (PID 2137449, CT 23577/1 and CT 209745/1) is rezoned from Agriculture to Landscape Conservation. The application of the Agriculture Zone to all the private land along the Great Western Tiers escarpment from our property to Liffey Falls is contrary to Guidelines AZ7 and 3.5, and therefore needs to be revisited. The case for rezoning our property, as well as adjoining properties through to Liffey Falls, to Landscape Conservation Zone under Guideline LCZ1 or LCZ2 is strong given that they adjoin the Tasmanian Wilderness World Heritage Area, their connectivity, their demonstrated natural values and that they are all overlain by the NOR-C8.1.5 Great Western Tiers Scenic Protection Area.

Titles proposed for rezoning

We are the owners of 240 Jones Road, Liffey (PID 2137449, CT 23577/1 and CT 209745/1). In the currently exhibited Draft Zone Maps these two titles are zoned as Agriculture (see Map 1) and below we present the case for rezoning our property as Landscape Conservation.

Planning Authority's rationale for rezoning our property to Agriculture.

The Planning Authority's rationale for zoning our property as Agriculture is essentially because it is currently zoned Rural Resource under NMIPS 2013. On p 88 of the Supporting Report it states:

> *Based on the comparison of provisions between existing zones and SPP zones as documented in Appendix 1, Council reached the decision that the Agriculture zone most closely aligned with the current provisions of the Rural Resource Zone in the NMIPS 2013. Hence, this is the fundamental transition applied to all land currently zoned Rural Resource, including the Rural Resource zoned land excluded from the PPU project analysis.*

Map 2 (Mapping Layer 2) and Map 3 (Mapping Layer 1) show that our property and all the properties along the Great Western Tiers escarpment outside of public reserves were included in the State-wide Agricultural Land Mapping Project study area and this is confirmed in the Agricultural Land Mapping Project – Background Report – May 2017 on Page 7 under '2.2.1 Step 1 – Definition of study area'.

The Background Report adds on the bottom of p 11

> *The mapping produced through Steps 1 to 4 created the Potential Agricultural Land Initial Analysis mapping layer (Mapping Layer 1) …*

which means that our property was analysed during Steps 1 to 4 of the methodology.

What the Planning Authority appears to have misunderstood in the Mapping Project methodology is that the land within the Study Area but not classified during Step 6 analysis as:

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

was also analysed at Step 5.

> *'Titles with areas less than 50% mapped in Mapping Layer 1 were further analysed by Senior Agricultural Consultants for potential inclusion, taking into consideration the areas of mapped ES Clusters.'* (top of p 15 in Background Report)

It was during Step 5 that our property and the other uncoloured titles in Mapping Layer 2 (Map 2) were excluded as candidates for the constraints analysis at Step 6. Under Guideline AZ7 the Commission describes such land as

> *Land not identified in the 'Land Potentially Suitable for Agriculture Zone' layer.*

The reasons why these titles were excluded from Step 6 are self evident.

The land is simply not suitable for any form of agriculture as demonstrated by the 'Land Capability' Layer (see Map 4). Nearly all the land is Class 6 which according to the Land Capability Handbook 2nd Edition (Grose, 1999) is:

> *Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.*

The same unsuitability for agriculture is demonstrated by the 20 publicly available Enterprise Suitability Maps and would undoubtedly accord with the full Enterprise Suitability dataset (not publicly available) analysed by the Mapping Project at Step 2.

Inconsistency of Northern Midlands zoning with adjacent Meander Valley zoning

Guideline 3.5 in the Commission's Guideline No 1 states:

> *The spatial application of zones and codes should as far as practicable be consistent with and coordinated with the LPS that applies to an adjacent municipal area as required by section 34(2)(g) of the Act.*

The application of the Rural and Agriculture Zones across the Northern Midlands municipality is neither consistent nor coordinated with the Meander Valley LPS, or the Draft Southern Midlands LPS to its south, or the Draft Glamorgan Spring Bay LPS and Draft Break O'Day LPS to its east.

This is illustrated in Map 5 which shows the extensive use of the Rural Zone along the Great Western Tiers escarpment in the Meander Valley Zone Map and no use of the Rural Zone along the Great Western Tiers escarpment in the Northern Midlands Draft Zone Map, apart from four Sustainable Timber Tasmania PTPZ titles on public land.

The blanket application of the Agriculture Zone across nearly all titles zoned Rural Resource in NMIPS 2013 is in stark contrast to the approach taken in other municipalities. The *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones - 20 April 2018* prepared by AK Consultants for the Southern Councils and used by those and many other Councils has resulted in a relatively consistent use of these two zones in those municipalities. The same consultants were engaged by Meander Valley to inform the use of Rural and Agriculture Zones in their Draft Zone Map.

It is therefore not surprising that the Northern Midlands Draft Zone Map is neither consistent nor coordinated with surrounding municipalities as required under section 34(2)(g) of the *Land Use Planning and Approvals Act 1993*, let alone the rest of the state.

If Northern Midlands Planning Authority had used the AK Consultants Decision Tree it would not have applied Agriculture Zone to Land Capability Class 6 land and would have applied the Landscape Conservation Zone to all the titles containing Private Reserves (see pages 13-14 of the Decision Tree document). It would also have considered Landscape Conservation Zone as more appropriate than the Rural Zone for our property for the reasons given below.

Case for rezoning our property to Landscape Conservation

Our conservation property covers two titles, the mostly forested 27 ha CT 23577/1 which includes clearings for our residential dwelling and native plant nursery, and the 40 ha CT 209745/1 entirely covered by mature forest (see satellite image in Map 6). It is located on the lower slopes of the Great Western Tiers between Drys Bluff and The Chump.

It is part of an extensive area of vegetation along the escarpment containing areas of threatened vegetation communities listed in Schedule 3A of the *Nature Conservation Act 2002* as well as numerous threatened flora and fauna listed in Schedules 3-5 of the *Threatened Species Protection Act 1995*.

Guideline LCZ2 states:

The Landscape Conservation Zone may be applied to:

(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;

(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; …

Our property complies with both clause (a), which will be discussed below, and clause (b) because it is subject to the NOR-C8.1.5 Great Western Tiers Scenic Protection Area (see Map 7).

Furthermore, because our property adjoins the Tasmanian Wilderness World Heritage Area the Australian Government *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) regulates actions occurring on our property that are likely to have a significant impact on the World Heritage values of the Tasmanian Wilderness. This restriction on use and development on our property serves to strengthen the case for applying the Landscape Conservation Zone.

It is clear that the Zone Purpose that is the best fit for our property, given its unsuitability for agriculture and its demonstrated high natural values, is that for Landscape Conservation Zone:

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

Consistency of zoning across the landscape

As mentioned above, our property is part of a 6 km long band of vegetation along the Great Western Tiers escarpment adjoining and including parts of the Tasmanian Wilderness World Heritage Area with recognized high natural values and includes the 85 ha Liffey Falls State Reserve and 691 ha Drys Bluff Conservation Area, all zoned Environmental Management, and eight Private Reserves protected by conservation covenant, all part of the Tasmanian Reserve Estate and Australia's National Reserve System (see World Heritage Area and Tasmanian Reserve Estate Layers in Map 8). The State Government is committed to reserving the Future Potential Production Forest within this part of the World Heritage Area as Conservation Area under the *Nature Conservation Act* 2002 (see Attachment 3).

CT 209745/1 adjoins the Tasmanian Wilderness World Heritage Area and is also linked to the 131 ha Drys Bluff Reserve owned by Bush Heritage Australia through our neighbours' forested property at 202 Jones Road (CT 250902/1). We understand that the owners of both of these properties will also be requesting the rezoning of their properties to Landscape Conservation Zone.

In view of the connectivity of all of these private properties and public reserves, all clearly unsuitable for and not used for agriculture, and that good strategic planning will apply similar zones

across titles with similar values, the case for rezoning our property to Landscape Conservation is further strengthened.

The demonstrated natural values on our and surrounding properties

The natural values on our property have been investigated and recorded by qualified ecologists in the following two reports:

1. Land for Wildlife Natural Values Report, 20 April 2005, by Leigh Walters for DPIPWE; and
2. Natural Values Report for Staubmann/Stannus Properties, Liffey, August 2006, by Graham Green for the Midlands Biodiversity Hotspot Project; and
3. Land for Wildlife report on Flora and Fauna at 'Habitat', Liffey, May 2006, by Sarah Lloyd.

The first two reports also apply to neighbours' property at 202 Jones Road.

These reports, included as Attachments 1, 2 and 4 respectively, provide independent expert evidence that our property and our neighbours' property complies with Guideline LCZ2 (a) and therefore no further analysis of the natural values is required.

These reports provide details of the threatened vegetation communities, flora, fauna and habitat on these two properties including

- 17.5 ha of threatened vegetation community No 32 *Notelaea - Pomaderris - Beyeria* forest
- 9.5 ha of threatened vegetation community No 25 *Eucalyptus viminalis* wet forest
- Endangered Tasmanian wedge-tailed eagle (*Aquila audax fleayi*) - EPBC listed
- Endangered Grey goshawk (*Accipiter novaehollandiae*)
- Endangered Tasmanian devil (*Sarcophilus harrisii*) – EPBC listed
- Vulnerable Eastern barred bandicoot (*Perameles gunnii gunnii*) – EPBC listed
- Vulnerable Spotted-tail quoll (*Dasyurus maculatus maculatus*) – EPBC listed

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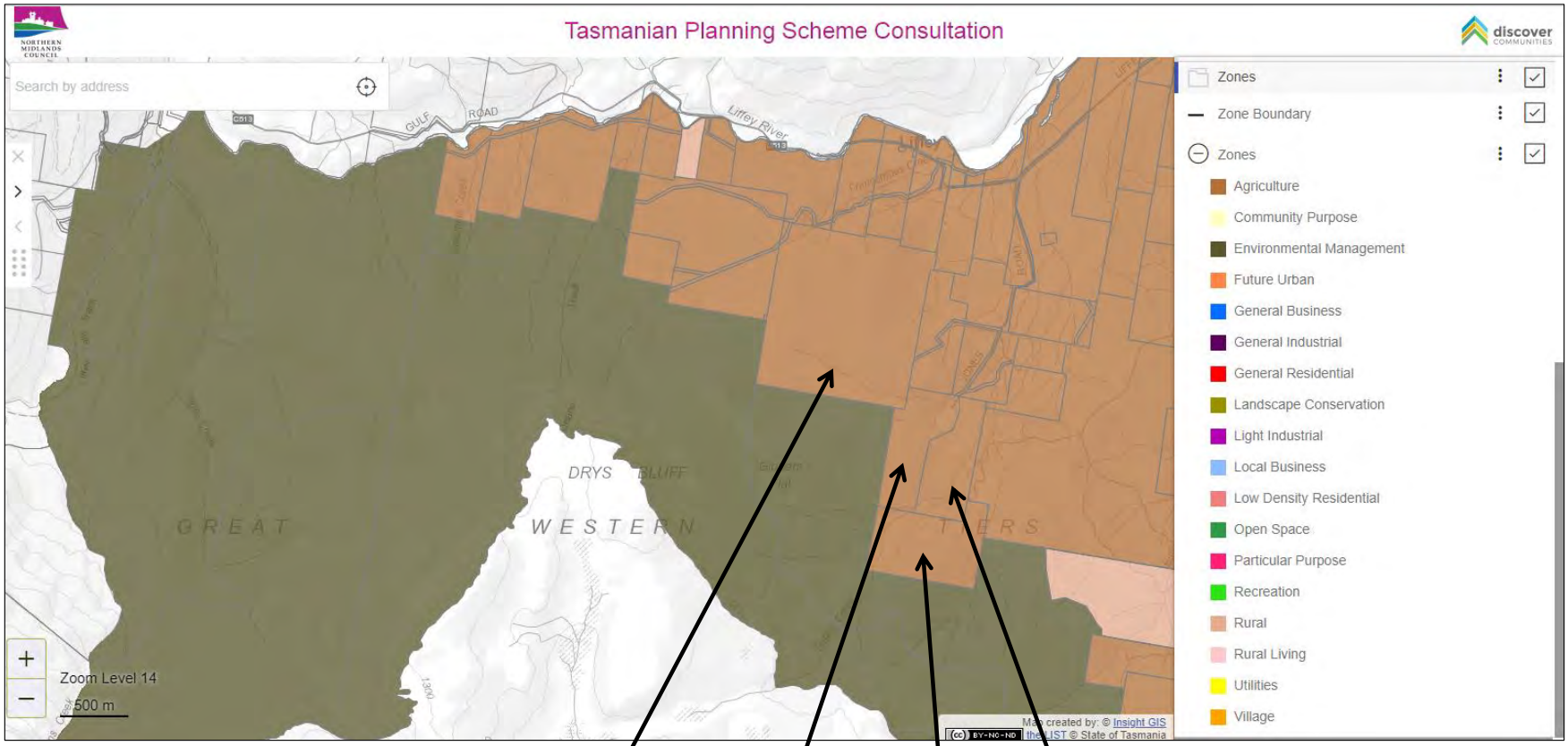
Yours sincerely

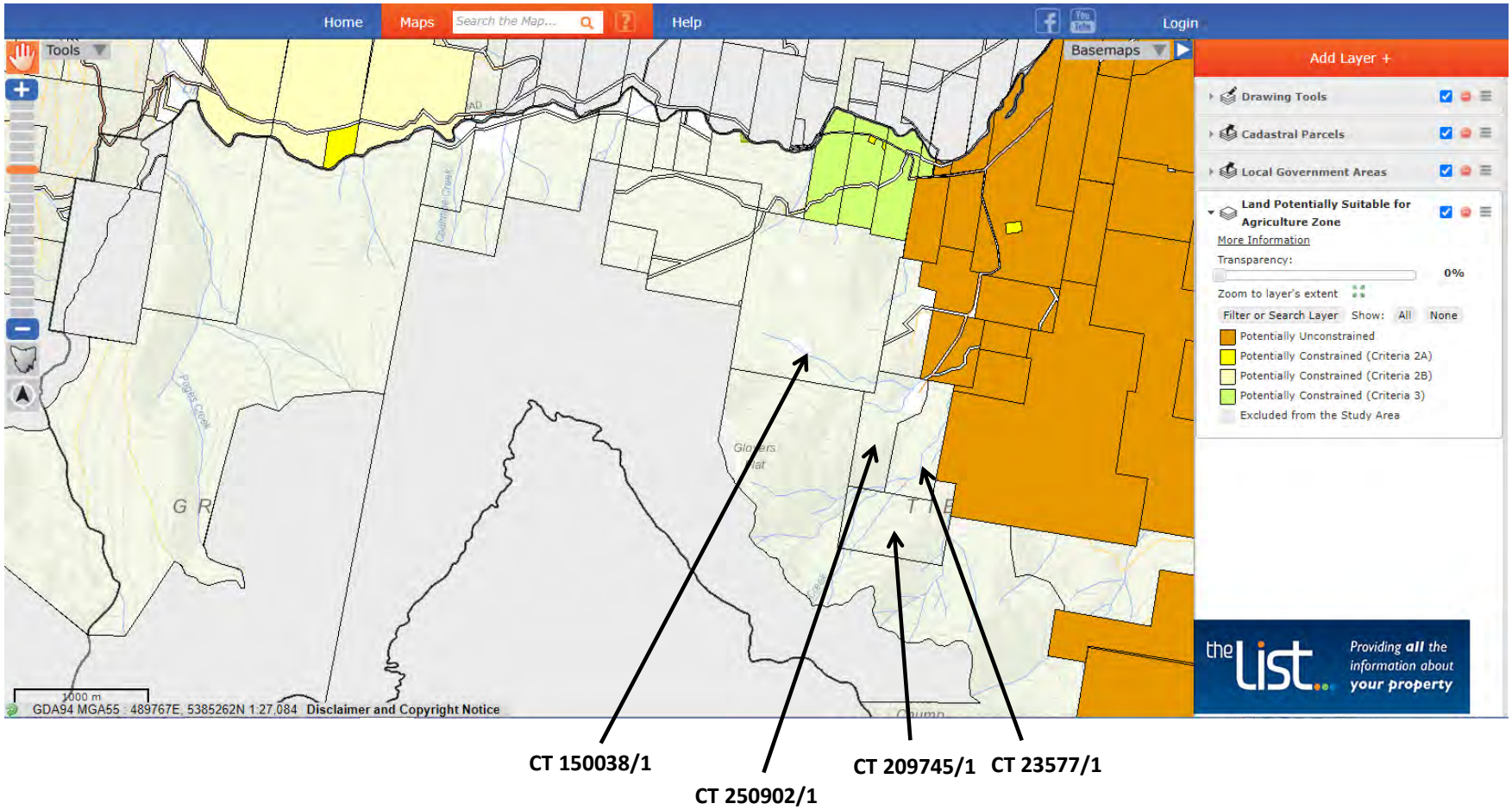
Herbert and Sally Staubmann

Email: info@habitatplants.com.au
Phone: 03 6397 3400

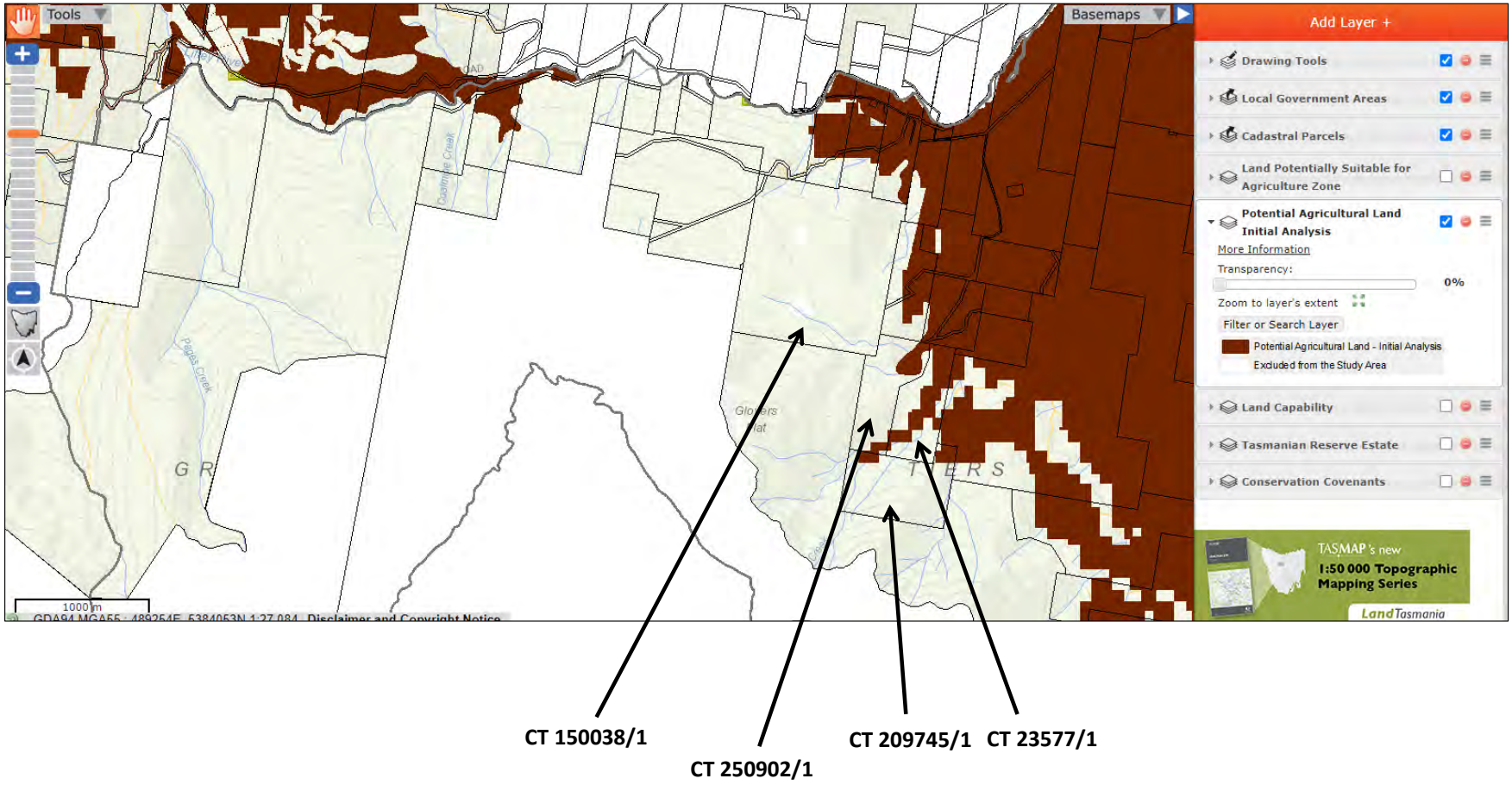
Map 1 - Zone Map from Northern Midlands Draft LPS



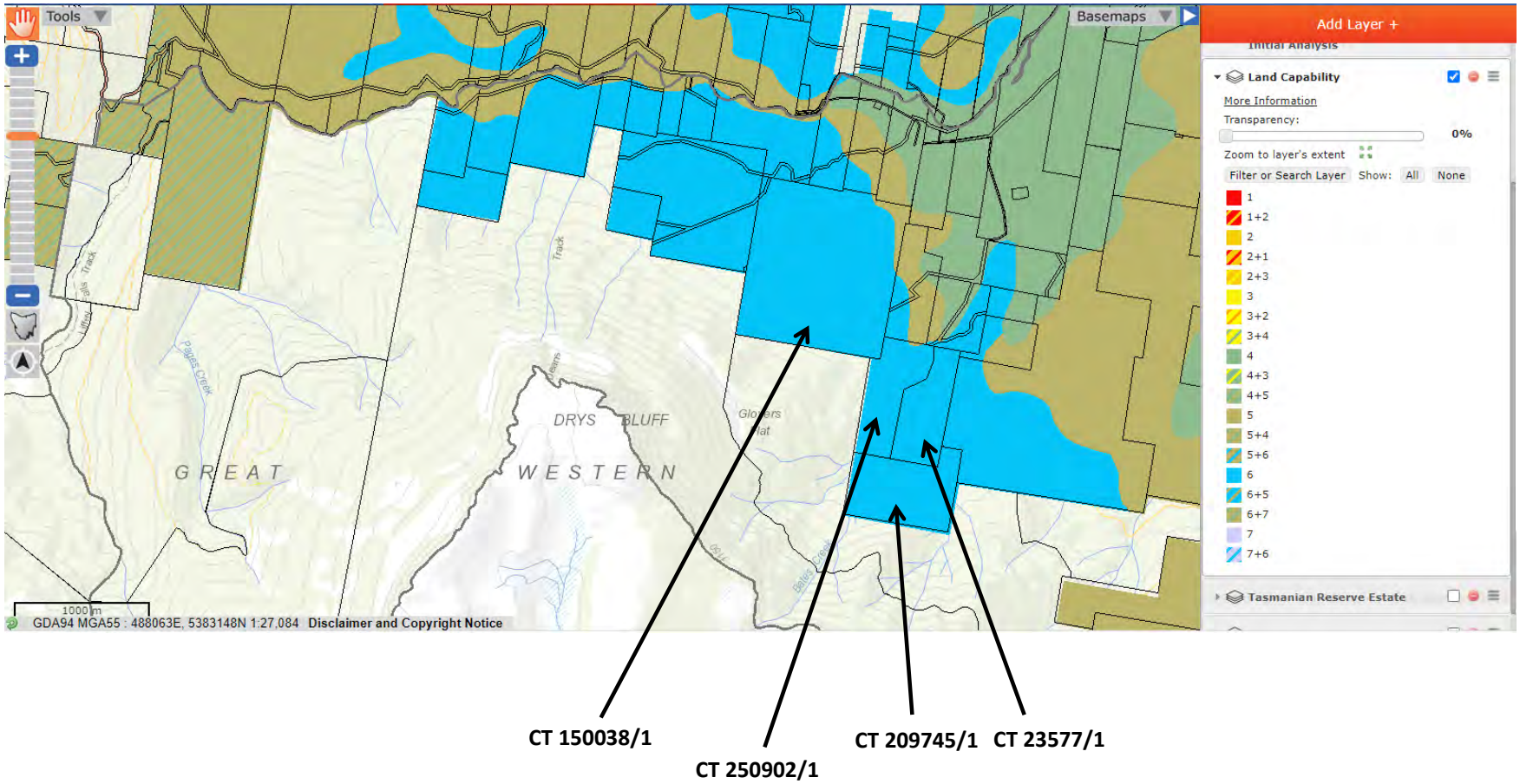
Map 2 - ListMap 'Land Potentially Suitable for Agriculture' layer with titles identified



Map 3 – ListMap 'Potential Agricultural Land Initial Analysis' Layer with titles identified

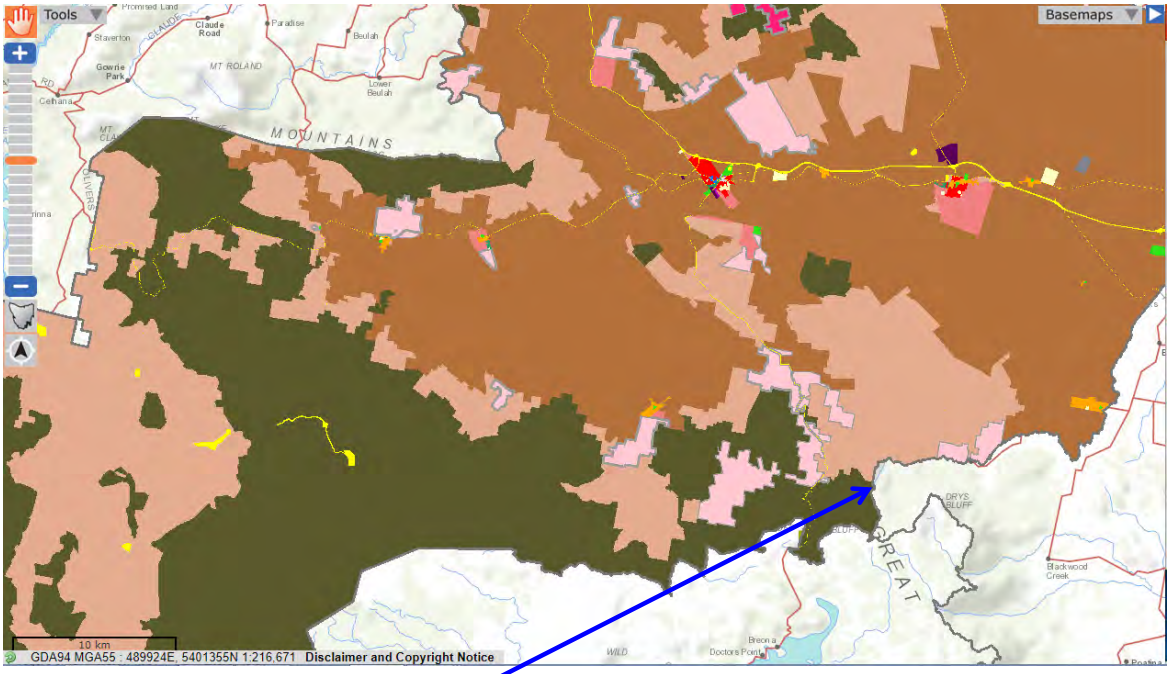


Map 4 – ListMap 'Land Capability' Layer with titles identified

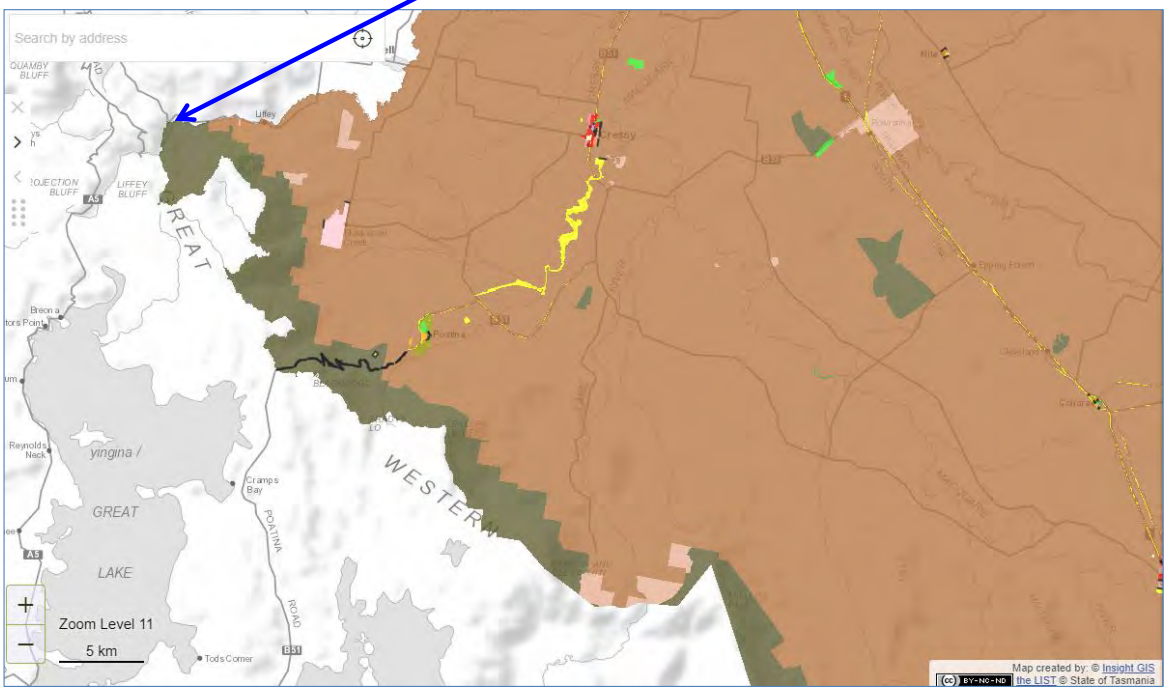


Map 5 – Comparison of zone application between Meander Valley LPS and Northern Midlands Draft LPS in adjoining areas at the same scale

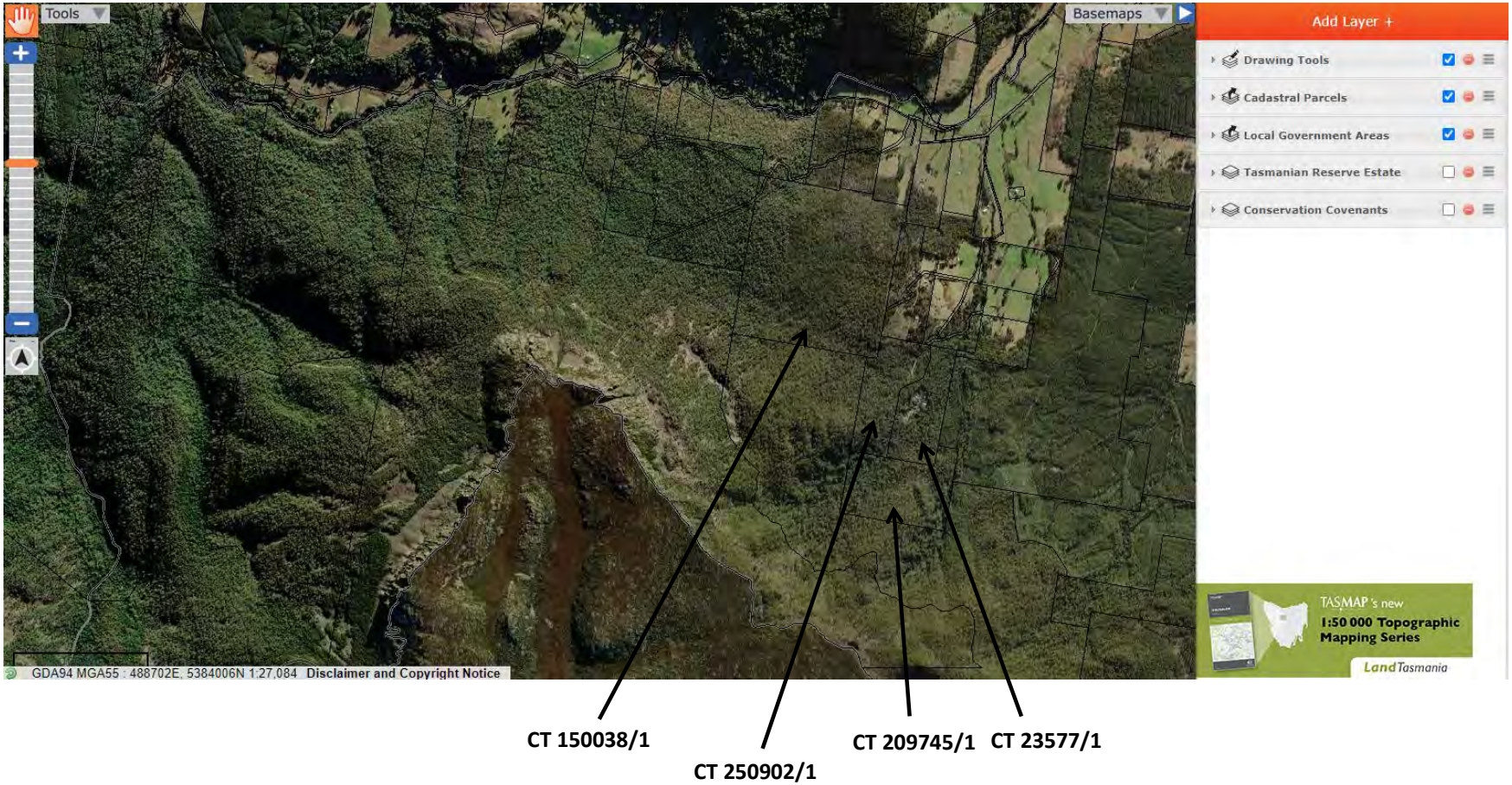
Meander Valley LPS – Note the extensive use of Rural Zone along the Great Western Tiers escarpment



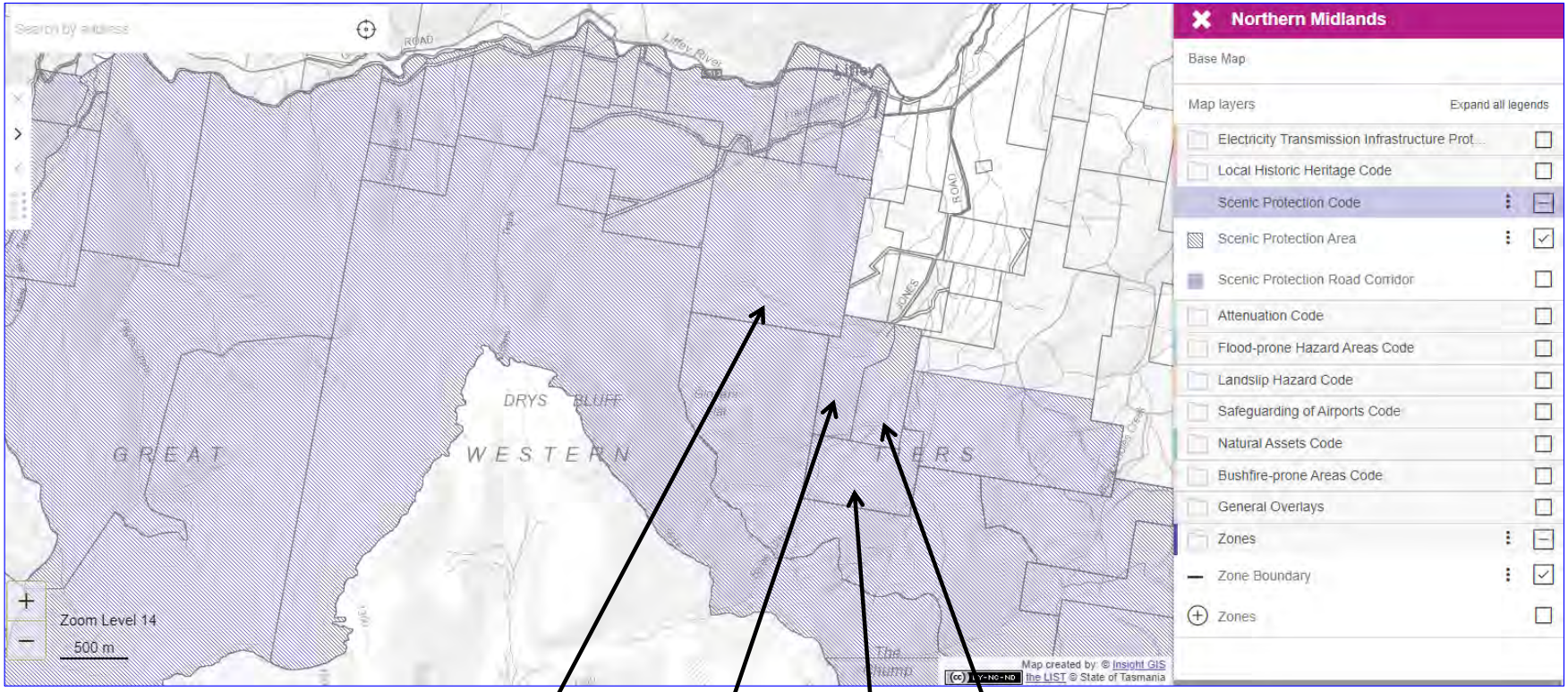
Northern Midlands Draft LPS – Note the minimal use Rural Zone along the Great Western Tiers escarpment



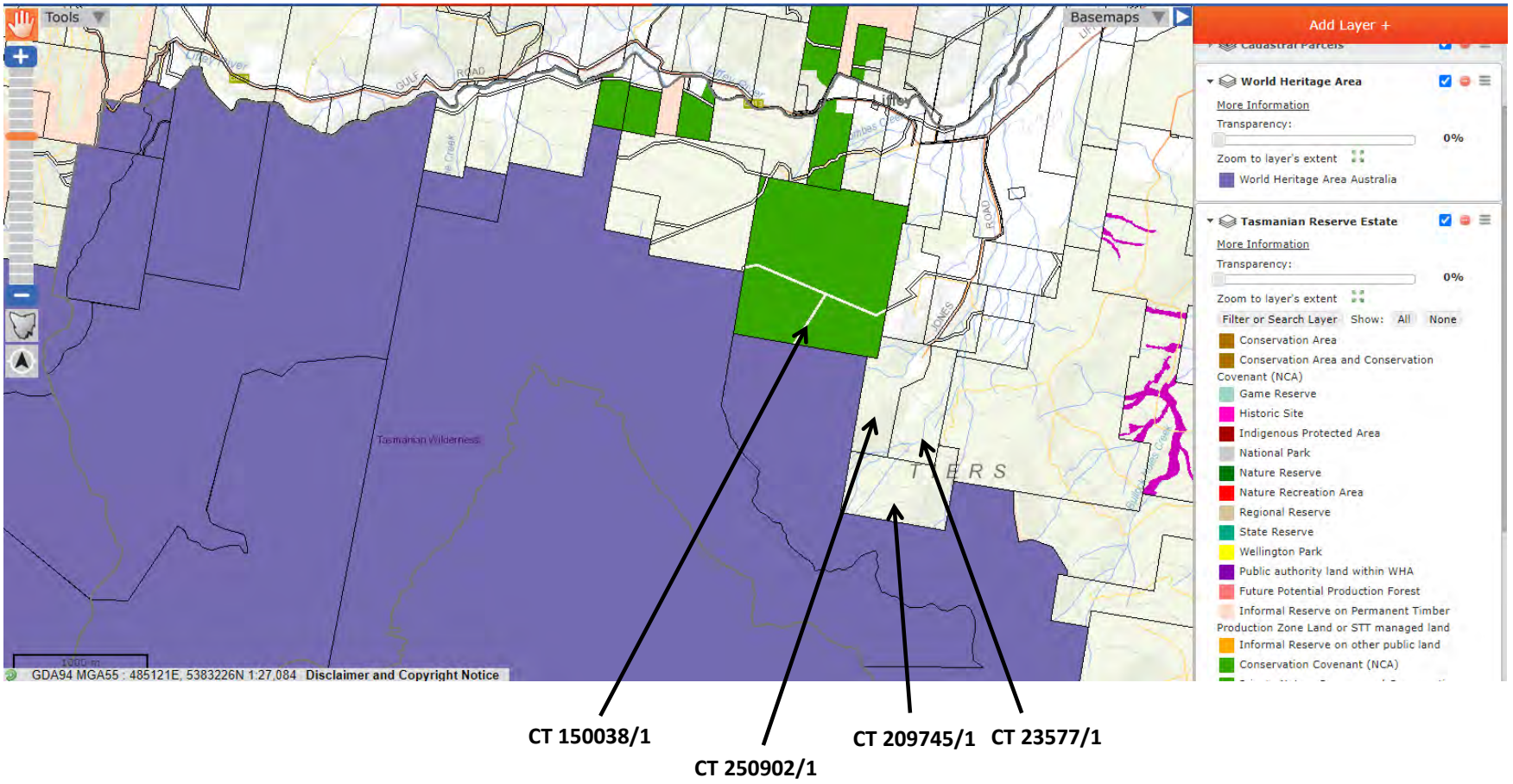
Map 6 – ListMap Satellite Image with 'Cadastral Parcels' Layer



Map 7 – Scenic Protection Area overlay from Northern Midlands Draft LPS



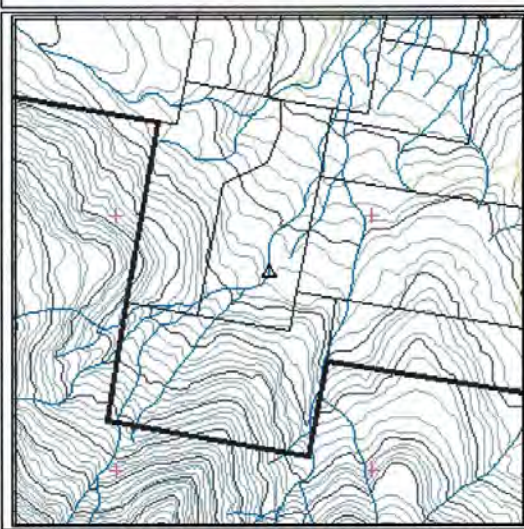
Map 8 – ListMap ' World Heritage Area' Layer overlaying 'Tasmanian Reserve Estate' Layer with titles identified



Natural Values Report

Staubman

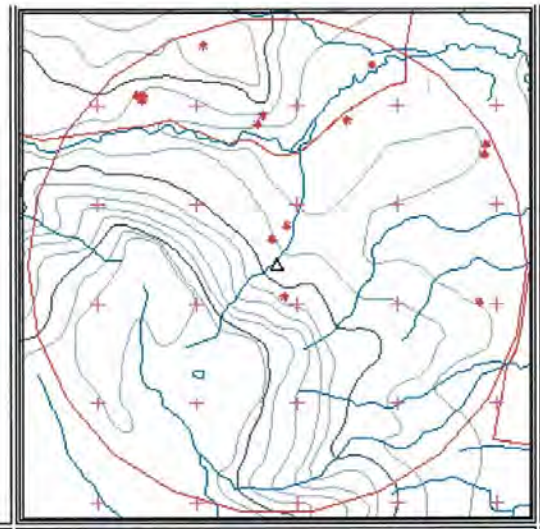
Requested by **Leigh Walters**
Phone **63316377** email **leighwalters@bigpond.com**
Date **Wed Apr 20 2005, 12:59:05**

E: 486597 N: 5383778	Location E: 487598 N: 5382778	E: 488598 N: 5383778
		
E: 486597 N: 5381778	1:25000 Map: LIFFEY 4838 IBRA5 Bioregion: 2 - Northern Slopes Municipality: Northern Midlands NRM Region: Northern	E: 488598 N: 5381778

Rare or Threatened Fauna

None found within 500 m.

E: 482473 N: 5387894	**Rare or Threatened Fauna** within 5000 metres	E: 492708 N: 5387894



E: 482473 N: 5377661	* species locations + grid tic interval 2000 metres	E: 492708 N: 5377661

18 sites found

NAME	NEW_NAME	COMMON	SS	NS	EAST	NORTH	ACC	R
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		484900	5386100	1000	RE
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		484925	5386175	1000	CS
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		487800	5383575	1000	CS
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		487300	5385800	1000	RE
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		487300	5385800	100	RE
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		484900	5386100	100	RE
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		487300	5385800	100	RE
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		487200	5385613	1000	CS
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		484800	5386200	1000	RE
Accipiter novaehollandiae	Accipiter novaehollandiae	grey goshawk	e		484800	5386200	100	RE
Aquila audax fleayi	Aquila audax fleayi	wedge-tailed eagle	e	EN	487750	5382150	20	BE
Aquila audax fleayi	Aquila audax fleayi	wedge-tailed eagle	e	EN	491650	5382029	1000	Gu as
Aquila audax	Aquila audax	wedge-tailed	e	EN	491793	5385201	200	NM

fleayi	fleayi	eagle						
Aquila audax fleayi	Aquila audax fleayi	wedge-tailed eagle	e	EN	491750	5385000	500	NI
Dasyurus maculatus maculatus	Dasyurus maculatus maculatus	spotted-tailed quoll	r	VU	487500	5383300	200	M.
Lathamus discolor	Lathamus discolor	swift parrot	e	EN	486125	5387202	18500	NE
Litoria raniformis	Litoria raniformis	green and golden frog	v	VU	489500	5386800	1000	SF
Tyto novaehollandiae castanops	Tyto novaehollandiae castanops	masked owl (tasmanian)	e		489000	5385700	9000	MF

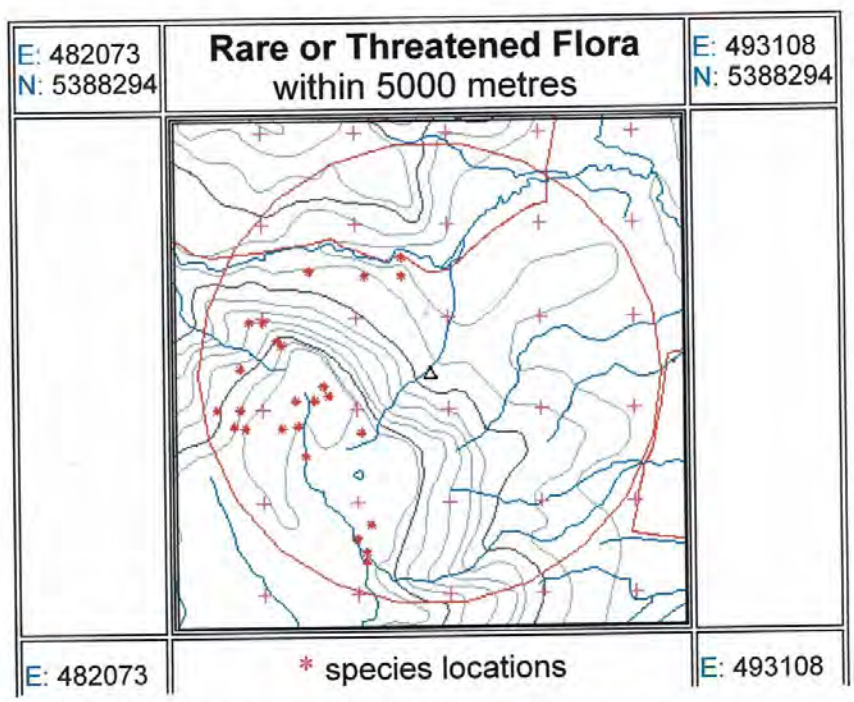
For more information:

Contact: Threatened Species Unit - Enquiries

Threatened Species Unit
Phone: 03 6233 3424
Email: Threatened.Species.Unit@dpiwe.tas.gov.au

Rare or Threatened Flora

None found within 500 m



http://www.gisparks.tas.gov.au/ValueReports/VRep0504201258_272.html 20/04/2005

N: 5377261 + grid tic interval 2000 metres N: 5377261

27 sites found

NAME	NEW_NAME	COMMON	SS	NS	EAST	NORTH	ACC	RI
Asperula subsimplex	Asperula subsimplex	water woodruff	r		484900	5381000	1000	JKi
Asperula subsimplex	Asperula subsimplex	water woodruff	r		486000	5379200	1000	JKi
Asplenium hookerianum	Asplenium hookerianum	hooker's spleenwort	v	VU	485000	5385000	100	M.
Brunonia australis	Brunonia australis	blue pincushion	v		487000	5385300	2000	L. I
Carex gaudichaudiana	Carex gaudichaudiana		pl		486200	5378900	1000	JKi
Carex gaudichaudiana	Carex gaudichaudiana		pl		486000	5379200	1000	JKi
Carex gaudichaudiana	Carex gaudichaudiana		pl		484900	5381000	1000	JKi
Danthonia procera	Austrodanthonia procera	tall wallaby-grass	r		486200	5384900	100	PB
Deyeuxia brachyathera	Deyeuxia brachyathera	short bent grass	r		486200	5378700	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		486200	5378900	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		486000	5379200	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		485400	5382300	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		484900	5381000	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		485300	5382500	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		486100	5381500	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		486300	5379500	1000	JKi
Epilobium willisii	Epilobium willisii	carpet willowherb	r		483600	5381600	1000	JKi
Persoonia muelleri angustifolia	Persoonia muelleri angustifolia	mueller's geebung	p		484300	5383500	100	JKi
Persoonia muelleri angustifolia	Persoonia muelleri angustifolia	mueller's geebung	p		484400	5383400	100	JKi
Rytidosperma	Austrodanthonia	tall wallaby	r		487000	5384900	100	F. I

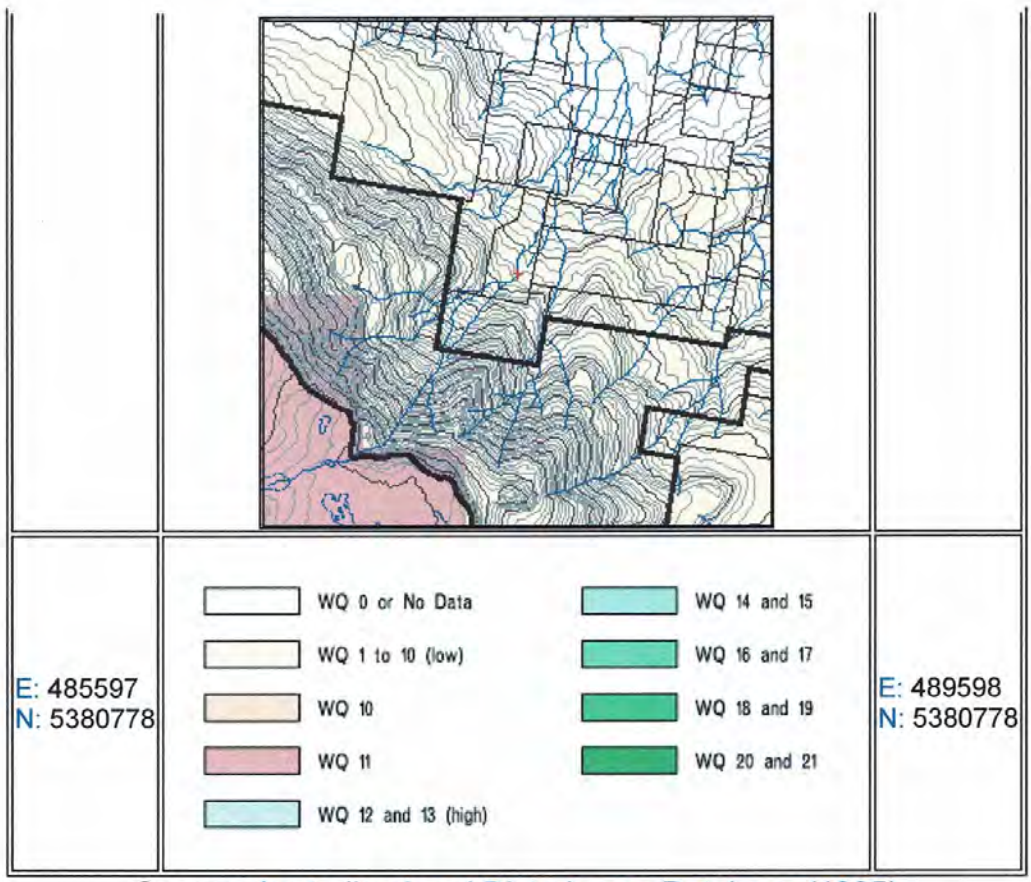
procerum	procera	grass						
Stellaria multiflora	Stellaria multiflora	rayless starwort	r		484000	5383900	1000	JKi
Stellaria multiflora	Stellaria multiflora	rayless starwort	r		483700	5383900	1000	JKi
Stellaria multiflora	Stellaria multiflora	rayless starwort	r		483500	5382900	1000	JKi
Stellaria multiflora	Stellaria multiflora	rayless starwort	r		484000	5383900	100	JKi
Stellaria multiflora	Stellaria multiflora	rayless starwort	r		483000	5382000	1000	A.M
Stellaria multiflora	Stellaria multiflora	rayless starwort	r		483500	5382000	100	A.
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		485400	5382300	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		485300	5382500	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		484900	5381000	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		486000	5379200	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		485100	5382200	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		484700	5382200	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		484400	5381600	1000	JKi
Viola cunninghamii	Viola cunninghamii	cunningham's violet	r		483600	5381600	1000	JKi

For more information:

Contact: Threatened Species Unit - Enquiries

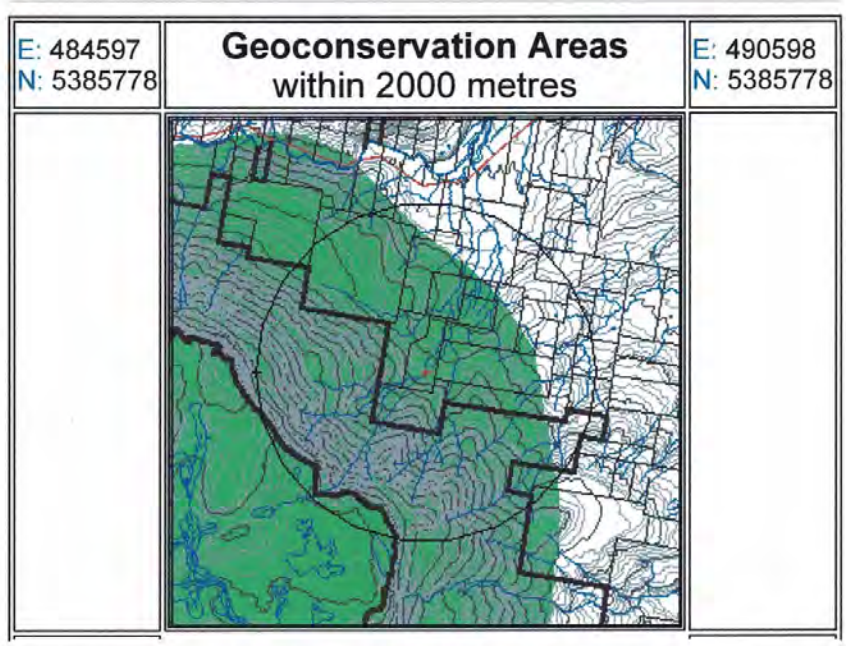
Threatened Species Unit
Phone: 03 6233 3424
Email: Threatened.Species.Unit@dpiwe.tas.gov.au

E: 485597 N: 5384778	**Wilderness Values**	E: 489598 N: 5384778



Source: Australian Land Disturbance Database (1995)

Value at location is 6 - Low Quality



http://www.gisparks.tas.gov.au/ValueReports/VRep0504201258_272.html 20/04/2005

E: 484597 N: 5379777		E: 490598 N: 5379777

3 areas found.

GIS_CODE	NAME
MEA10	Great Western Tiers Escarpment
MEA14	Liffey - Poatina Glacial Areas
MER42	Central Plateau Terrane
SOP19	Central Highlands Cainozoic Glacial Area

For more information please contact:
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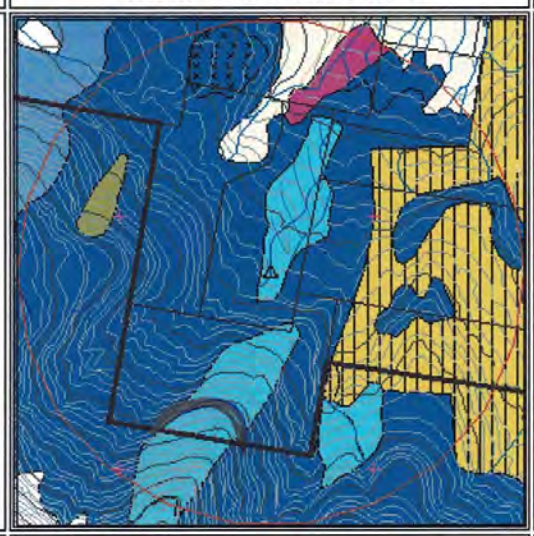
Mike.Pemberton@dpiwe.tas.gov.au
Phone (03) 6233 6405.

Please note that due to platform incompatability the TASVEG version used on this server is now out of date. The latest version will be available on the new server which is now under development. In the meantime, the latest version of TASVEG can be accessed via The LIST website or a CD can be ordered from tasveg@dpiwe.tas.gov.au

E: 486594 N: 5383781	**TASVEG Communities** within 1000 metres	E: 488601 N: 5383781
		
E: 486594 N: 5381774	+ grid tic interval 1000 metres	E: 488601 N: 5381774

TASVEG Communities present within 1000 metres of point:

	crDT	recently cleared tall E. delegatensis |forest	Bushcare Management Information	6 ha
	D	medium height |E. delegatensis forest	Bushcare Management Information	57 ha
	DT	tall E. delegatensis |forest	Bushcare Management Information	340 ha
	Fi	improved pasture|and cropland		6659 ha
	O	E. obliqua dry forest	Bushcare Management Information	257 ha
	OV	shrubby E. ovata/|E. viminalis forest	Bushcare Management Information	5 ha
	PL	plantation		327 ha
	Sr	rainforest scrub	Bushcare Management Information	3 ha

Create Legend Image

Private Forest Reserves Program Candidate Areas

None found within 1000 m.

Natural Values Report
'Staubman/Stannus Properties'
Liffey

Midlands Biodiversity Hotspot Project

Graham Green
August 2006

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1.0 Introduction

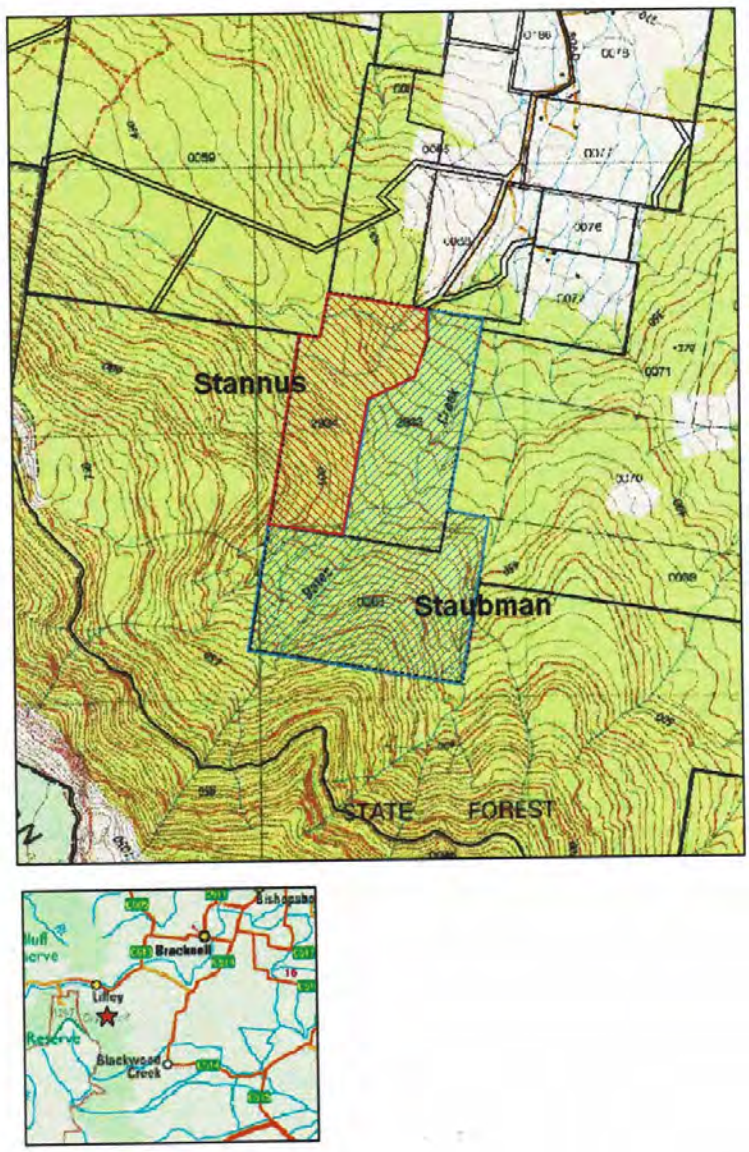
The aim of this natural values report is to describe the native vegetation communities and threatened species identified on the Staubman and Stannus Properties as part of consideration for funding under the Midlands Biodiversity Hotspot Project.

The Properties are located at Jones Road Liffey (Fig. 1). The Stannus Property is a bush block of some 29 hectares comprised largely of *Eucalyptus obliqua* (Stringybark) forest and *E. viminalis* (white gum) forest. The Staubman Property is largely a bush block of some 67 hectares which comprises a native plant nursery. The Property covers an altitudinal range of 350 – 650 m with the predominant forest communities being *E. obliqua* (stringybark) forest, *Pomaderris apetala* (dogwood) broadleaf shrubbery, and *E. viminalis* (white gum) forest. Both Properties have small areas of *Nothofagus cunninghamii* (myrtle beech) rainforest and *E. ovata* (black gum) forest.

The Properties are considered important native bush remnants adjacent to the lowlands of the northern midlands plain which have undergone significant modification for commercial cropping and grazing. In the immediate vicinity of the Properties significant areas of native bushland have been converted to plantation and there is ongoing pressure for logging. Hence the properties have become important refuges for a diversity of fauna including some threatened species.

The properties, if managed primarily for nature conservation will offer ongoing habitat security and will form an important buffer for land reserved to the west under a Bush Heritage Reserve, the World Heritage Area and a Forest Reserve.

Fig 1: Location map of the Properties



3

2.0 Natural Values

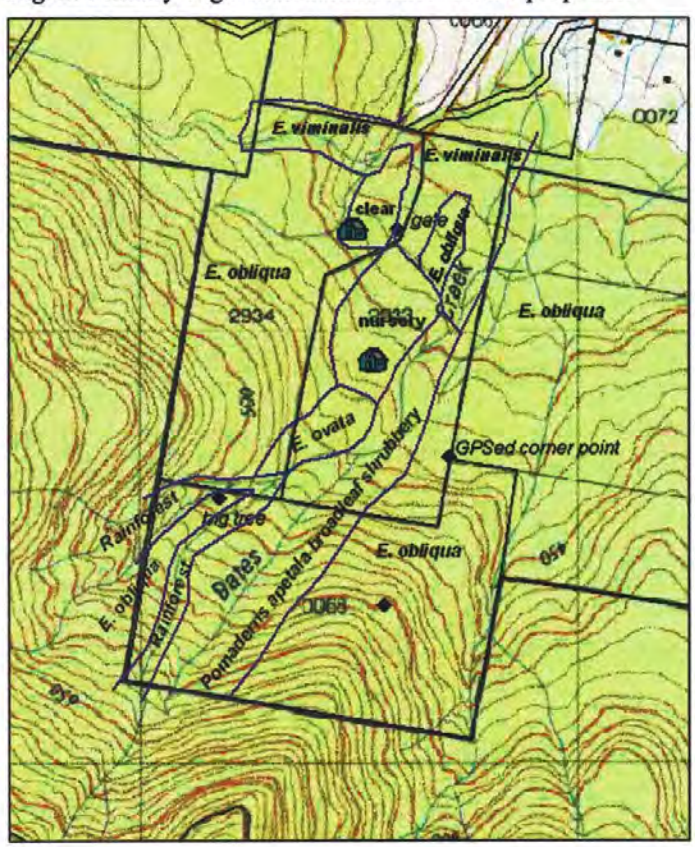
2.1 Vegetation communities

The primary vegetation communities on the Properties are listed in Table 1 and shown in Fig. 2.

Table 1: Forest communities on the Properties

Vegetation code	*Description*	*Status*	*Staubman (ha)*	*Stannus (ha)*
DOB	*E. obliqua* (stringybark) dry forest		17.0	12.2
WOB	*E. obliqua* (stringybark) wet forest		16.0	9.7
NNP -	*Notelaea-Pomaderris-Beyeria* broadleaf shrubbery	rare-endangered	17.5	
WVI -	*E. viminalis* (white gum) wet forest	endangered	6.0	3.5
RMT	*Nothofagus cunninghamii* rainforest		3.5	0.7
DOV -	*E. ovata* (black gum) forest		2.5	0.5
clear			5.0	2.6
Total			**67.5**	**29.2**

Fig. 2: Primary vegetation communities on the properties



On drier sites such as ridge lines and slopes with a northerly aspect *E. obliqua* (stringybark) is the dominant overstorey tree. The mid-storey is characterised by *Acacia verniciflua* (varnish wattle), *Bursaria spinosa* (prickly box), *Exocarpus cupressiformis* (native cherry), *Coprosma quadrifida* (native currant) and *Olearia lirata* (forest daisybush). The understorey is characterised by *Coprosma hirtella* (coffee berry), *Goodenia ovata* (hop native primrose), *Lomatia tinctoria* (guitarplant), *Leptecophylla juniperina* (mountain pinkberry), and *Pultenaea juniperina* (prickly beauty). Common plants at ground level include *Dianella tasmanica* (forest flaxlily), *Epacris impressa* (common heath), *Gonocarpus teucroides* (forest raspwort), and *Stylidium graminifolium* (trigger plant). A species list is given in Appendix 1.

At wetter sites, particularly creek lines at lower elevations, *E. viminalis* (white gum) and *E. ovata* (black gum) are the more common overstorey trees with a mid-storey commonly of *Acacia melanoxylon* (blackwood), *Pomaderris apetala* (dogwood), *Bedfordia salicina* (blanketleaf), *Melaleuca ericifolia* (coast paperbark), *Notelaea ligustrina* (native olive), *Olearia argophylla* (musk), and *Pittosporum bicolor* (cheesewood). The understorey is characterised by *Zieria arborescens* (stinkwood) and *Clematis aristata* (mountain clematis) with ferns such as *Polystichum proliferum* (mother shieldfern) and *Blechnum* species as groundcovers.

Along creek lines in deeper gullies upslope the vegetation is largely devoid of Eucalypts and is characterised in places by the broadleaf shrubbery listed above which becomes the canopy layer in the gullies. At some gully sites pure rainforest is present which is characterised by *Nothofagus cunninghamii* (myrtle beech), *Atherosperma moschatum* (sassafras) and an understorey of ferns, notably *Dicksonia antarctica* (soft treefern).

2.2 Vegetation context and condition

2.2.1 Vegetation condition

The Properties are well wooded with a diversity of aspects and vegetation communities. The vegetation of the Properties is largely in excellent condition and free from invasive weeds. Part of the Staubman Property was selectively logged in _____ prior to purchase by the Staubmans. The area is regenerating well (**Fig. 3**).

Fig 3: Regenerating forest on the Staubman property.

In places the vegetation on the Properties offers excellent habitat for a range of fauna, including undergrowth, tree hollows and coarse woody debris.

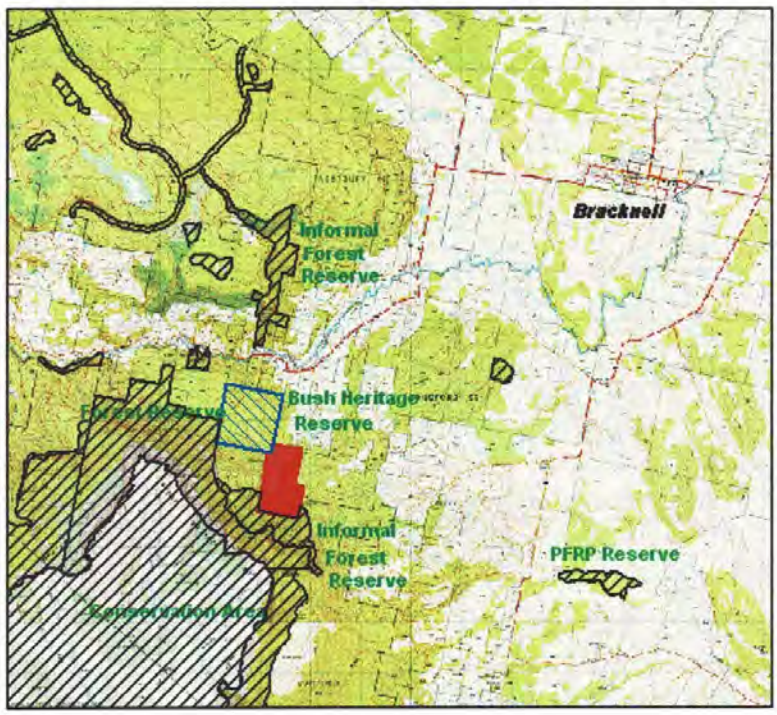
2.2.2 Regional context

The Properties are considered important native bush remnants adjacent to the lowlands of the northern midlands plain. On the midlands plain there is very little native fauna habitat remaining due to reduction and fragmentation for grazing and more recently intensified cropping using centre pivots. Remaining bush remnants on the plains are not necessarily large enough to support populations of native fauna and in many cases are significantly degraded by weed invasion, particularly gorse. There are few ideal locations remaining for Tasmania's endangered raptors as they require sheltered locations in bushland of greater than 10 hectares that are free from disturbance during their breeding season. Hence the bushland around the fringes of the midland plains has become an increasingly important refuge for Tasmania's native fauna because the tracts are larger and often contiguous with other reserved land such as the World Heritage Area - the boundary of which runs around the escarpment of the Great Western Tiers to the west of the Properties.

Bushland in the foothills of the tiers is however under ongoing threat from logging. In the immediate vicinity of the Properties significant areas of native bushland have already been converted to plantation and there is ongoing pressure for logging, particularly while excellent tax incentives for plantation establishment remain in place.

The properties, if managed primarily for nature conservation will ensure habitat security into the future and will provide connectivity of habitat to other reserved land in the area (**Fig. 4**).

Fig. 4: Public and Private reserves in the vicinity of the Properties



2.3 Threatened species

Several animals of high conservation significance have a recorded and/or observed presence on the Properties (Table 2). This list was compiled from the Tasmanian Government's threatened species database (GTSpot) and from landholder sightings.

Table 2: Threatened species of the Properties
TSPA = Tasmanian *Threatened Species Protection Act;* EPBCA = Commonwealth *Environment Protection and Biodiversity Conservation Act.*

Threatened animal species	Conservation status TSPA / EPBCA	Midlands priority	Comments
grey goshawk *(Accipiter novaehollandiae)*	Endangered / -	priority 2	Recorded nesting in blackwoods along Bates Creek and its tributaries.
tasmanian devil (*Sarcophilus harrisii*)	Vulnerable / Vulnerable-	priority 2	Observed by the landholders, good habitat in places.
eastern barred bandicoot *(Perameles gunnii gunnii)*	- / Vulnerable	priority 1	Observed by the landholders, good habitat in places.
spotted-tail quoll *(Dasyurus maculatus)*	Rare / Vulnerable	priority 2	GTSpot record on the Stannus property. Landholders have observed the quoll and there is ideal habitat in places.

2.3.1 Grey goshawk

The Properties have key habitat for the grey goshawk (*Accipiter novaehollandiae*) – blackwood forest along the major creek-lines which is known to be used as nesting habitat. Maintenance of this habitat is very important for the goshawk which is listed as endangered under Tasmania's *Threatened Species Protection Act* (1995). It is listed due to low densities and limited breeding distribution. A high proportion of core habitat is in unprotected areas. There are believed to be less than 260 mature individuals left in the State[1].

Goshawk nests tend to be situated in the shady crown of the tree, but close to the bases of the limbs below the canopy. The nest structure is up to 50 cm wide and consists of sticks finer than a pencil, up to about 10mm in diameter. The breeding season is between September and February. Up to three eggs are laid, although usually only one chick is raised and is dependent on parental care for 9-10 weeks[1].

Potential nesting habitat occurs along watercourses in wet forest with old growth or regrowth older than 50 years, particularly where blackwood occurs. Blackwood is a preferred nest tree species followed by *Melaleuca*, myrtle, tea tree and eucalypt. Outside of blackwood swamp forests most nests are in riparian areas, but nests may occasionally be up to 100 m from a watercourse. Nests are always in forest (sometimes in patches less than 5 ha); isolated trees are not used for breeding[1].

The preferred wet forest habitat for this species has been extensively cleared in the past for agriculture, forestry and residential development. A high proportion of remaining core breeding and foraging habitat for this species is in unprotected areas and vulnerable to harvesting, clearing and disturbance.

2.3.2 Eastern barred bandicoot

The Properties are believed to provide reasonable habitat for the eastern barred bandicoot (*Perameles gunnii gunnii*) which is listed as vulnerable under the national *Environment Protection and Biodiversity Protection Act* 1999. There is only one known population of these bandicoots remaining on the mainland, however eastern barred bandicoots remain locally common in Tasmania largely due to isolation from introduced predators such as the fox.

Eastern barred bandicoots need native understorey plants to provide shelter, nest sites and food. They emerge at night to feed on the pasture pests such as cockchafer beetle grubs. Destruction of their natural habitat (grassy woodlands, native grasslands) and in particular, loss of ground cover required for refuge, is the greatest threat to bandicoots. It is important not to slash or burn areas where bandicoots occur.

2.3.3 Tasmanian Devil

The Tasmanian devil (*Sarcophilus harrisii*) was recently listed as a vulnerable species under the Commonwealth *Environment Protection and Biodiversity Protection Act* 1999 and is also listed as vulnerable under Tasmania's *Threatened Species Protection Act* 1995. The listings have arisen due to the devastating impact upon devil numbers due to the facial tumor disease.

The Tasmanian devil occurs throughout Tasmania but its preferred habitat is open forests and woodlands. Population densities are highest in dry and mixed sclerophyll forests and coastal heaths of the eastern half of Tasmania and north-west coast. The Properties are considered to be good

[1] Threatened Species Unit (2003). Draft Listing Statement for the Grey Goshawk -, Nature Conservation Branch, DPIW.)

habitat for the Tasmanian devil. Important habitat/shelter for devils is caves, thick scrub, old burrows and hollow logs.

2.3.4 Spotted-tailed quoll

The spotted-tailed quoll (*Dasyurus maculatus*) is the second largest of the world's surviving carnivorous marsupials. Spotted-tailed quolls vary from reddish brown to dark chocolate brown with white spots on the body and tail (unlike eastern quolls which do not have spots on the tail). The species is considerably larger than the eastern quoll, with males measuring up to 130 cm long and 4 kg in weight. Females are significantly smaller than males[2].

The spotted-tailed quoll is also found on the east coast of mainland Australia and is threatened throughout its mainland range. It is listed as a vulnerable species under the Commonwealth *Environment Protection and Biodiversity Protection Act* 1999 and is also listed as rare under the State *Threatened Species Protection Act* 1995.

Spotted-tailed quolls are most common in cool temperate rainforest, wet sclerophyll forest and coastal scrub along the north and west coasts of Tasmania. Spotted-tail quolls are largely solitary and nocturnal, although the species does sometimes forage and bask during daylight hours[2].

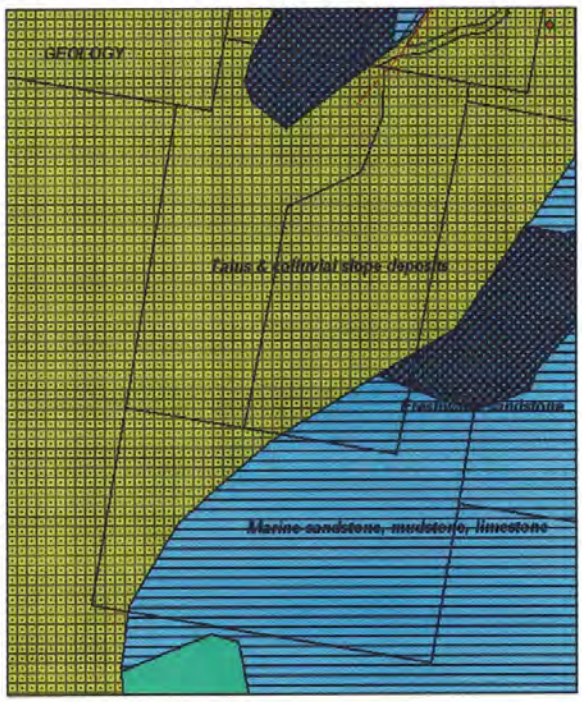
The spotted-tailed quoll is a capable hunter that, like the eastern quoll, kills its prey by biting on or behind the head. Prey taken by the spotted-tailed quoll includes: rats, gliding possums, small or injured wallabies, reptiles, insects, birds and eggs. Carrion is frequently eaten by spotted-tailed quolls. Large spotted-tailed quolls compete directly with Tasmanian devils for food[2].

2.4 Geology

The geology underlying the majority of the Staubman and Stannus Properties is described as 'talus & colluvial slope deposits' while the southern portion of the Staubman property is described as 'marine sandstone, mudstone, limestone' **Fig. 5**.

[2] http://www.parks.tas.gov.au/wildlife/mammals/stquoll.html

Fig. 5: Geology of the Staubman & Stannus properties



The Properties fall within two areas of geoconservation significance:

1. Great Western Tiers escarpment – listed

General - a major escarpment rimming the north and northeast sides of the Central Plateau.

Values – A major tertiary fault-line escarpment subsequently modified by glacial, periglacial, mass movement, fluvial and karst landform processes.

2. Central Plateau Terrane – listed

General – an area of more than 1000 km^2 bounded by the Mersey valley to the west and the Great Western Tiers to the north.

Values – Flat-lying Parmeener Supergroup with virtually continuous dolerite cover. Extensive Pleistocene ice cap glaciation effect.

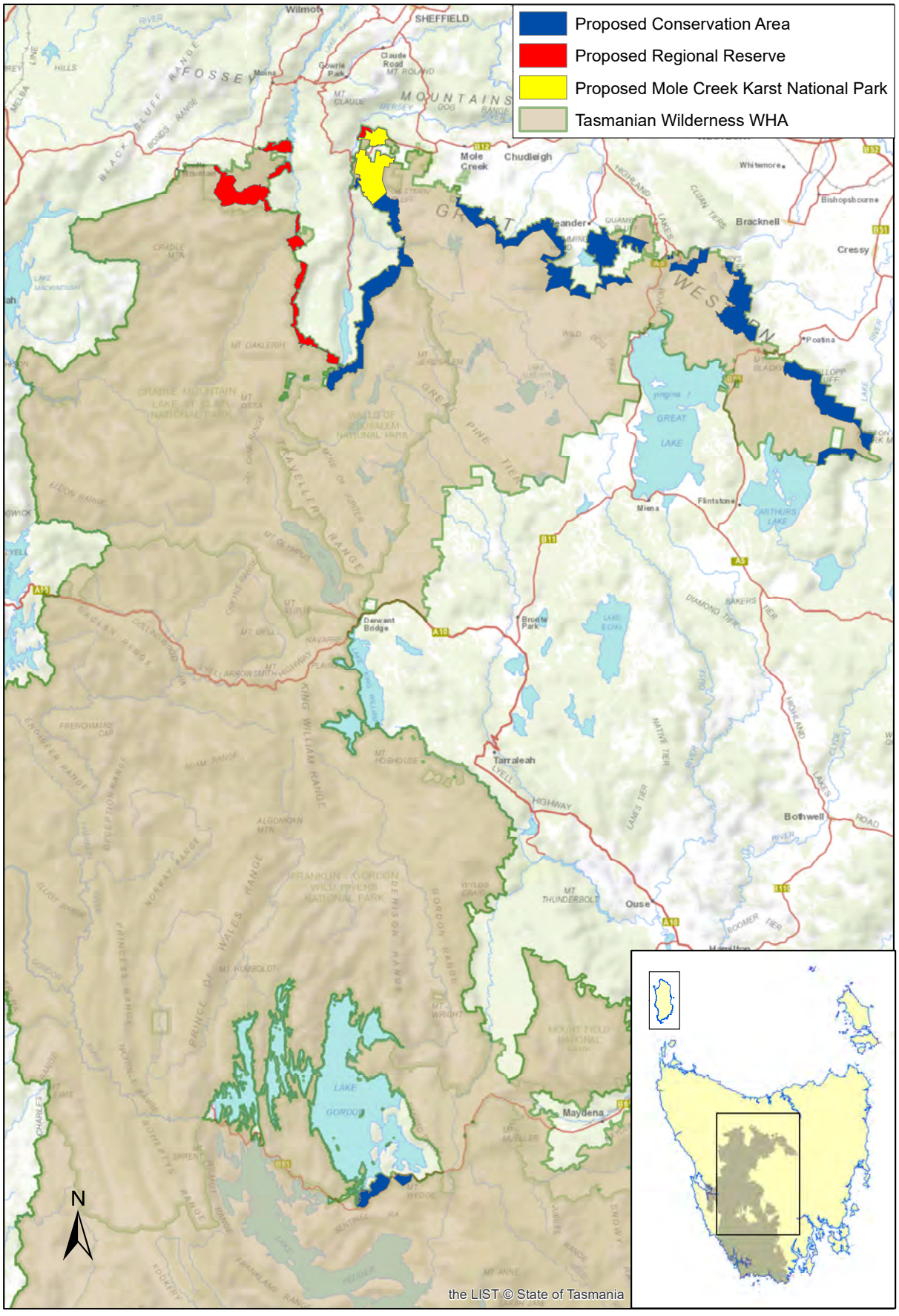
Appendix 1: Native plant species list

Botanical survey at the Staubman/Stannus property Liffey
Date: 2006
Veg community: E. obliqua/E. viminalis wet forest & broadleaf shrubbery

Native species list

GENUS	*SPECIES*	*FAMILY*	*Common name*
Acacia	*dealbata*	Mimosaceae	silver wattle
Acacia	*verniciflua*	Mimosaceae	varnish wattle
Acacia	*verticillata*	Mimosaceae	prickly moses
Acacia	*melanoxylon*	Mimosaceae	blackwood
Acaena	*novae-zelandiae*	Rosaceae	common buzzy
Aristotelia	*pedunculata*	Elaeocarpaceae	heartberry
Asplenium	*bulbiferum*	Aspleniaceae	mother spleenwort
Asplenium	*flabellifolium*	Aspleniaceae	necklace fern
Atherosperma	*moschatum*	Monimiaceae	sassafras
Bedfordia	*salicina*	Asteraceae	tasmanian blanketleaf
Billardiera	*longiflora*	Pittosporaceae	purple appleberry
Blechnum	*chambersii*	Blechnaceae	lance waterfern
Blechnum	*nudum*	Blechnaceae	fishbone waterfern
Blechnum	*wattsii*	Blechnaceae	hard waterfern
Bursaria	*spinosa*	Pittosporaceae	prickly box
Carex	*appressa*	Cyperaceae	tall sedge
Cassinia	*aculeata*	Asteraceae	dollybush
Cassytha	*melantha*	Lauraceae	large dodderlaurel
Clematis	*aristata*	Ranunculaceae	mountain clematis
Comesperma	*volubile*	Polygalaceae	blue lovecreeper
Coprosma	*hirtella*	Rubiaceae	coffeeberry
Coprosma	*quadrifida*	Rubiaceae	native currant
Dianella	*tasmanica*	Liliaceae	forest flaxlily
Dichelachne	*rara*	Poaceae	common plumegrass
Dicksonia	*antarctica*	Dicksoniaceae	soft treefern
Drymophila	*cyanocarpa*	Liliaceae	turquoise berry
Epacris	*impressa*	Epacridaceae	common heath
Eriochilus	*cucullatus*	Orchidaceae	autumn orchid
Eucalyptus	*obliqua*	Myrtaceae	stringybark
Eucalyptus	*ovata*	Myrtaceae	black gum
Eucalyptus	*viminalis*	Myrtaceae	white gum
Exocarpus	*cupressiformis*	Santalaceae	common native-cherry
Gastrodia	*procera*	Orchidaceae	tall potato-orchid
Geranium	*potentilloides*	Geraniaceae	mountain cranesbill
Gonocarpus	*teucrioides*	Halogoraceae	forest raspwort
Goodenia	*ovata*	Goodeniaceae	hop native-primrose
Goodia	*lotifolia*	Fabaceae	smooth goldentip
Grammitis	*billardierei*	Grammitidaceae	common fingerfern
Helichrysum	*scorpioides*	Asteraceae	curling everlasting
Histiopteris	*incisa*	Dennstaedtiaceae	batswing fern
Huperzia	*varia*	Lycopodiaceae	long clubmoss
Hymenophyllum	*cuppressiforme*	Hymenophyllaceae	common filmyfern
Hypolepis	*rugosula*	Dennstaedtiaceae	ruddy groundfern
Indigofera	*australis*	Fabaceae	native indigo

Isolepis	*hookeriana*	Cyperaceae	grassy clubsedge
Isolepis	*inundata*	Cyperaceae	swamp clubsedge
Isolepis	*wakefieldiana*	Cyperaceae	tufted clubsedge
Juncus	*bufonius*	Juncaceae	toad rush
Juncus	*gregiflorus*	Juncaceae	green rush
Juncus	*pauciflorus*	Juncaceae	looseflower rush
Lagenophora	*stipitata*	Asteraceae	blue bottledaisy
Leptecophylla	*juniperina subsp. parvifolia*	Epacridaceae	mountain pinkberry
Lomandra	*longifolia*	Xanthorrhoeacea	sagg
Lomatia	*tinctoria*	Proteaceae	guitarplant
Mazus	*pumilio*	Scrophulariaceae	swamp mazus
Melaleuca	*ericifolia*	Myrtaceae	coast paperbark
Microsorum	*pustulatum*	Polypodiaceae	kangaroo fern
Muehlenbeckia	*gunnii*	Polygonaceae	forest lignum
Notelaea	*ligustrina*	Oleaceae	native olive
Nothofagus	*cunninghamii*	Fagaceae	myrtle beech
Olearia	*argophylla*	Asteraceae	musk
Olearia	*lirata*	Asteraceae	forest daisybush
Oxalis	*perennans*	Oxalidaceae	grassland woodsorrel
Ozothamnus	*ferrugineus*	Asteraceae	tree everlastingbush
Pimelea	*drupacea*	Thymelaeaceae	cherry riceflower
Pittosporum	*bicolor*	Pittosporaceae	cheesewood
Poa	*sp*	Poaceae	
Polystichum	*proliferum*	Dryopteridaceae	mother shieldfern
Pomaderris	*apetala*	Rhamnaceae	common dogwood
Poranthera	*microphylla*	Euphorbiaceae	small poranthera
Pteridium	*esculentum*	Dennstaedtiaceae	bracken
Pultenaea	*daphnoides var. obcordata*	Fabaceae	heartleaf bushpea
Pultenaea	*juniperina*	Fabaceae	prickly beauty
Rumohra	*adiantiformis*	Dryopteridaceae	leathery shieldfern
Sambucus	*gaudichaudiana*	Caprifoliaceae	white elderberry
Scleranthus	*biflorus*	Caryophyllaceae	twinflower knawel
Senecio	*linearifolius*	Asteraceae	fireweed groundsel
Senecio	*minimus*	Asteraceae	shrubby fireweed
Solanum	*laciniatum*	Solanaceae	kangaroo apple
Stackhousia	*monogyna*	Stackhousiaceae	forest candles
Stellaria	*pungens*	Caryophyllaceae	prickly starwort
Stylidium	*graminifolium*	Stylidiaceae	narrowleaf triggerplant
Tmesipteris	*obliqua*	Psilotaceae	common forkfern
Urtica	*incisa*	Urticaceae	scrub nettle
Viola	*hederacea*	Violaceae	ivyleaf violet
Wahlenbergia	*sp*	Campanulaceae	
Zieria	*arborescens*	Rutaceae	stinkwood


Proposed Conservation Area
Proposed Regional Reserve
Proposed Mole Creek Karst National Park
Tasmanian Wilderness WHA
Wilmot
SHEFFIELD
Mole Creek
Chudleigh
Bracknell
Cressy
Poatina
Miena
Flintstone
Derwent Bridge
Tarraleah
Bothwell
Ouse
Maydena
N
the LIST © State of Tasmania

Flora and Fauna at Habitat, Liffey

Asteraceae
Bedfordia salicina
Cassinia aculeata
Cirsium vulgare
Gnaphalium spp.
Helichrysum scorpoides
Lagenifera stipitata
Olearia argophylla
Olearia lirata
Ozothamnus ferrugineus
Senecio bisserratus
Senecio linearifolius

Campanulaceae
Wahlenbergia sp

Caprifoliaceae
Sambucus gaudichaudiana

Caryophyllaceae
Scleranthus biflorus
Stellaria pungens

Elaeocarpaceae
Aristotelia pedundulata

Epacridaceae
Epacris impressa
Leptecophylla juniperina
var. parvifolia

Euphorbiaceae
Poranthera microphylla

Fabaceae
Goodia lotifolia
Indigofera australis
Pultanaea daphnoides var obcordata
Pultanaea juniperina

Fagaceae
Nothofagus cunninghamii

Gentianaceae
I *Centaurium erythraeaea*

Geraniaceae
Geranium potentilloides

Goodeniaceae
Goodenia ovata

Haloragaceae
Gonocarpus teucroides

Lauraceae
Cassytha melantha

Mimosaceae
Acacia dealbata
Acacia melanoxylon
Acacia verniciflua
Acacia verticillata

Monimiaceae
Atherosperma moschatum

Myrtaceae
Eucalyptus obliqua
Eucalyptus ovata
Eucalyptus viminalis
Melaleuca ericifolia

Oleaceae
Notolea ligustrina

Oxalidaceae
Oxalis perennans

Pittosporaceae
Billardiera longifolia
Billardiera scandens
Bursaria spinosa
Pittosporum bicolour

Polygalaceae
Comesperme volubile

Polygonaceae
Muehlenbeckia gunnii

Proteaceae
Lomatia tinctoria

Ranunculaceae
Clematis aristata

Rhamnaceae
Pomaderis apetala

Rosaceae
Acaena novae-zelandiae
Rubus parvifolius

Rubiaceae
Coprosma hirtella
Coprosma quadrifida

Rutaceae
Zieria arborescens

Santalaceae
Exocarpos cupressiformis

Scrophulariaceae
Mazus pumilio

Solanaceae
Solanum laciniatum

Stackhousiaceae
Stackhousia monogyna

Stylidiaceae
Stylidium graminifolium

Thymelaceae
Pimelea drupacea

Urticaceae
Urtica incisa

Violaceae
Viola hederaceae

Monocotyledonae

Cyperaceae
Carex appresa
Isolepis hookeriana
Isolepis inundata
Isolepis wackefieldiana
Lepidosperma elatius

Juncaceae
Juncus bufonius
Juncus effusus
Juncus gregiflorus
Juncus pauciflorus

Liliaceae
Dianella tasmanica
Drymophila cyanocarpa

Orchidaceae
Erriochilus cucullatus
Gastrodia sp.

Poaceae
Dichelachne rara

Xanthorrhoeaceae
Lomandra longifolia

Fungi
Anthracophyllum archeri
Fuligo septica
Ganoderma australe
Marasmius elegans
Mycena interrupta
Mycena vinacea
Pluteus atromarginatus
Stereum ostrea

Pteridophyta

Aspleniaceae
Asplenium bulbiferum
Asplenium flabellifolium

Blechnaceae
Blechnum chambersii
Blechnum nudum
Blechnum wattsii

Dennstaedtiaceae
Histiopteris incisa
Hypolepis rugosula
Pteridium esculentum

Dicksoniaceae
Dicksonia antarctica

Dryopteridaceae
Polystichum proliferum
Rumohra adiantiformis

Grammitidaceae
Grammitis billardierei

Hymenophyllaceae
Hymenophyllum cupressiforme
Polyphlebium venosum

Lycopodiaceae
Huperzia varia

Polypodiaceae
Microsorum pustulatum

Psilotaceae
Tmesipteris obliqua

Invertebrates

Freshwater Crayfish
Astacopsis franklinii

MacLeays Swallowtail
Australian Admiral
Funnel web spider
White-tail spider
Scorpion
leech

Lichen
Coenogonium

Birds
Australian Shelduck
Pacific Black Duck
Brown Goshawk
Grey Goshawk
Wedge-tailed Eagle
Peregrine Falcon
Tasmanian Native-hen
Brush Bronzewing
Yellow-tailed Black-Cockatoo
Sulphur Crested Cockatoo
Green Rosella (E)
Pallid Cuckoo
Fan-tailed Cuckoo
Shining Bronze-Cuckoo
Southern Boobook
Tawny Frogmouth
Laughing Kookaburra
Superb Fairy-wren
Spotted Pardalote
Striated Pardalote
Tasmanian Scrubwren (E)
Tasmanian Thornbill (E)
Yellow Wattlebird (E)
Yellow-throated Honeyeater (E)
Strong-billed Honeyeater (E)
Black-headed Honeyeater (E)
Crescent Honeyeater
New Holland Honeyeater
Eastern Spinebill
Scarlet Robin
Flame Robin
Pink Robin
Dusky Robin (E)
Olive Whistler
Golden Whistler
Grey Shrike-thrush
Satin Flycatcher
Grey Fantail
Black-faced Cuckoo-shrike
Dusky Woodswallow
Grey Butcherbird
Black Currawong
Grey Currawong

Birds(cont.)
Forest Raven
Beautiful Firetail
European Goldfinch (I)
Welcome Swallow
Silvereye
Bassian Thrush
Common Blackbird (I)
Common Starling (I)

Mammals

Monotremes
Echidna
Platypus

Marsupials
Spotted-tailed Quoll
Tasmanian Devil
Eastern Barred Bandicoot
Common Wombat
Brushtail Possum
Ringtail Possum
Long-nosed Potoroo
Tasmanian Pademelon
Bennets Wallaby

Placental Mammals
Bat spp
Black Rat
Swamp Rat
House Mouse (I)

Frogs
Crinia tasmaniensis
Litoria ewingi

Reptiles
Niveoscincus metallicus
Niveoscincus pretiosus (E)
Tiliqua nigrolutea
Notechis ater

E = endemic
(I) = introduced

Compiled by Sarah Lloyd, May 2006

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

To Whom it May Concern,

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

CURRENT ZONING

The current zoning of the entire Breadlabane area is Rural Resource.

PROPOSED ZONING

The proposal is to zone the entire Breadlabane area to Agriculture.

ZONE PURPOSE

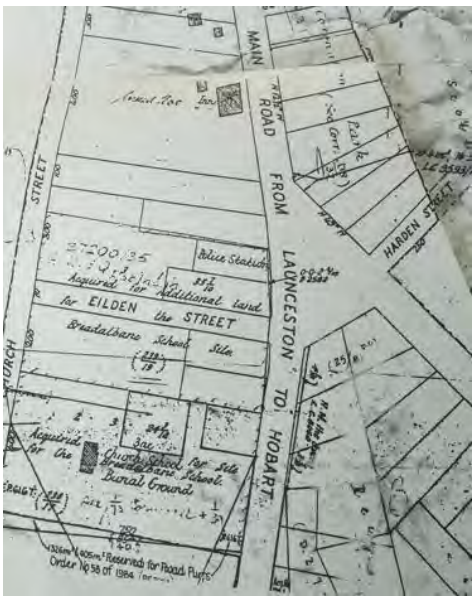
The purpose of the Agriculture Zone is:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
  - (a) conflict with or interference from non-agricultural uses;
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

We submit that the proposed change of zoning has been applied in correctly and we are seeking the review of the zoning to something that is more in character and pattern development with current land use of the area.

BACKGROUND

The township of Breadalbane has a long history on residential and non-agricultural uses. The original mapping shows that the township had plans for school, a church, and a police station.



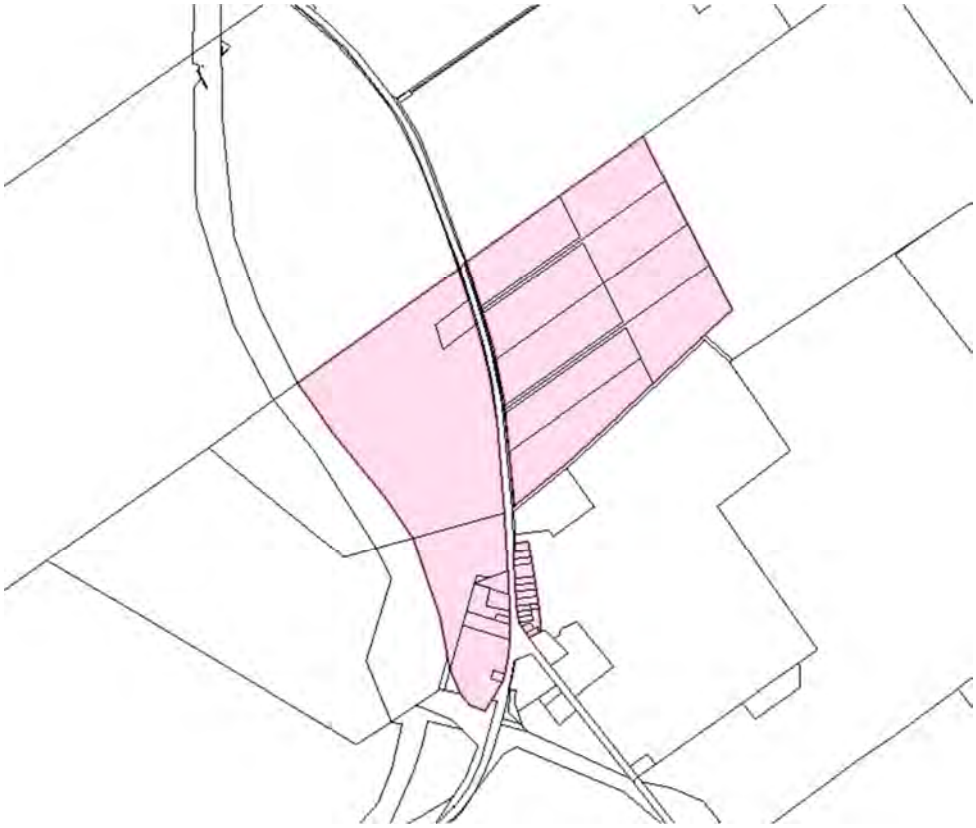
The Northern Midlands Council web site promotes Breadlabane as...

> *Situated on the Midlands Highway, 13 kms from Launceston, Breadalbane was named by Governor Macquarie after the Earl of Breadalbane, his wife's cousin. Earlier the district was known as 'Cocked Hat', 'The Springs' and 'Brumby's Plain'. The Breadalbane area was notorious in the early 19th century for sheep stealing. In the colonial days there were three inns at Breadalbane, The Albion, The Temperance Hotel, and The Woolpack Inn (today, only the Woolpack Inn still stands). Increased traffic on the roads into Launceston in the 1860's saw the introduction of a toll gate at Breadalbane. Road tolls were unpopular and were eventually abolished in 1880.*
>
> *Today, there is an important roundabout at Breadlabane at the entrance to the city of Launceston, and Launceston Airport.*

The history of Breadalbane is one of supporting the surrounding agricultural land but not as a primary function.

EXISTING CHARACTER

The existing character of Breadalbane is predominantly residential in in size, appearance, and function.



There are approx. 35 land titles within a 76ha land area, thus an average lot density of 2Ha. These titles are as small as 550m2, and the majority are residential with single dwellings, with some of the larger titles being used as hobby farms, the balance being lifestyle properties. The area is connected to reticulated water and there is firefighting services within the street. There is no reticulated sewer or stormwater.

AGRICULTURAL LAND MAPPING

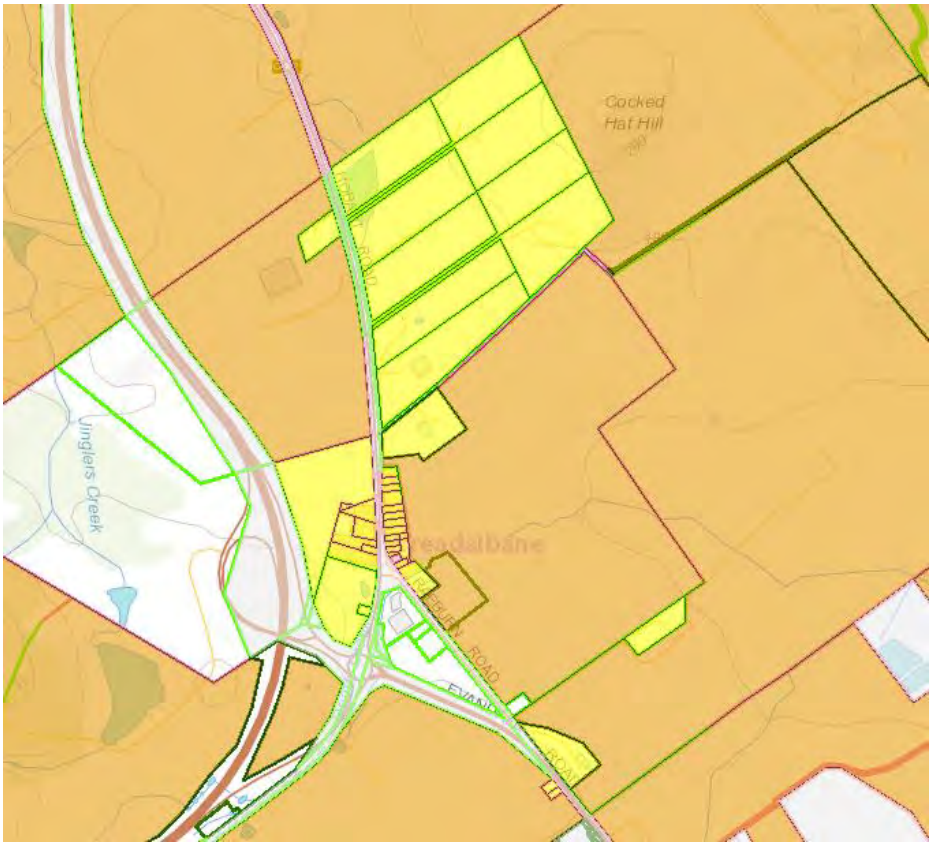
The agricultural land mapping project which was undertaken by the state government, assisted each municipal area in zoning and code overlay mapping, this project stated:

> *The Rural Zone and Agriculture Zone in the State Planning Provisions reflect a recalibration of the Rural Resource Zone and Significant Agriculture Zone (the rural zones) that are currently applied in Interim Planning Schemes. The primary aim of the project is to identify Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area. This report was provided to avoid a repeat of the inconsistent use and application of the zones that occurred in the preparation of the Interim Planning Schemes.*

Furthermore, this report states

> *Residential use in the Agriculture Zone must either be required as part of an agricultural use or located on land not capable of supporting agricultural use and not confine or restrain any adjoining agricultural use.*

The agricultural land mapping project 2017 identified areas of agricultural land that was potential constrained and not suitable for commercial agricultural use.



A review of the Breadalbane township shows that the area has been identified as constrained (hatched yellow)

A report by JMG titled "Zone & Code Recommendations" was prepared to assist the Northern Midland Council review land use. In this report JMG suggest that land identified as potentially constrained and located adjacent to multiple lots should be considered in the rural living not the agriculture zone (note this report has now since been removed)

THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

The Northern Tasmania Regional Land Use Strategy identifies…

> *D.2.2.2 Rural Residential Areas*
> *The regions landscape includes land suitable for opportunities for rural residential use and development of large allotments. These rural residential areas should be considered where established residential uses are found and are:*
>
> - *predominantly residential land use including lifestyle blocks, hobby farms and /or low-density residential subdivision and*
> - *fragmentation of cadastral base and property ownership, and may include,*
> - *topographical constraints resulting in physical impediments to rural resource use or connectivity*
>
> *In practice, this will mean that land that may have been included in low density residential, rural residential, village or rural zones will be identified based on existing land use patterns that are predominantly rural residential in character.*

The Rural Residential Area counters residential demands for and diverts pressure away from Productive Resource Areas by providing options for rural and environmental lifestyle preferences. This will minimise future land use conflicts and maximise infrastructure efficiencies.

Additional demand for land will be met through intensification of existing Rural Residential Area where it can meet sustainability criteria. It must be demonstrated that this is preferable to land use intensification that better meets sustainability objectives.

Intensification must balance a range of matters including:

- *Impact on the agricultural and environmental values of the land and surrounding areas.*
- *Proximity to existing settlements containing social services.*
- *Land use efficiency, consolidating gaps in established rural residential land use patterns.*
- *Access to road infrastructure with capacity to support an intensified land use.*
- *On-site wastewater system suitability.*
- *Impact on natural values or the potential land use limitations as a result of natural values.*
- *Impact on agricultural land and land conversion.*
- *Impact on water resources required for agricultural and environmental purposes.*
- *Consideration of natural hazard management.*
- *Existing land supply within the region.*
- *Potential future requirement for the land for urban purposes; and*
- *The ability to achieve positive environmental outcomes through rezoning.*

We propose that given the predominant residential and small acreages lots already found in the Breadalbane area, and in accordance with the Northern Tasmania Regional Land Use Categories, suggest the most appropriate zoning for this area is Rural Living.

RURAL LIVING ZONE

The purpose of the Rural Living Zone is:

- To provide for residential use or development in a rural setting where:
  - (a) services are limited; or
  - (b) existing natural and landscape values are to be retained.
- To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.
- To provide for Visitor Accommodation that is compatible with residential character.

On review of the Breadalbane township and when applied against the requirements of the Land Use Strategy Guide, the various zones available it is obvious that this area should be not an agriculture zone and the most appropriate zoning is Rural Living.

CONCLUSION

We are seeking consideration that the identified land surrounding the township of Breadlabane be zoned Rural Living under the LPS due to the following:

- It is defined by residential uses.
- It has reduced land capability (entirely non-prime ag land);
- It has been Identified as constrained and not limited opportunity for agricultural use
- Physical and topographical constraints – combined with the position of existing development upon the land (e.g., houses) – constrain the ability of the land to be utilised in conjunction with adjoining primary industry operations.
- The properties are less than 10 mins drive to the CBD of Launceston and short commutes to the townships of Perth, Longford, and Evandale,
- The area is well connected to major road infrastructure and is serviced by reticulated water (with a reasonable fire hydrant network also serving the area); and

- The area is excluded from the North Esk Irrigation District, which surrounds the perimeter of the cluster area, the fact that the irrigations district is not internally connected to any of the identified lots in the cluster area further reinforces the 'non-viable' agricultural emphasis of the land.

The area whilst clearly suitable for a Rural Living Zone could be a mix of Rural Living A – 1 Ha lot size and Rural Living B - 2Ha lot sizes. Development standards for rural living zone are consistent with the existing characteristics of the area.

Furthermore, the area identified above meets the requirement of the land use strategy for the area of Breadalbane to be zoned Rural Living in that it,

- clearly comprises a pattern of development consistent with being identified as an established rural residential area
- services are limited and the other natural and landscape values are retained.
- Currently the residential properties co-exist with surrounding land uses.
- A change in zoning would have no effect of amenity, be that noise, scale intensity, traffic or other off-site activities.
- Existing uses are still compatible within a rural living zoning
- The prominent use is residential and single dwellings (in rural living zone this would be no permit required, however if zoned agricultural single dwelling would discretionary)
- Permissible use classes under the Rural Living Zone are far more compatible with the character of the area (and minimising land use conflict scenarios) compared to that available under the Agriculture Zone
- Rural Living Zone would reduce regulatory assessment burdens on both council and landowners

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Yours Sincerely

Heath Clayton
m: 0419312232
e: heath@designintent.com.au

07-12-2021

9 December, 2021

Northern Midlands Council
13 Smith Street
Longford, TAS. 7301

Planning Department via email planning@nmc.tas.gov.au

To Whom it May Concern,

RE: NORTHERN MIDLANDS DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION

We provide representation to the proposed Local Provision Schedule and in particular the proposed changes to the land use zone of the Breadalbane township.

The current zoning of the area is rural resource, and the proposed change is to Agriculture. As landowners in a predominantly residential or small acreage area we do not think this is the most appropriate zoning for the area.

We write in support of the submission prepared by Heath Clayton, that the most suitable zoning is rural living.

We look forward to discussing this further as required and thank you for the opportunity for comment on this.

Kind regards

Mary-Jane Wright

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

24 November 2021

Northern Midlands Council
Tasmania Planning Commission
PO Box 156
Longford Tas 7301
Email: lps@nmc.tas.gov.au

Northern Midlands Council,

RE: Tasmanian Planning Scheme - Northern Midlands Draft Local Provisions Schedule (LPS)

Thank you for the opportunity to comment on Northern Midlands Draft Local Provisions Schedule (LPS). The Tasmanian Heritage Council is supportive of the extensive work being undertaken to recognize the historic cultural heritage significance of local heritage places, heritage precincts, historic landscape precincts, places or precincts of archaeological potential and significant trees; and in particular the inclusion of the entries in the Tasmanian Heritage Register in the LPS, though the Local Historic Heritage Code will not apply to a place entered in the Heritage Register. It is also noted that the LPS introduced 7 new SAPs as additional mechanism to protect the historic townships and its cultural and heritage significance.

The Heritage Council provides the following feedback on the Northern Midlands Draft LPS:

Specific Area Plans (SAPs)

NOR -S6.0 Longford Specific Area Plan

It is noted that the Low Density Residential Rural Fringe Development Precinct Masterplan is referenced in Figure NOR-S.6.2.3 in Longford Specific Area Plan in the exhibited LPS.

Separately, it is also noted that Northern Midlands Council released Preliminary Master Plan for the Longford Racecourse on 11 November 2021 for public comments.

The SAP precinct master plan referenced in Figure NOR-S.6.2.3 does not represent the change of the Preliminary Master Plan for the Longford Racecourse. It is therefore recommended:

- the Draft LPS be amended to include the updated precinct master plans for Longford SAP.
- The draft Longford SAP provide corresponding development standards in addition to residential use in response to the Preliminary Master Plan for the Longford Racecourse.

NOR -S8.0 Ross Specific Area Plan

Heritage Council is of the view that the Female Factory and the Original Burial Ground are an integral part of the township's heritage significance and should be included in Ross Specific Area Plan. The inclusion will be consistent with the intent of the SAP to protect and enhance the unique and intact history and character of the town of Ross. It is recommended:

– extending Ross SAP to include the area bounded by Church Street, Wellington Street, and Fitzroy Street as shown in Figure 1 below.

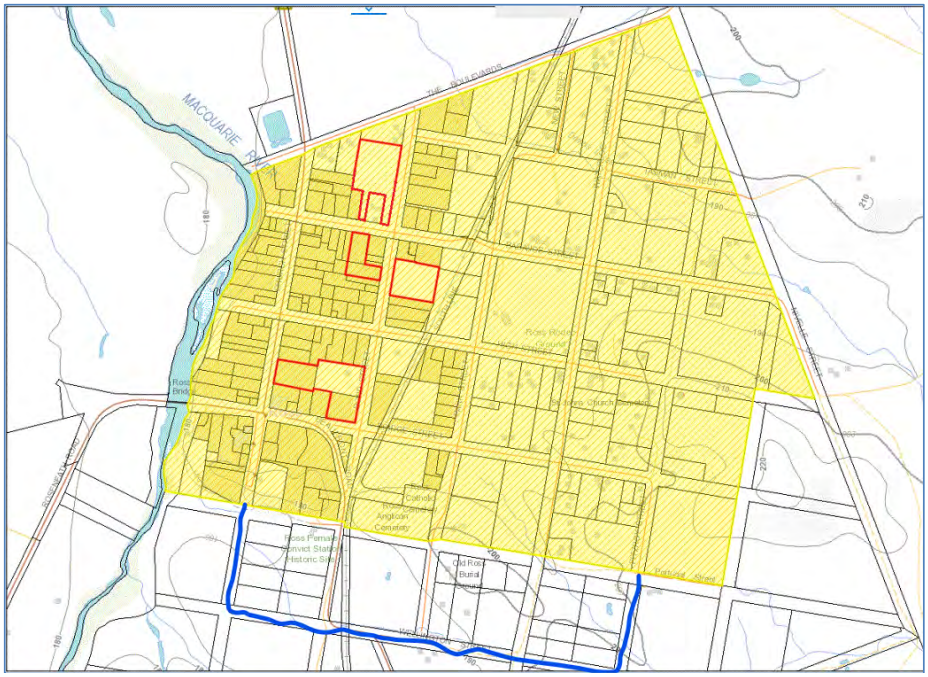


Figure 1 – Recommended inclusion (blue outlined) in Ross SAP

Places or Precincts of Archaeological Potential

It is acknowledged that the draft Northern Midlands LPS has included 3 places/precincts with archaeological potential in Cressy through transitioning from the *Interim Planning Scheme 2013*. Beyond the current listing, it is recognized from various data sources that there are additional areas with archaeological potential within Northern Midlands municipality. The list below is an example of sites and areas worth further site study for its archaeological potential:

- 160 Bridge St, Campbell Town, 7210 (THR #4926)
- 868 Illawarra Rd Longford (CT 233018/1)- area outside CPR for Wickfod (THR #5060)
- Road stations within the municipality area; relevant convict history data can be found here https://convictlandscapes.com.au/VDL/

It is therefore recommended:

– Council undertake an archaeological survey/study to develope an Archaeological Zoning Plan at some stage and update the listing in the LPS.

Scenic Road Corridors

It is acknowledged that part of Hobart Road is within the Scenic Road Corridor in the LPS. Whilst the section highlighted in Figure 2 of Hobart Road encompasses significant rural pastoral landscape of the area and should be equally protected from development that would adversely impact on the rural scenery. It is therefore recommended:

– extending Scenic Road Corridor NOR-C8.2.7 (Overlay Map 1 of 46) along Hobart Road to Breadalbane roundabout as highlighted yellow in Figure 2 below:

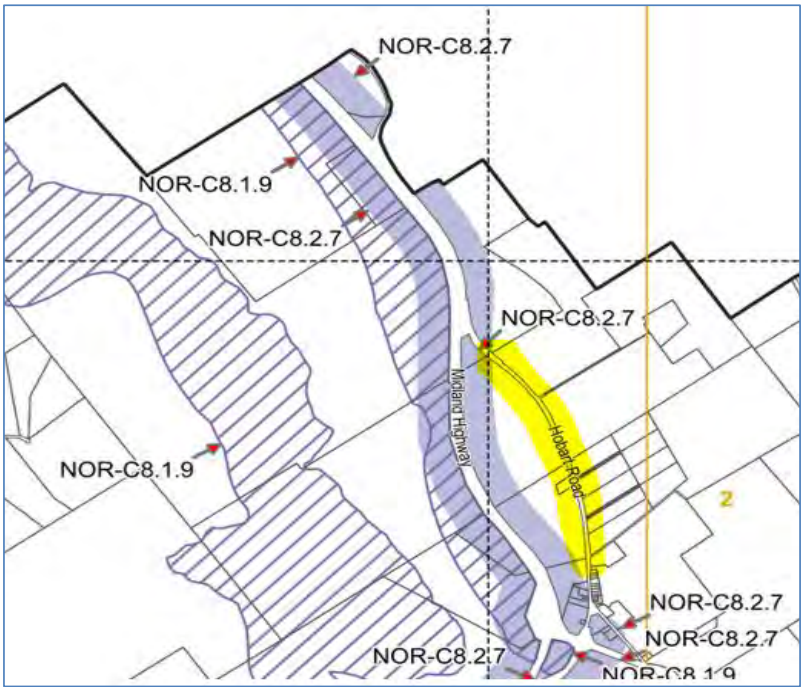


Figure 2 – Recommended inclusion (yellow highlighted) in Scenic Protection Code Overlay

Overlay Map

The overlay map 27-46 are currently embedded in and between map 1-26. The numbers are not notated and appeared to pose difficulties for locating specific sites and areas. It is recommended:

– notating map numbers (27-46) in the legend 'master map' on the right bottom of each page.

We trust that this submission is useful and welcome further opportunities to contribute to Northern Midlands LPS amendments to heritage components.

Yours sincerely

Brett Torossi
Chair
Under delegation of the Tasmanian Heritage Council

Friday 26 November, 2021
Subject: Representation on the Draft Northern Midlands Local Provisions **Schedule – Rocelyn Ives**

Attention: Northern Midlands Planning Authority

I am the owner of the conservation property at 111 Gulf Road, Liffey, (PID 6753775, CT 204354/1). In the currently exhibited Northern Midlands Draft Local Provisions Schedule my property has been rezoned as Agriculture.

8.7 ha (82%) of the 10.6 ha Title 204354/1 is covered by the Liffey River Reserve protected by conservation covenant and has therefore been identified by both the State and Commonwealth Governments for protection and conservation of the biodiversity it contains. As the great majority of this title is private reserve and the small non-reserved part of the title is unsuitable and not used for agriculture, Guidelines LCZ1 and AZ6 together indicate that the property should be rezoned to Landscape Conservation. The Liffey River Reserve is one of a group of five Private Reserves with a total area of 171.9 ha and recognised as part of the Tasmanian Reserve Estate. My property is linked to the two covenanted properties (CT 202805/1 and 246184/2) owned by Bush Heritage Australia by a Sustainable Timbers Tasmania (STT) Informal Reserve, also part of the Tasmanian Reserve Estate.

There are no fence boundaries between my property, the STT block and Bush Heritage‘s covenanted properties. This property of STT is a natural extension of the flora and fauna of both properties. There is a track traversing STT block into my property in the riparian area where the health of the waterway is managed and protected for its natural values. Snow-melt into the river occurs near this junction from down my side boundary. The track is regularly accessed for passive recreational use along the river edge. The natural values on my property are the same as those next door so it makes sense that my property is not isolated as Agriculture zone in such a large protected reserve and should be rezoned Landscape Conservation.

From an ecological perspective the connectivity of these adjoining titles has been long recognised resulting in the creation of the. Private Reserves and the STT Informal Reserve.

In its representation Conservation Landholders Tasmania has presented a detailed case for rezoning the five titles containing the five Private Reserves. I support their case for rezoning the five titles and agree to CT 204354/1 being rezoned to Landscape Conservation.

Could you please acknowledge receipt of my representation?

Rocelyn Ives,
61 Connaught Crescent
West Launceston Tas 7250

rocives@gmail.com Ph M 0439592897 or at Liffey 63973022

conservation landholders tasmania

18th November 2021

Des Jennings
General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Via email: lps@nmc.tas.gov.au

Representation about the Northern Midlands Draft LPS – proposal to change the zoning of eleven (11) reserved properties to Landscape Conservation

Summary of Representation

Conservation Landholders Tasmania (CLT) has reviewed the Northern Midlands Draft LPS Zone Maps and the Supporting Report and believes that eleven (11) properties containing Private Reserves protected by conservation covenant with land reserved for the protection of biodiversity should be rezoned fully or partly to Landscape Conservation based on Guideline LCZ1, when read together with Guideline AZ6, subject to landowner agreement.

Reserve Name	***Property Address***	***Property ID***	***Title References***
Oura Oura	159 GULF RD LIFFEY TAS 7301	6753804	202805/1
Gulf Resort	GULF RD LIFFEY TAS 7301	6753791	246184/2
Liffey River	111 GULF RD LIFFEY TAS 7301	6753775	204354/1
Noble Liffey Road	1827 LIFFEY RD LIFFEY TAS 7301	6753759	45838/1
Drys Bluff	Lot 1 LIFFEY RD LIFFEY TAS 7301	2776136	150038/1

ABN 47 746 051 320
website www.clt.asn.au
post 675 Cradle Mountain Road Erriba TAS 7310
email gaildennett@gmail.com

Reserve Name	***Property Address***	***Property ID***	***Title References***
Elkington #1, #2 and #3	'ELKINGTON' - 548 LOGAN RD EVANDALE TAS 7212	6398339	175727/1 175727/3 175727/4 175727/5
Marathon	DEDDINGTON RD DEDDINGTON TAS 7212	6397977	103886/4 103886/5 103886/6
Marathon and Marathon #2	1503 DEDDINGTON RD DEDDINGTON TAS 7212	2913938	103886/2 103886/3 155319/1
Lilyburn	1504 DEDDINGTON RD DEDDINGTON TAS 7212	3531915	172586/1 172587/1
Preston #2	'PRESTON' - 1726 AUBURN RD ROSS TAS 7209	7951183	212952/1 212953/1 199138/1 35605/1 35606/1 208425/1 49207/1 49207/2 49207/3
Burburys Tier #1 and #2	Lot 1 HONEYSUCKLE RD ROSS TAS 7209	3360810	169994/1

The natural values within these Reserves have already been identified for protection and conservation by the Minister for Environment and Landscape Conservation Zone should be applied during the current Draft Local Provisions Schedule assessment process given that Landscape Conservation zone was inadvertently not applied when drafting the LPS.

CLT is writing to the 11 landowners at their postal addresses available from The List to alert them to the rezoning of their covenanted titles by the Planning Authority and CLT's proposal to rezone all or part of their titles to Landscape Conservation. As these postal addresses are often out-of-date it would help if the Planning Authority also contacted these landowners during the Exhibition Period so they are aware of the Planning Authority's proposed zoning, the alternative zoning options available and their right to make a representation.

Background

Conservation Landholders Tasmania (CLT) is an educational trust. Conservation landholders including those with land reserved by conservation covenant are the beneficiaries of the Trust. In Tasmania there are currently about 900 reserves under conservation covenant totaling 111,000 ha, or 4.2% of the private property in the state. The Trustees organise field days and

forums on topics of relevance and interest to these conservation landholders. CLT has been supported by the three NRMs and the Tasmanian Land Conservancy for over 9 years.

In late 2019 CLT became aware that private properties with land reserved for their significant natural values are routinely being rezoned from Rural Resource to Rural or Agriculture by local planning authorities in their Draft LPS. CLT considers that some of this reserved land is more appropriately zoned as Landscape Conservation.

The application of Landscape Conservation Zone in the Northern Midlands Draft LPS

In the Draft Zone Maps the Landscape Conservation Zone has only been used for three titles at Conara, one at Perth and one at Poatina (Supporting Report Table 6 pp 94-95). The stated Zone Transition Rationale to Landscape Conservation in Table 4 (p 71) is:

> *Land that contains areas of high conservation native vegetation, significant landscape, biodiversity or natural values and not located on land to be zoned Agriculture (or other SPP precluded zones) should be considered for the Landscape Conservation zone.*

Despite this rationale, which is consistent with Guidelines LCZ1 and AZ6, no other land appears to have been considered for rezoning to Landscape Conservation.

As discussed later, private reserved land protected by conservation covenant has been identified for protection and conservation of natural values and therefore should be considered for Landscape Conservation zone.

Of the other 81 properties containing Private Reserves only the four listed below appear to have been considered for rezoning to protect the private reserved land and these have been rezoned to Environmental Management, a zone more suited to Public Reserves.

Reserve Name	***Property Address***	***Property ID***	***Title References***
Lower Liffey	GULF RD LIFFEY TAS 7301	2003475	38867/1
Liffey River	GULF RD LIFFEY TAS 7301	6753839	229083/1
Coalmine Creek	GULF RD LIFFEY TAS 7301	7588396	119373/1
Little Forester River	HONEYSUCKLE RD TOOMS LAKE TAS 7209	6831964	213493/1

The lack of consideration of Landscape Conservation zone for any of the 81 properties containing reserved land protected by conservation covenant is even more surprising given the Tasmanian Planning Commission guidance on the Planners Portal dated 22 April 2021 on this matter (included in Appendix A of this representation) that states:

> *Guideline No.1 for both the Landscape Conservation Zone (LCZ) and Environmental Management Zone (EMZ) indicate that land which contains a conservation covenant will*

> *invariably have values that can result in the land being suitable for zoning in either the EMZ or LCZ.*

The Home Page of the Planners Portal states:

> *The Planners Portal acts as a central resource to obtain clarification and information leading up to exhibition of a draft LPS.*

The Planning Authority's non-consideration of the rest of the private reserves within the municipality for rezoning to Landscape Conservation or Environmental Management is an unfortunate oversight that can be remedied in its Section 35F Report.

Private land in Northern Midlands municipality reserved for the protection and conservation of biodiversity

In the Northern Midlands planning area there are 81 properties containing 21,906 ha of private reserved land protected by conservation covenant distributed across 155 titles. This represents 4.3 % of the land in the municipality.

All of this land is included in the Tasmanian Reserve Estate which is land reserved to be managed for biodiversity conservation under Tasmania's Regional Forest Agreement. All of this land is also part of Australia's National Reserve System thereby contributing to the fulfilment of Australia's obligations under the international *Convention on Biological Diversity 1993*. All of the reserves are listed in the latest version of the Collaborative Australian Protected Area Database (CAPAD 2020) available at https://www.environment.gov.au/land/nrs/science/capad.

The landscape values within these Reserves have already been identified for protection and conservation by both the State and Federal Ministers for the Environment. Details of the natural values are contained in the Nature Conservation Plans which are held by the Private Land Conservation Program in DPIPWE. These natural values were 'ground-truthed' by DPIPWE or Tasmanian Land Conservancy ecologists when the Reserves were established.

Case for rezoning many of these properties to Landscape Conservation

Of the 81 properties with Private Reserves mentioned CLT considers that 11 of the 77 properties currently zoned Agriculture in the Draft Zone Maps, should have Landscape Conservation Zone applied to all or part of them. The other 66 properties were not considered because significant areas within the titles are also used for agriculture or would create a small spot zone.

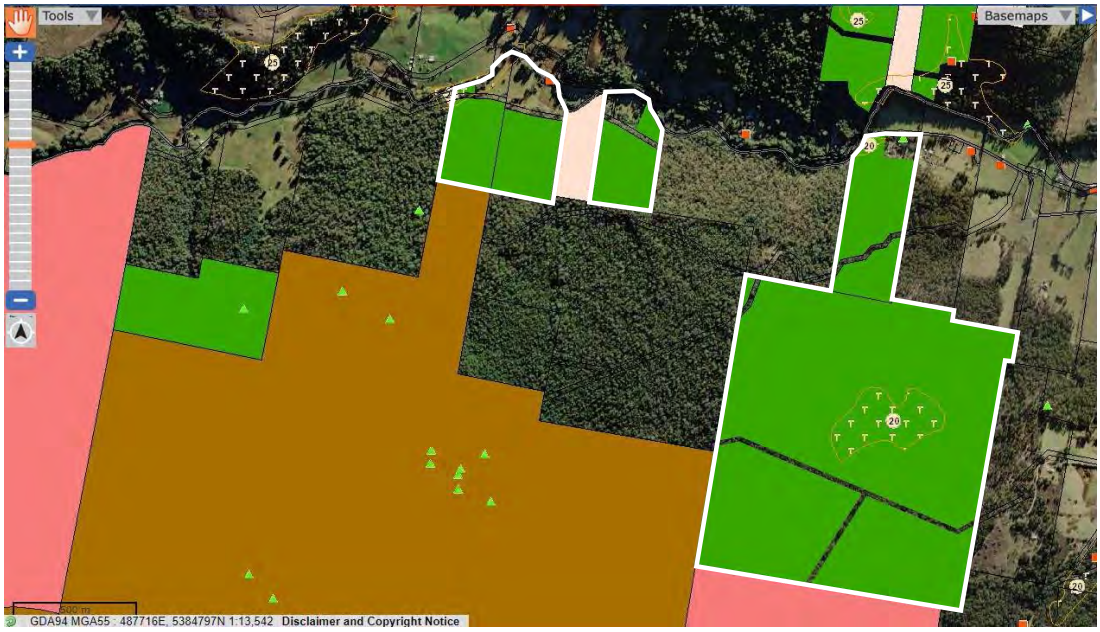
Guideline LCZ1, when read together with Guideline AZ6, requires that 'Landscape Conservation Zone should be applied' to titles containing land within the Tasmanian Reserve Estate as they contain natural values 'that are identified for protection and conservation' (see Appendix A for the relevant extracts from Guideline No. 1).

Titles that are fully reserved as well as titles that are partly reserved, where the non-reserved part is unsuitable for agriculture, should therefore be zoned as Landscape Conservation, as indicated by the Commission's 22 April 2021 Q&A on the Planners Portal.

Details of the 14 Reserves across the 11 properties are provided below including ListMap screenshots of the Tasmanian Reserve Estate (green areas), Threatened Flora Points (light green triangles), Threatened Fauna Points (red squares) and Threatened Native Vegetation Communities (numbered areas with 'T' pattern) layers. Where there are adjoining or nearby Private Reserves these have been discussed together.

Oura Oura Reserve (CAPAD 2020 Row Nos 2143-2145)
Gulf Resort Reserve (CAPAD 2020 Row No 1684)
Liffey River Reserve (CAPAD 2020 Row Nos 1839-1840)
Noble Liffey Road Reserve (CAPAD 2020 Row Nos 2101-2102)
Drys Bluff Reserve (CAPAD 2020 Row Nos 1423-1429)

Addresses	PIDs	Title Refs	Title Area (ha)	Reserve Area (ha)	Percent reserved
159 GULF RD LIFFEY TAS 7301	6753804	202805/1	10.0	8.0	80%
GULF RD LIFFEY TAS 7301	6753791	246184/2	12.5	8.6	69%
111 GULF RD LIFFEY TAS 7301	6753775	204354/1	10.6	8.7	82%
1827 LIFFEY RD LIFFEY TAS 7301	6753759	45838/1	16.8	15.3	91%
Lot 1 LIFFEY RD LIFFEY TAS 7301	2776136	150038/1	133.8	131.3	98%



The five Private Reserves on the titles listed above have a combined area of 171.9 ha. The Oura Oura Reserve on Title Ref 202805/1 and the Drys Bluff Reserve on Title Ref 150038/1 both adjoin the 691 ha Drys Bluff Conservation Area (brown area). A Sustainable Timbers Tasmania (STT) Informal Reserve (pale pink) is situated between the Gulf Resort Reserve on Title Ref 246184/2 and the Liffey River Reserve on Title Ref 204354/1.

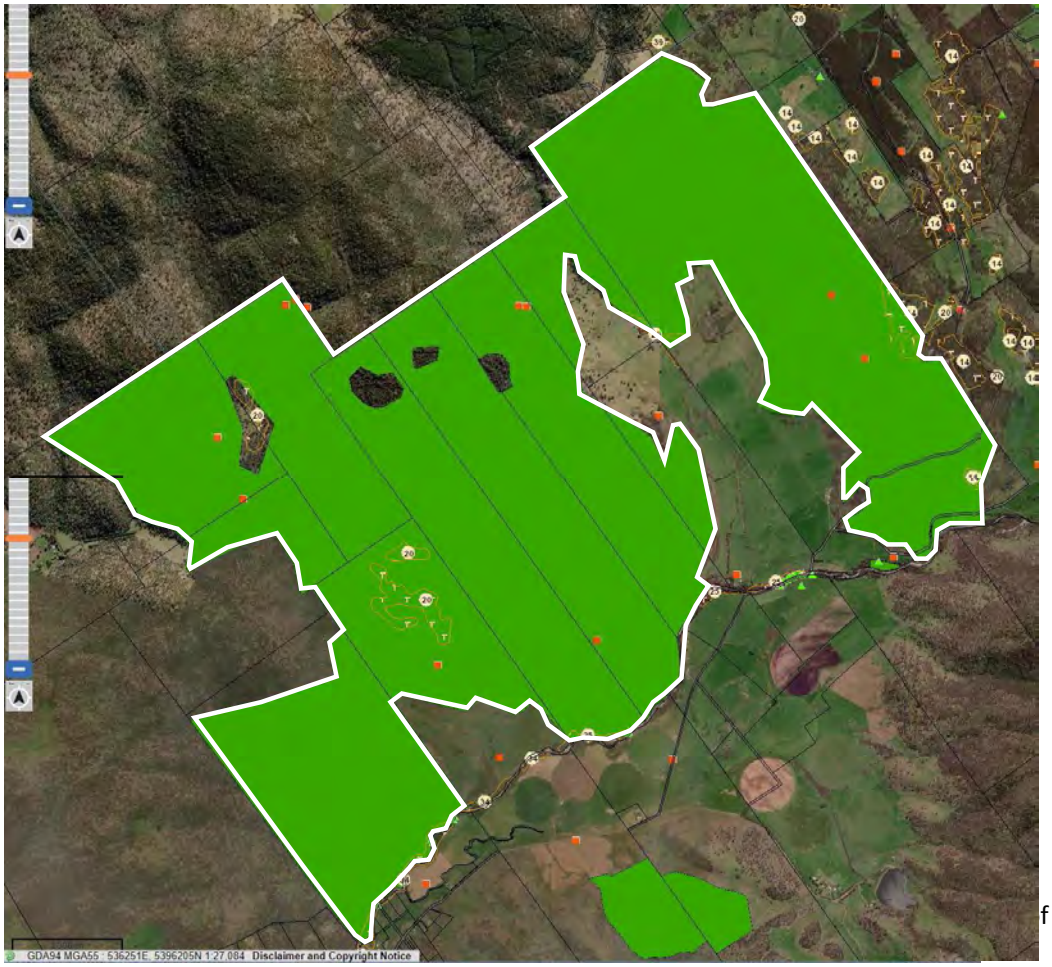
It is proposed that all of the five titles and the Reserved Roads intersecting the titles (solid white border) are rezoned to Landscape Conservation given that two pairs of the reserves adjoin the Drys Bluff Conservation Area zoned as Environmental Management and Title Ref 204354/1 is

connected via the STT Informal Reserve. None of the non-reserved land on these titles is suitable or used for agriculture.

The Oura Oura Reserve contains a small area of the threatened vegetation community No 25 *Eucalyptus viminalis* wet forest and the Noble Liffey Road Reserve and the Drys Bluff Reserve both contain the threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland as listed in Schedule 3A of the *Nature Conservation Act 2002.* Full details of the natural values protected by these Reserves are in the Nature Conservation Plans for each Reserve held by DPIPWE.

Elkington #1, #2 and #3 Reserves (CAPAD 2020 Row Nos 1447-1449)
Marathon and Marathon #2 Reserves (CAPAD 2020 Row Nos 1937-1938)
Lilyburn Reserve (CAPAD 2020 Row Nos 1850-1851)

Addresses	PIDs	Title Refs	Title Area (ha)	Reserve Area (ha)	Percent reserved
'ELKINGTON' - 548 LOGAN RD EVANDALE TAS 7212	6398339	175727/1 175727/3 175727/4 175727/5	198.8 254.6 382.9 253.1	190.6 67.9 331.3 202.0	96% 27% 87% 80%
DEDDINGTON RD DEDDINGTON TAS 7212	6397977	103886/4 103886/5 103886/6	291.5 290.0 282.9	278.7 285.3 194.2	96% 98% 69%
1503 DEDDINGTON RD DEDDINGTON TAS 7212	2913938	103886/2 103886/3 155319/1	126.4 257.7 199.6	78.7 245.3 45.0	62% 95% 23%
1504 DEDDINGTON RD DEDDINGTON TAS 7212	3531915	172586/1 172587/1	1020.7 30.0	772.8 8.2	76% 27%



f 15

The Elkington, Marathon and Lilyburn Reserves have a combined area of 2,697 ha, similar in dimension to a mid-range public reserve in the municipality.

It is proposed that all of the reserved land within these Private Reserves as well as four non-reserved enclaves within the Reserves (solid white border) are rezoned to Landscape Conservation. This would require split zoning of some of the titles on these properties but this is justified given the very substantial size of the combined Reserves and that the land is covered by perpetual covenants making it unavailable for agriculture. The zone boundaries would align with the covenant boundaries.

The Elkington Reserves contain areas of the threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland as listed in Schedule 3A of the *Nature Conservation Act 2002* and contain and provide habitat for the endangered *Aquila audax subsp. Fleayi* (Tasmanian wedge-tailed eagle) listed in Schedule 3 of the *Threatened Species Protection Act 1995.*

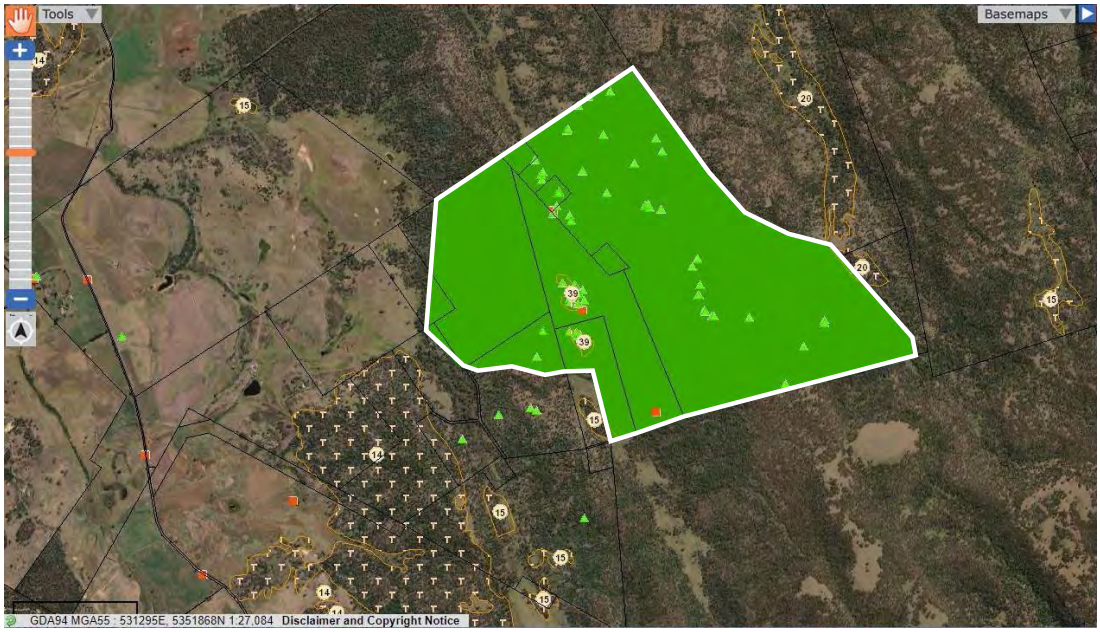
The Marathon Reserves contains areas of the threatened vegetation communities No 20 *Eucalyptus ovata* forest and woodland and No 25 *Eucalyptus viminalis* wet forest, as listed in Schedule 3A of the *Nature Conservation Act 2002*. These Reserves also contain and provide habitat for the endangered *Aquila audax subsp. Fleayi* (Tasmanian wedge-tailed eagle), *Lathamus discolor* (Swift parrot), *Sarcophilus harrisii* (Tasmanian devil) and *Dasyurus viverrinus* (Eastern quoll), as well as the rare *Dasyurus maculatus subsp. Maculatus* (Spotted tail quoll) listed in Schedules 3 and 5, respectively, of the *Threatened Species Protection Act 1995.*

The Lilyburn Reserve contain areas of the threatened vegetation community No 14 *Eucalyptus amygdalina* forest and woodland on sandstone as listed in Schedule 3A of the *Nature Conservation Act 2002.* The Reserve also contain and provide habitat for the endangered *Aquila audax subsp. Fleayi* (Tasmanian wedge-tailed eagle), *Sarcophilus harrisii* (Tasmanian devil) and *Dasyurus viverrinus* (Eastern quoll), as well as the rare *Dasyurus maculatus subsp. Maculatus* (Spotted tail quoll) listed in Schedules 3 and 5, respectively, of the *Threatened Species Protection Act 1995.*

Further details of the natural values protected by these Reserves are in the Nature Conservation Plans held by DPIPWE.

Preston #2 Reserve (CAPAD 2020 Row No 2174)

Addresses	PIDs	Title Refs	Title Area (ha)	Reserve Area (ha)	Percent reserved
'PRESTON' - 1726 AUBURN RD ROSS TAS 7209	7951183	212952/1	118.4	109.6	93%
		212953/1	24.4	5.3	22%
		199138/1	126.0	22.7	18%
		35605/1	42.2	29.7	70%
		35606/1	406.5	406.5	100%
		208425/1	86.3	86.3	100%
		49207/1	4.4	4.4	100%
		49207/2	4.5	4.5	100%
		49207/3	4.1	4.1	100%



The Preston #2 Reserve covers 673.1 ha across the nine titles listed above with the latter five titles fully covered by the Reserve.

It is proposed that all of the reserved land (solid white border) is rezoned to Landscape Conservation. This would require split zoning four of the titles but this is justified given the very substantial size of the Preston #2 Reserve and that the land is covered by perpetual covenants making it unavailable for agriculture. The proposed zone boundaries would align with the covenant boundaries.

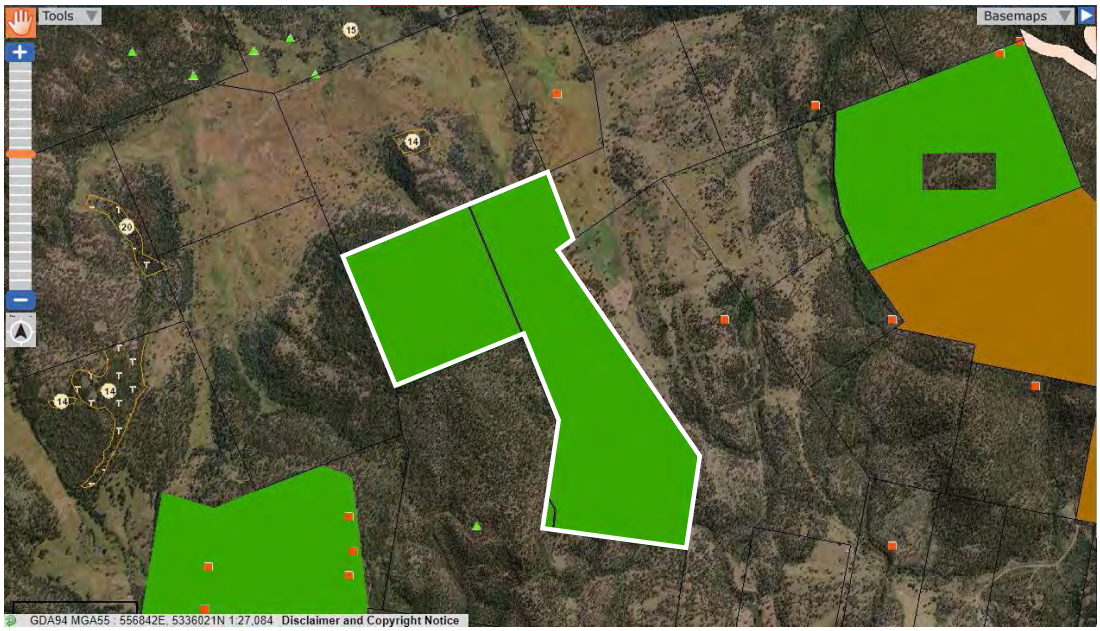
The Preston #2 Reserve contains areas of the threatened vegetation communities No 15 *Eucalyptus amygdalina* inland forest and woodland on cainozoic deposits and No 39 Wetlands as listed in Schedule 3A of the *Nature Conservation Act 2002.*

The Reserve also contains the endangered *Hyalosperma demissum* (Moss sunray) and *Amphibromus macrorhinus* (Longnose swampgrass), the vulnerable *Myriophyllum integrifolium* (Tiny milfoil), and the rare *Haloragis heterophylla* (Variable raspwort), *Stylidium despectum* (Small triggerplant), *Aphelia gracilis* (Slender fanwort), *Isoetes drummondii subsp. drummondii* (Plain quillwort), *Trithuria submersa* (Submerged watertuft), *Asperula subsimplex* (Water woodruff), *Brachyscome perpusilla* (Tiny daisy), and *Aphelia pumilio* (dwarf fanwort) listed in Schedules 3, 4 and 5, respectively, of the *Threatened Species Protection Act 1995.*

The full details of the natural values protected by the Preston #2 Reserve are in the Nature Conservation Plans held by DPIPWE.

Burburys Tier #1 and #2 Reserves (CAPAD 2020 Row Nos 1295-1299)

Address Lot 1 HONEYSUCKLE RD ROSS TAS 7209
PID 3360810
Title Ref 169994/1



The Burburys Tier #1 and #2 Reserves have a combined area of 387.5 ha and cover 100% of Title Ref 169994/1. A Reserved Road intersects the title in two places. The Reserve is 2 km to the west of the 1272 ha Snaky Creek Conservation Area and 224 ha Little Forester River Reserve (brown area) which are both zoned Environmental Management.

It is proposed that all of Title Ref 169994/1 and the sections of Reserved Road (solid white border) are rezoned to Landscape Conservation given the significant size of the Reserve.

Details of the natural values protected by these Reserves are in the Nature Conservation Plan held by DPIPWE.

Yours sincerely

John Thompson
On behalf of the Board of Trustees, CLT Trust

Phone 0424 055 125
Email thompsonjohng@gmail.com

Appendix A

The relevant Guidelines

The following are extracts *from Section 8A Guideline No. 1 - Local Provisions Schedule (LPS): zone and code application (version 2.0), June 2018* for 22.0 Landscape Conservation Zone and 20.0 Rural Zone with key words and phrases underlined.

LCZ 1 *The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.*

AZ 6 *Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if:*

(c) for the identification and protection of significant natural values, such as priority vegetation areas as defined in the Natural Assets Code, which require an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;

(e) it can be demonstrated that:

(i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;

(ii) there are significant constraints to agricultural use occurring on the land; or

(iii) the Agriculture Zone is otherwise not appropriate for the land.

The relevant Q & A from the Planners Portal

Extract from the 'Questions and Answers Zones – Other' with key phrases underlined.

22/4/2021

Question *What is the most appropriate zone for land with a conservation covenant?*

Answer *Guideline No.1 for both the Landscape Conservation Zone (LCZ) and Environmental Management Zone (EMZ) indicate that land which contains a conservation covenant will invariably have values that can result in the land being suitable for zoning in either the EMZ or LCZ.*

But that land may also be suitable for inclusion in the Rural or Agriculture Zone (and potentially others such as Rural Living). The values that are identified in the conservation covenant are managed or protected by the terms of the covenant and that management or protection is not dependent on the zoning of the land for land use planning purposes. Determining the zone to apply to land with a conservation covenant needs to be balanced with application of zones based on sound planning principles, such as, minimising spot zoning and applying the zoning that satisfies the Guideline No. 1 and the regional strategy.

The application of zoning, as the primary method of the control of use and development, should firstly be undertaken irrespective of whether a covenant applies, with weight given to the existence and content of a covenant when multiple zoning options may be available.

Therefore, the LCZ should not simply be applied on the basis that a conservation covenant is in place. However, areas that have extensive conservation covenants (such as, a cluster of many, a large area, or both, or connectivity with other land zoned for similar values) may demonstrate good strategic planning merit for applying this zone.

Where a conservation covenant applies to a small portion of a large landholding that is appropriately zoned Rural or Agriculture or another relevant zone, it may not be appropriate or necessary to apply the LCZ to the area covered by the covenant as the values will be protected by the terms of the covenant, and at the same time be compatible with the wider use of that land.

Representation 33 - TasWater

Rosemary Jones

From: Taylor, Jason <Jason.Taylor@taswater.com.au>
Sent: Monday, 15 November 2021 2:33 PM
To: lps@nmc.tas.gov.ay
Cc: NMC Planning
Subject: RE: Public Exhibition of the Northern Midlands Council Draft Local Provisions Schedule

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern,

This email is to formally notify that TasWater is satisfied with the Northern Midlands Council Draft Local Provisions Schedule and does not wish to submit a representation.

Regards

Jason Taylor
Development Assessment Manager
0459 167 683

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 19 October 2021 11:26 AM
To: TasWater Development Mailbox <Development@taswater.com.au>
Subject: Public Exhibition of the Northern Midlands Council Draft Local Provisions Schedule

19 October 2021
TasWater
Mr Jason Taylor
PO Box 1393
Hobart Tas 7001
Dear Mr Taylor,

Exhibition – Northern Midlands Draft Local Provisions Schedule

The Northern Midlands Council gives notice of the public exhibition of the relevant exhibition documents in relation to the Northern Midlands draft Local Provisions Schedule (LPS). The Tasmanian Planning Commission (the Commission) has directed the planning authority to publicly exhibit the relevant exhibition documents in relation to the Northern Midlands draft LPS under section 35B of the *Land Use Planning and Approvals Act 1993* (the Act).
A copy of the exhibition notice is attached for your reference.
Yours sincerely

Des Jennings
GENERAL MANAGER

Rosemary Jones
Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

employer of choice

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Representation 44 - Kay Thompson

Rosemary Jones

From: Kay Thompson <kayandkerry@gmail.com>
Sent: Wednesday, 27 October 2021 3:31 PM
To: NMC Planning
Subject: Local Provisions Schedule

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
I have just been looking at the schedule and noticed that the reserve boarding on Woodville Estate, which Council now seems to call part of Devon Hills is listed as having "No priority vegetation recorded on this property". Blue Grass Lily is listed in other areas close to this reserve and we have observed it growing in the Reserve as well. Also, last year I did notice Parks and Wildlife of multiple sightings of the threatened barred bandicoots in the Reserve. I would think this needs mentioning as well.

Could you please let me know how these issues can be addressed.
Kind regards

Kay Thompson
kayandkerry@gmail.com
0418583619

Representation 45 - Tree Alliance

Tree Alliance
Private Forests Tasmania

Growing the future

30 Patrick Street, Hobart 7000
Tel: (03) 6165 4074
Email: admin@pft.tas.gov.au
treealliance.com.au

Free Helpline 1300 661 009

20 October 2021

Des Jennings
General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Inquiries: Tracey King
Phone: (03) 6477 7389
Email: tracey.king@pft.tas.gov.au
Our Ref: 0239-4

Dear Des

Draft Northern Midlands Council Local Provisions Schedule

Thank you for your email dated 19 October 2021 regarding notification of the Draft Northern Midlands Council Local Provisions Schedule.

Private Forests Tasmania will be providing input through a consolidated Department of State Growth submission by the due date.

Yours sincerely

Penny Wells
Chief Executive Officer

TERRA FIRMA
TOWN PLANNING

0408 129 133
jo@terrafirmaplanning.com.au
78 Hop Valley Rd, Blackwood Creek TAS 7301

21 December 2021

The General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

By email: lps@nmc.tas.gov.au

Cc: Carlton Dixon, Peter Dixon

Dear Des

Representation to the Draft Northern Midlands Local Provisions Schedule

On behalf of Carlton Dixon and Peter Dixon, please find attached a representation to the Draft Northern Midlands Local Provisions Schedule relating to their various property interests within the Northern Midlands municipality.

We look forward to exploring the matters further through the Draft LPS process.

If you have any queries in regard to the attached submission, please do not hesitate to call me on the number provided above.

Yours sincerely

Jo Oliver
Director

Enclosures: Representation document

Representation – P Dixon and C Dixon: Submissions in regard properties affected by the notified Draft Northern Midlands Local Provisions Schedule

<table>
<tr><th>Address</th><th>Current IPS Zone</th><th>Proposed LPS Zone</th><th>LPS Overlays</th><th>Submission</th></tr>
<tr><td>22 Sheridan Court, Longford (Pateena)</td><td>Rural Living
Not listed for Lot size</td><td>Rural Living Zone D</td><td>• Bushfire Prone Areas
• Airport Obstacle Limitation Area
• Priority Vegetation Area
• Landslip Hazard
• Waterway and Coastal Protection</td><td>The property is 18.8ha in area and is ideally suited to provide for additional rural residential opportunity through subdivision, without diminishing the visual character of the area due to being located on a cul -de sac amongst other smaller sized lots.

Subdivision under RLZ D caps lot size at 8ha under the performance criteria, which provides for potentially 1 additional lot. It is submitted that this represents an under-utilisation of land that is located within close proximity to Launceston city.

There is no apparent Northern Midlands strategy for rural residential development, within the Northern Midlands Council Land Use Development Strategy (NMC LUDS) 2018 -2038 (JMG 2019), referred to in the LPS supporting report as the primary strategic document underpinning local decisions on zoning and specific area plans.

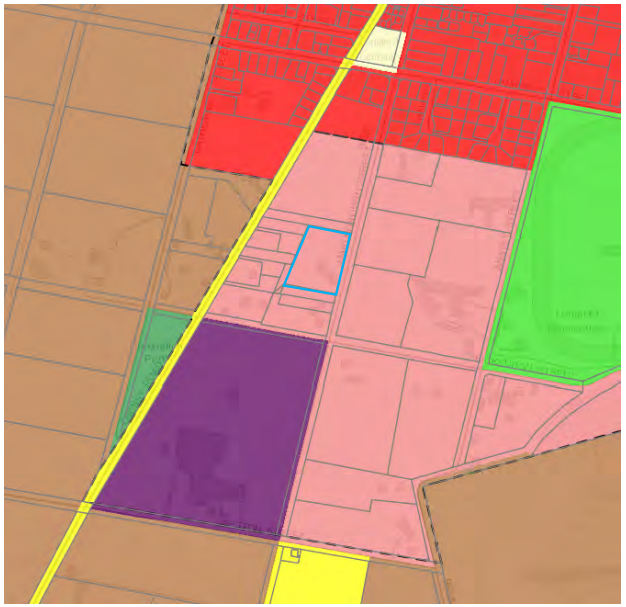
There are references to Norwich Drive Rural Living D zoning allocation and the maintenance of existing character, however there are 3 lots adjacent to the Dixon property off Sheridan Court and Pateena Road that range in size from 1.4ha to 2.4ha, with others in the vicinity ranging in size from 4ha to 7 ha.

In the absence of an apparent local strategy for rural living, the Northern Tasmania Regional Land Use Strategy (NTRLUS) is relevant. Particularly, the NTRLUS recognises the provision of rural lifestyle housing options and that “strategically providing for Rural Residential Areas minimises future land use conflicts and maximises infrastructure efficiencies”.(p19) Policies and Actions that support the provision of additional rural residential opportunities are:

<table><tr><td>RSN-P21
Rural and environmental lifestyle opportunities will be provided outside urban areas.</td><td>RSN-A20
Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.</td></tr></table></td></tr>
</table>

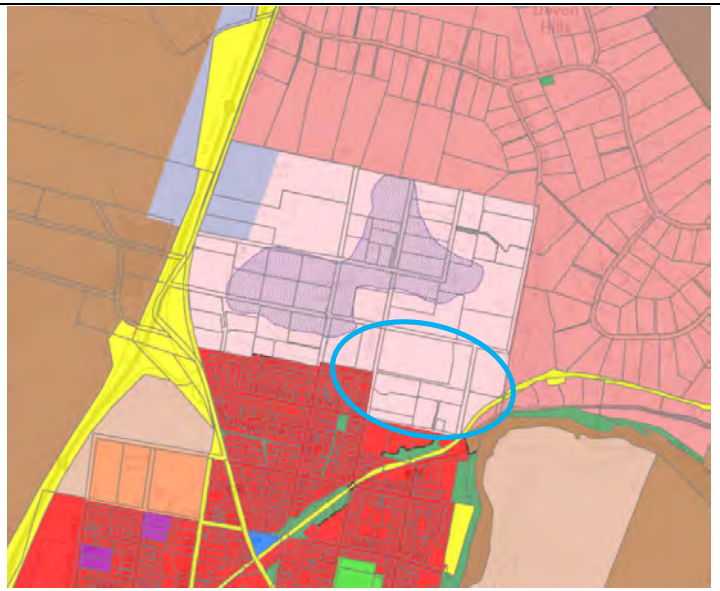
				<table><tr><td>***RSN-P22*** *Rural and environmental lifestyle opportunities will generally be located in established Rural Residential Areas.*</td><td>***RSN-A21*** *Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.*</td></tr><tr><td>*Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.*</td><td>***RSN-A23*** *Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.*</td></tr></table> Land at Sheridan Court, and within its vicinity, clearly has the attributes that support modest densification to provide for additional rural residential opportunities, consistent with the policies and actions of the NTRLUS. It submitted that at the least, lots accessing Sheridan Court should be zoned Rural Living Zone C, which has an acceptable solution lot size of 5ha, capped at 4ha under performance criteria. These lot sizes amply cater for on-site servicing and bushfire hazard management, without diminishing the landscape character of the area.
44 Phillip St, Perth	PPZ - Future Urban	Future Urban	• Bushfire Prone Areas • Perth Specific Area Plan • Airport Obstacle Limitation Area	The property is retained in the Future Urban Zone in the Draft LPS, however it is noted that the demand and supply assumptions outlined in the Perth Structure Plan are now outdated with northern Tasmania experiencing unprecedented demand for new housing. Similarly, the NMC LUDS prepared in 2019, which identifies Phillip Street as Phase 2 implementation, did not account for the current market pressure for land. In consideration of the increased demand for land above that anticipated, it is submitted that it is appropriate for the LPS process to provide for the transition of the Phillip Street Future Urban Zone to General Residential Zone. The Perth Structure Plan identifies the area for urban growth… "*Based on prior studies and analysis, this area is highly underutilised and represents an opportunity for future residential development*". (P39).

				Infrastructure matters for resolution that are described in the Structure Plan and the NMC LUDS can be addressed adequately through the subdivision provisions of the planning scheme, such that lots would not be released until such time as the Sheepwash Creek stormwater plan is finalised and sewer pump station/treatment requirements are determined. The Future Urban Zone is effectively a strategic 'holding zone' for supply of land to the market, it should not be used as a mechanism to hold land in abeyance until every technical issue is resolved, as this is appropriately the purview of the planning scheme when the question is 'how' to achieve servicing, not 'if' it can be serviced. The LUPAA Act and the provisions of the planning scheme provide adequate mechanisms to manage servicing requirements into the future without risk to the surrounding locality or Council's stormwater system. There is a risk that delaying the release of land to the market will artificially inflate land prices in Perth, compromising Council's ability to pursue its growth agenda for the settlement. Extract: Sheepwash Creek Development Plan encompassing the Phillip St area – *Perth Structure Plan p44*

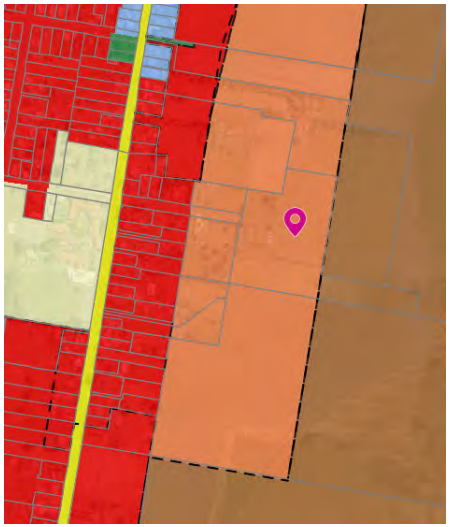
144 Marlborough St, Longford	Low Density Residential	Low Density Residential	• Attenuation Area • Airport Obstacle Limitation Area • Bushfire Prone Areas • Specific Area Plan	It submitted that the proposed Longford Specific Area Plan provisions are inappropriately restrictive for this land due to: • the location of the land, central within an area that is characterised by much smaller, low density residential lots; • much of the area does not interface with surrounding agricultural land and therefore does not require substantive setbacks for buffering; • the land is serviceable, with inappropriately large lot size restrictions amounting to underutilisation of services and growth opportunity.  Extract: Proposed LPS zoning and SAP, property outlined in blue. The Draft LPS should provide for a more sophisticated arrangement in the SAP, with the more central areas providing for the SPP standards of 1500m2 (1200m2 PC) for

				lots that can access services, graduating to larger lots at the periphery of the settlement adjoining the Agriculture Zone. As previously submitted to the subdivision application at Marlborough Street, there is no evidence that residential use in this locality is incompatible with the racecourse. TPS C9.0 Attenuation Code: The development application for the subdivision on Marlborough Street included a qualified environmental assessment relating to the Austral Brickworks site at the southern end of Longford. That assessment concluded that noise and dust impacts were not likely to extend beyond the boundaries of the brickworks, consistent with the requirements under its applicable EPN. The TPS code now introduces attenuation distances that are far greater than those that applied under the Interim Planning Scheme. The specified 500m distance for a Level 2 Activity now takes in a substantive number of residential properties to the north and north east, including the approved subdivision site, such that each time a residential use is applied for, it may be required to obtain a qualified environmental report and is rendered discretionary by default to performance criteria. This is an inappropriate application of the regulatory controls when the brickworks is subject to an EPN that prohibits the causing of a nuisance at the nearest residence, and a recent, qualified report has confirmed that it is meeting these requirements. The TPS, however does include the ability to apply an attenuation area overlay for an activity, that prevails over the scheduled attenuation distance. It is submitted that given the preceding qualified assessment and the current EPN, that Council should include a map overlay of a significantly reduced attenuation area, reflecting the scientific results of that assessment and remove the unreasonable regulatory burden from anticipated residential development in the area.

				The statutory obligations of the brickworks under the EMPCA do not change irrespective, as established residential uses are closer in proximity that future development.
Fairtlough St, Perth 117849/2 178951/2 180515/1	Low Density Residential Zone	Rural Living Zone A	• Airport Obstacle Limitation Area • Local Heritage Place • Bushfire Prone Areas • Specific Area Plan	The area that is the subject of this submission is shown circled in blue in the proposed LPS zone map extract below, along with the scenic protection area overlay over Gibbet Hill. Further to comments above regarding unprecedented demand for land, this area of land at Fairtlough Street should be reconsidered as part of the growth strategy for Perth and zoned General Residential Zone. The proposal to change the zoning from Low Density Residential Zone to Rural Living Zone A is not supported and represents a significant underutilisation of land. No appropriate explanation or rationale has been given for the change. Attached is a servicing assessment prepared by Pitt & Sherry that demonstrates that the land is fully serviceable, subject to some feasible upgrading of infrastructure. The settlement of Perth has the natural and constructed peripheral constraints of the South Esk River, Midland Highway and Devon Hills district that makes edge expansion for future housing very difficult to achieve. As such, it is submitted that any land contiguous to existing urban zoning should be analysed for potential contribution to urban land supply for Perth in the future and if it can be fully serviced, it should be dedicated to that purpose to avoid future sterilisation of strategic opportunity. The land is located outside the scenic protection area and is ideally suited to future urban development without undermining the built character of the Perth settlement.

				 Proposed zoning and overlays of north Perth area.
5 Macquarie St, Evandale	General Residential	General Residential	• Airport Obstacle Limitation Area • Specific Area Plan	The property is 990m^2 in area and it is noted that the proposed SAP provisions prohibit further subdivision of the land. However, the provisions for multiple dwellings are also slightly more restrictive at 400m^2 site area per dwelling than the TPS 325m^2 standard. In looking at existing multiple dwelling sites in Evandale, it is not clear why the Council have taken a more restrictive position, when there are multiple examples of developments at approximately 1 dwelling per 320m^2 already existing with no apparent offence to the character of Evandale. It submitted that the TPS standards for multiple dwellings are reasonable and should be applied in Evandale.

89-113 Clare St, Campbell Town	Low Density Residential	Low Density Residential	• Bushfire Prone Areas • Priority Vegetation Area • Specific Area Plan	The application of the Low Density Residential Zone and Specific Area Plan is acknowledged and supported.
42-56 Franklin St Campbell Town	Low Density Residential	Low Density Residential.	• Bushfire Prone Areas • Priority Vegetation Area • Waterway Protection Area • Flood Prone Area • Specific Area Plan	The application of the Low Density Residential Zone and Specific Area Plan is acknowledged and supported.
1 Saundridge Road, Cressy	Future Urban	Future Urban	• Bushfire Prone Areas • Specific Area Plan	Reiterating comments above regarding unprecedented demand in northern Tasmania, Cressy is a settlement that also experiencing significantly increased market interest, yet does not have active development fronts. There are substantive areas of General Residential zoning that have little prospect of densification die to a lack of road frontage and awkward dimensions. Cressy township is well-placed to accommodate additional housing, likely of a more affordable price range than if located closer to Launceston, as it is serviced with school, childcare centre, shops and public facilities such as the pool. In this context, the land that is effectively in a holding pattern under Future Urban zoning should be considered for an appropriate, alternate zone with strategic decision making required to determine the financial feasibility of servicing, both

				now and into the future. It is understood that some of the land cannot be feasibly serviced for sewer which means that it will never eventuate into urban zoning in any respect. It is noted that the Draft LPS includes precinct master plans for select sites that are a combination of General Residential and Low Density Residential zoning. In the interests of fairness and equity, it is submitted that the Future Urban Zone to the eastern side should be treated in the same manner and enable appropriate market competition to stimulate housing growth. 

pitt&sherry

Fairtlough Street Proposed Development

Servicing Assessment

Prepared for
Woolcott Surveys Pty Ltd

Client representative
Brett Woolcott

Date
14 October 2021

Rev00

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ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

Appendices

Appendix A — Concept Plans
Appendix B — Perth Flood Plain Study Map
Appendix C — TasWater Advice

Prepared by — Hamish Waterston		**Date — 14 October 2021**
Reviewed by — Joshua Coates		**Date — 14 October 2021**
Authorised by — Joshua Coates		**Date — 14 October 2021**

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Servicing Assessment Report	H. Waterston	J. Coates	J. Coates	14/10/2021

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ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

1. Introduction

The following report documents the assessments undertaken by pitt&sherry to provide sewer, water and stormwater servicing advice for a proposed rezoning of Lot 2 Fairtlough Street, Property ID 9056013.

1.1 Background

Woolcott Surveys have engaged pitt&sherry to carry out a preliminary servicing assessment to support a rezoning application for a proposed subdivision at Fairtlough Street in Perth, Tasmania. The proposed 71 lot subdivision requires an assessment of Sewer, Stormwater and Potable Water supply. A concept layout plan has been developed (Appendix A) and has been used to provide a network for sizing of services.

TasWater provided the boundary conditions at the proposed site in SI 2021/00608-NMC outlining the available head for water services (as well as providing a request for minimum sizing of water main) and relevant details for the Sewer services, full advice can be found in Appendix C.

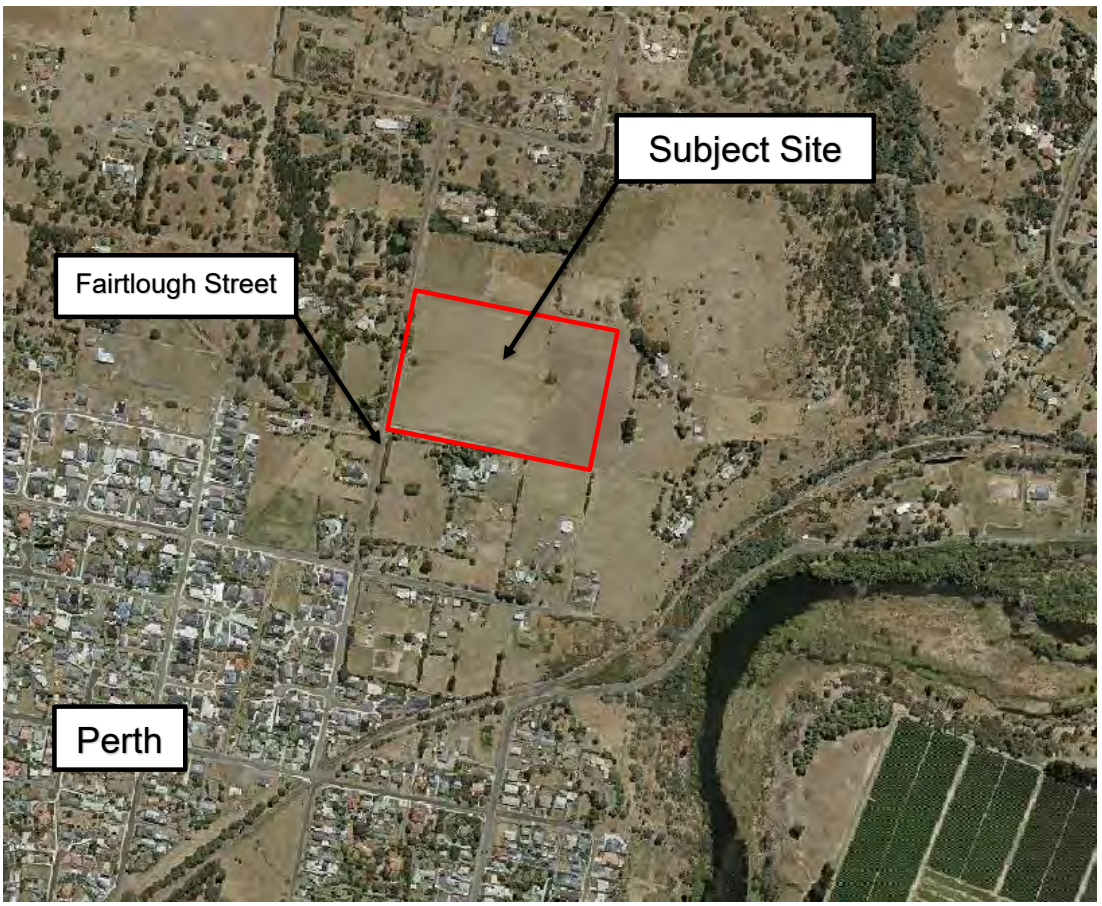

Figure 1: Site Overview

2. Sewer Assessment

Advice was sought from TasWater in regard to the capacity of the existing network and their response can be found in Appendix C. As per the advice the downstream gravity sewer is currently close to capacity but according to TasWater modelling can receive the increase in sewerage flows produced by the proposed development.

The design flow for sewer has been estimated based upon procedures outlined in Appendix C of the Gravity Sewer Code of Australia WSA 02 2014-3.1 and the associated TasWater supplement. Pipe sizes have been selected from Table 5.5 (Minimum pipe sizes for reticulation and property connection sewers) and noting the size of the downstream network.

Table 1: WSA 02 - Minimum Pipe Sizes

TABLE 5.5

MINIMUM PIPE SIZES FOR RETICULATION AND PROPERTY CONNECTION SEWERS

Sewer	Minimum size DN
Property connection sewers servicing single or two occupancy residential lots	100
Reticulation sewers servicing >3 residential lots Property connection sewer servicing commercial and industrial lots	150
Reticulation sewer servicing commercial and industrial lots and other lots where large flows may be expected	225

The nearest downstream sewer main is a DN150mm uPVC gravity reticulation main located just to the southeast of the subdivision site. Connecting at this location will require construction of a new sewer under a public road and approximately 40m on private property not connected to this development.

Figure 2: Proposed Connection to Public Sewer Main

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

2.1 Sewer Service Layout

The proposed layout shown below in Figure 3 shows the DN150 sewer network and property connections.

Figure 3: Proposed Sewer Layout

2.2 Sewer Pump Station Storage

Additional storage will be required at the William Street Pump Station as per TasWater's advice. An additional 5.3kL of storage is required which will be the responsibility of the developer.

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

3. Water Supply Assessment

3.1 Potable Water Supply

Connection to the existing TasWater network is proposed at the DN180mm main at the Southeast corner of the development. Advice was sought from TasWater to determine the boundary conditions at this location, shown in Figure 4.

Water Reticulation

Boundary Conditions:
Altitude at Connection Point: R.L. 187.00 metres
Pressure Head at Peak Hour on peak day: 253.31 m
Supply Pressure at Peak Hour on peak day: 66.31 m

Figure 4: TasWater Advice - Boundary Conditions

Also provided by this advice was the requirement for any new mains being installed to be a minimum of DN150mm. An EPANET model of the proposed site was created to size the pipes and confirm the suitability of the DN150 main. The model meets the following TasWater requirements:

- Minimum Supply Pressure of 250kPa for each lot
- Water usage demand of 200kL/ET/annum; and
- Fire flow of 10L/s for the most hydraulically disadvantaged hydrant with a residual pressure of 100kPa.

Residential demand calculated based on the above usage and applied at junction/nodes in the model commensurate to the number of lots serviced by each branch of the proposed network. The diurnal pattern adopted (as per TasWater guidance) is presented in Figure 5. This is to simulate peak hours of use during a standard 24-hour period.

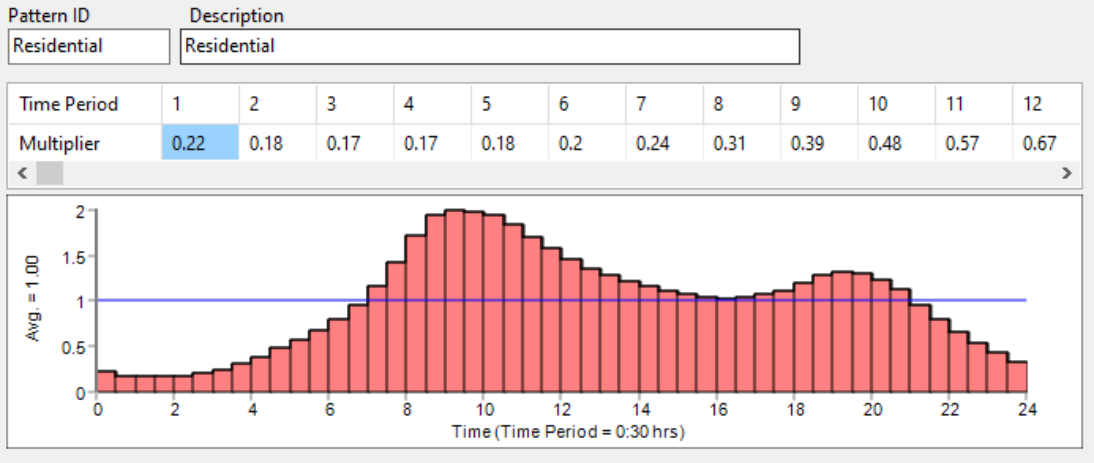

Figure 5: Residential Demand Pattern

The pressure for the four nodes with the highest elevation is presented in Figure 6, as can be seen all the nodes in the model achieve the required minimum pressure for the duration of the analysis. The minimum pressure recorded is at node 14 which is in the Northeast corner of the development and is at an elevation of 191.4m. Supply pressure at this point reached a minimum of 61.6m or 604kPa.This means that the remainder of the nodes in the network have greater pressure and as such achieve the minimum requirements.

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

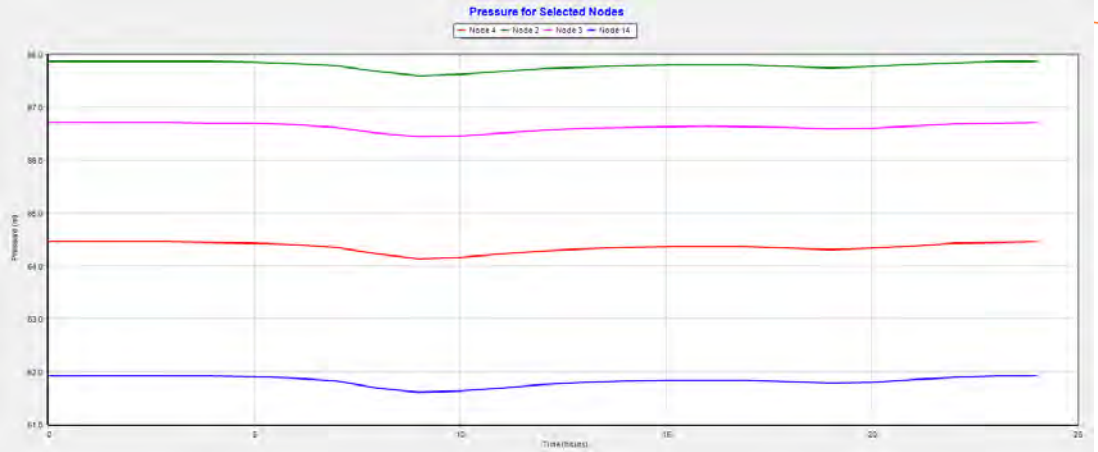

Figure 6: Residential Pressure Plot

The proposed water supply layout, shown in Figure 7, has a DN150 ring main servicing the bulk of the lots with smaller road crossings and property connections as required. The water main can be looped into the services to the east via a DN100mm main located near 88 Fairtlough Street.

Figure 7: Water Servicing Plan

3.2 Fire Hydrants

Hydrants have been located as shown in Figure 8 to comply with Table 8.8.8, *TasWater Supplement to Water Supply Code of Australia WSA 03* for proposed rezoning to general residential. Hydrants have been located, showing their area of coverage (including 2 existing hydrants) shown in Figure 8.

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

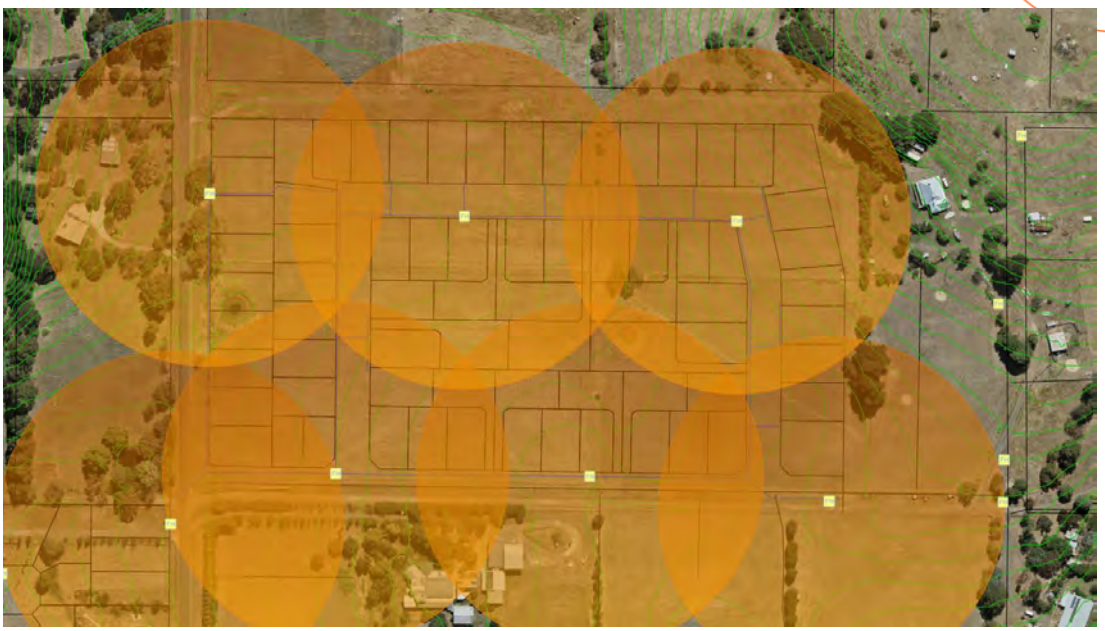

Figure 8: Fire Hydrant Coverage

The EPANET model has been configured to assess the performance of the network under a fire flow scenario. All proposed hydrant locations were reviewed and the graph for supply pressure for the most hydraulically disadvantaged hydrant is shown below in Figure 9. The minimum required pressure of 200kPa (min pressure recorded is over 60.5m roughly 595kPa) is achieved for all 4 hours as per the requirements of Water Supply Code of Australia WSA 03. The residual pressure remained above the required minimum of 200kPa for the duration of the modelling.

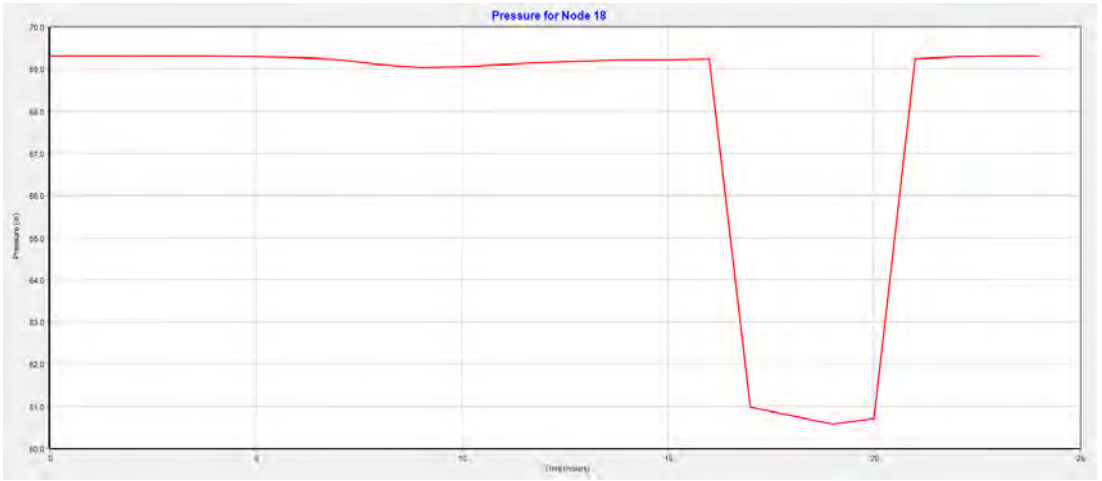

Figure 9: Node 18 Hydrant Pressure vs Time Graph

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

4. Stormwater Assessment

A drainage and water quality assessment has been undertaken to demonstrate the site appropriately manages stormwater with respect to best-practice guidelines.

4.1 Stormwater Quantity

4.1.1 Hydrologic / Hydraulic Analysis

A DRAINS hydrologic / hydrologic model has been prepared to appropriately size the stormwater system. Hydrologic inputs were obtained from the ARR datahub for the subject location. The following provides a summary of the key criteria:

An initial-continual loss model (IL-CL) has been adopted. Table 2 presents for adopted losses for the site. Median pre-burst rainfall has also been included.

Table 2: Adopted loss values

Hydrologic Model:	Initial Loss – Continuing Loss (IL-CL)
Pervious Area Initial Loss:	19 mm
Pervious Area Continuing Loss:	5.2 mm/hr

The stormwater assessment has been undertaken in accordance with principles set out in *Australian Rainfall and Runoff 2019*. As such, the ensemble approach for temporal variation is adopted. Rainfall data (depths and temporal patterns) is extracted for the site at the following co-ordinates:

Latitude: -41.564 Longitude: 147.177

4.1.2 Stormwater Detention

As the site will introduce new impervious areas, The amount of stormwater runoff will increase from the site and hence a suitable flow management measure is required. A stormwater detention assessment has been carried out to determine what size detention system is required to appropriately attenuate flows.

The peak flow rates for the 20-year ARI (5% AEP) at the proposed development outlet are provided below in Table 4. It is assumed upstream catchments outside of the property boundary are adequately serviced by Council and adjacent landowners.

Table 3: Local Catchment Areas and Portion Impervious

Total Area:	6.12 ha
Assumed % Impervious:	70%

A minimum time of concentration of 5 minutes is adopted for impervious areas. For pervious areas a time of concentration is derived from the catchment parameters. These are:

Overland Flow Path Length:	360 m
Average Overland Flow Path Slope:	6.0%
Retardance Co-efficient n*:	0.070 (pre-dev); 0.053 (post-dev)

Table 4: Peak Flow Rates

AEP	Peak Flow Rate (m^3/s) Existing	Peak Flow Rate (m^3/s) Developed	Peak Flow Rate (m^3/s) Developed with Detention
5% AEP	0.310	0.848	0.292

The local catchment area and percentage impervious associated with these flows are presented in Table 3.

Stormwater detention has been sized such that the peak discharge from the proposed development site is limited to 0.310 m^3/s. A 510 m^3 detention basin with orifice outlet of 300 mm and maximum depth of 3.0 m is required to reduce post development flow rates to pre-developed conditions for the 20-year ARI (5% AEP) storm.

4.2 Stormwater Quality Assessment

Specific water quality treatment targets are set out in the *State Stormwater Strategy 2010* and are displayed in Table 5 below.

Table 5: Water quality pollution reduction targets

Acceptable Stormwater Quality and Quantity Targets
80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.
45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.
45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.

A bioretention basin is proposed to effectively mitigate the pollutant loads associated with the development. Bioretention basins are the most effective an efficient means of managing stormwater quality from urban development. Water quality modelling was undertaken using MUSIC software by eWater. The pollutant loads were applied, and the following results were determined:

Storage

- Extended Detention Depth of 0.30 m; and
- Surface Area of 250 m^2.

Filter and Media

- Filter Area of 240 m^2; and
- Total Filter Depth of 0.55 m.

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

Outlet

- Overflow Weir Width of 2.4 m representing a 600 x 600 square pit; and
- Perforated subsoil pipe included.

Additional assumptions and data used include:

- Saturated Hydraulic Conductivity of 100 mm/hr, representing sandy-loam soil;
- Default MUSIC TN and Orthophosphate Filter Media Contents;
- No exfiltration;
- Effective nutrient removal plants used as vegetation;
- 70% impervious post-dev catchment, with effective treatment area of 6.12 hectares;
- 20-year, 6 min interval historical rainfall for Launceston Airport between 1989 to 2009; and
- Default monthly areal evapotranspiration values for Launceston.

The treatment train is demonstrated in Figure 10 below with the pollutant reductions shown in Figure 11. The final design will need to meet the required pollutant reduction targets.

Figure 10: Water quality treatment train layout

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

	Sources	Residual Load	% Reduction
Flow (ML/yr)	21.2	20.8	1.9
Total Suspended Solids (kg/yr)	3720	626	83.2
Total Phosphorus (kg/yr)	6.11	3.13	48.8
Total Nitrogen (kg/yr)	45.5	24.8	45.4
Gross Pollutants (kg/yr)	863	0	100

Figure 11: MUSIC modelling results

Results show that inclusion of a bioretention basin with filter area of 240 m^2 is effective in achieving the stormwater quality targets specified in Table 4. This equates to approximately 39.2 m^2 of bioretention per hectare.

The bioretention size was verified against the calibrated treatment curves outlined in the Derwent Estuary *Water Sensitive Urban Design Guidelines: Chapter 5*. The curves were derived based on a hydraulic conductivity of 36 mm/hr, representing sandy-clay soil. A system surface area of 535 m^2 is required in this instance to achieve a total Nitrogen reduction of 45%. While these figures don't align with the MUSIC model, they represent realistic modelling of bioretention structures. It is anticipated that the hydraulic conductivity on-site is closer to 100 mm/hr, which correlates to the MUSIC model inputs. Soil properties should be confirmed before final nomination of bioretention size.

4.3 Flooding

Overland flow flooding may occur through the site if upstream sub-catchments outside of the property boundary are *not* adequately serviced and perimeter drainage does *not* have existing capacity. The total upstream catchment equates to 15 ha and is located to the north and north-east of the site, with a ridgeline located along Sinclair Street. The upstream catchment is predominately low to medium grassed paddocks with scattered dense vegetation, representing high infiltration capacity and extended concentration times. Overland flows through the site will follow existing terrain grades, converging at the south-west corner of the site and discharging onto Fairtlough Street. An initial estimate of the 5% AEP flow potentially entering the northern extents of the site is 0.9 m^3/s.

Drainage infrastructure along Fairtlough Street and the access road will likely need to be identified for hydraulic capacity assessment to ensure additional flows can be controlled. The 1% AEP event could cause localised overland flow flooding across property boundaries and will need to be considered during detailed design.

River flooding (attributed to overtopping of the South Esk River) does not impact the proposed development. The Perth Flood Plain Study was conducted in the 1990's and the resulting flood map is presented in Appendix B. For South Esk Section 20, peak flood levels are well below site elevations for the three AEP's assessed (10%, 2% and 1%).

5. Summary

Water Reticulation

A DN150 ring main will supply the proposed development with the required level of service for both domestic and fire supply.

Sewer Reticulation

A new DN150 gravity reticulation can service the proposed development without overloading the downstream network. An additional storage volume of 5.3kL is required at the pump station downstream at William Street.

Stormwater

Stormwater detention and bio retention basins are required for servicing the proposed development, there is available space at an existing depression located within lot 5 and 6 which would provide suitable volume and surface area. A revised lot layout may be required to efficiently accommodate this basin.

- A 510 m^2 detention basin with orifice outlet of 300 mm and maximum depth of 3.0 m is required to reduce post development flow rates to pre-developed conditions for the 20-year ARI (5% AEP) storm
- A bioretention basin with surface area of 250 m^2, filter area of 240 m^2, detention depth of 300 mm and filter depth of 550 mm is required to achieve the best-practice stormwater quality reduction targets specified in the *State Stormwater Strategy 2010*. This bioretention size is based on a hydraulic conductivity of 100 mm/hr (sandy-loam soil). It should be noted that for a lower hydraulic conductivity (sandy-clay soil), a larger bioretention size is required (nominally 535 m^2). It is recommended to review the bioretention location and size as the subdivision design progresses
- Overland flows will predominately enter the site from upstream sub-catchments to the north and north-east. Flows will be conveyed to the south-west corner of the site and discharge onto Fairtlough Street. An initial estimate of the 5% AEP flow potentially entering the northern extents of the site is 0.9 m^3/s. Possible mitigation solutions include bunding or an open channel at the rear of the northern and/or eastern fence lines to direct flow along the site perimeter; and
- South Esk River flooding will not impact the proposed development as historic peak flood levels are well below site elevations for the 10%, 2% and 1% AEP storms.

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

Concept Plans

Appendix A

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Fairtlough Street Subdivision Fire Service Plan

Woolcott Surveys
Fairtlough Street Subdivision
Perth

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LEGEND
- 1m Contours
- Proposed Lot Layout
- Water Main
- Fire Hydrants
- Hydrant Serviced Area

MAP REF:	P211288_Sewer_Workspace.qgz
AUTHOR:	Hamish Waterston
REVISION:	A
DATE:	16/9/2021

DATA SOURCES: TheLIST Orthophoto

N

0 30 60 90 120 m

COORDINATE SYSTEM: EPSG:28355
SCALE @ A3: 1:1500

Fairtlough Street Subdivision Servicing Plan

Woolcott Surveys
Fairtlough Street Subdivision
Perth

pitt&sherry

LEGEND
- 1m Contours
- Proposed Lot Layout
- Sewer Main
- Sewer Property Connectoin
- Water Main
- Stormwater

MAP REF: P211288_Sewer_Workspace.qgz
AUTHOR: Hamish Waterston
REVISION: A
DATE: 29/9/2021

DATA SOURCES: TheLIST Orthophoto

N

0 30 60 90 120 m

COORDINATE SYSTEM: EPSG:28355
SCALE @ A3: 1:1500

Fairtlough Street Subdivision Sewer Servicing Plan

LEGEND
1m Contours
Proposed Lot Layout
Sewer Main
Sewer Property Connectoin

Woolcott Surveys
Fairtlough Street Subdivision
Perth

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MAP REF:	P211288_Sewer_Workspace.qgz
AUTHOR:	Hamish Waterston
REVISION:	A
DATE:	30/9/2021

DATA SOURCES: TheLIST Orthophoto

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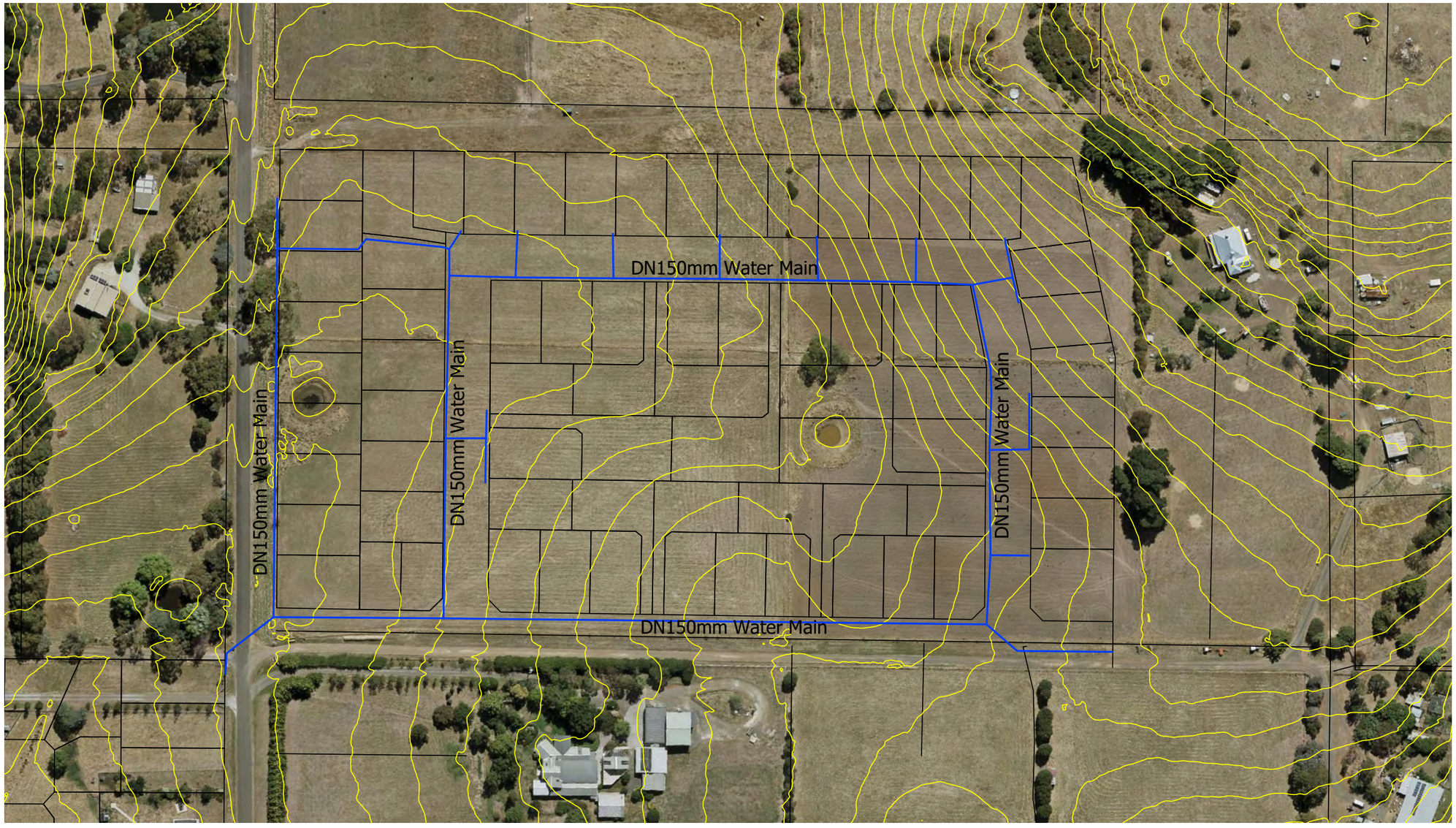

Fairtlough Street Subdivision Water Servicing Plan

LEGEND 1m Contours Proposed Lot Layout Water Main

Woolcott Surveys
Fairtlough Street Subdivision
Perth

pitt&sherry

MAP REF:	P211288_Sewer_Workspace.qgz	**DATA SOURCES:**	TheLIST Orthophoto
AUTHOR:	Hamish Waterston		
REVISION:	A		
DATE:	30/9/2021		

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COORDINATE SYSTEM: EPSG:28355
SCALE @ A3: 1:1500

Perth Flood Plain Study Map

Appendix B

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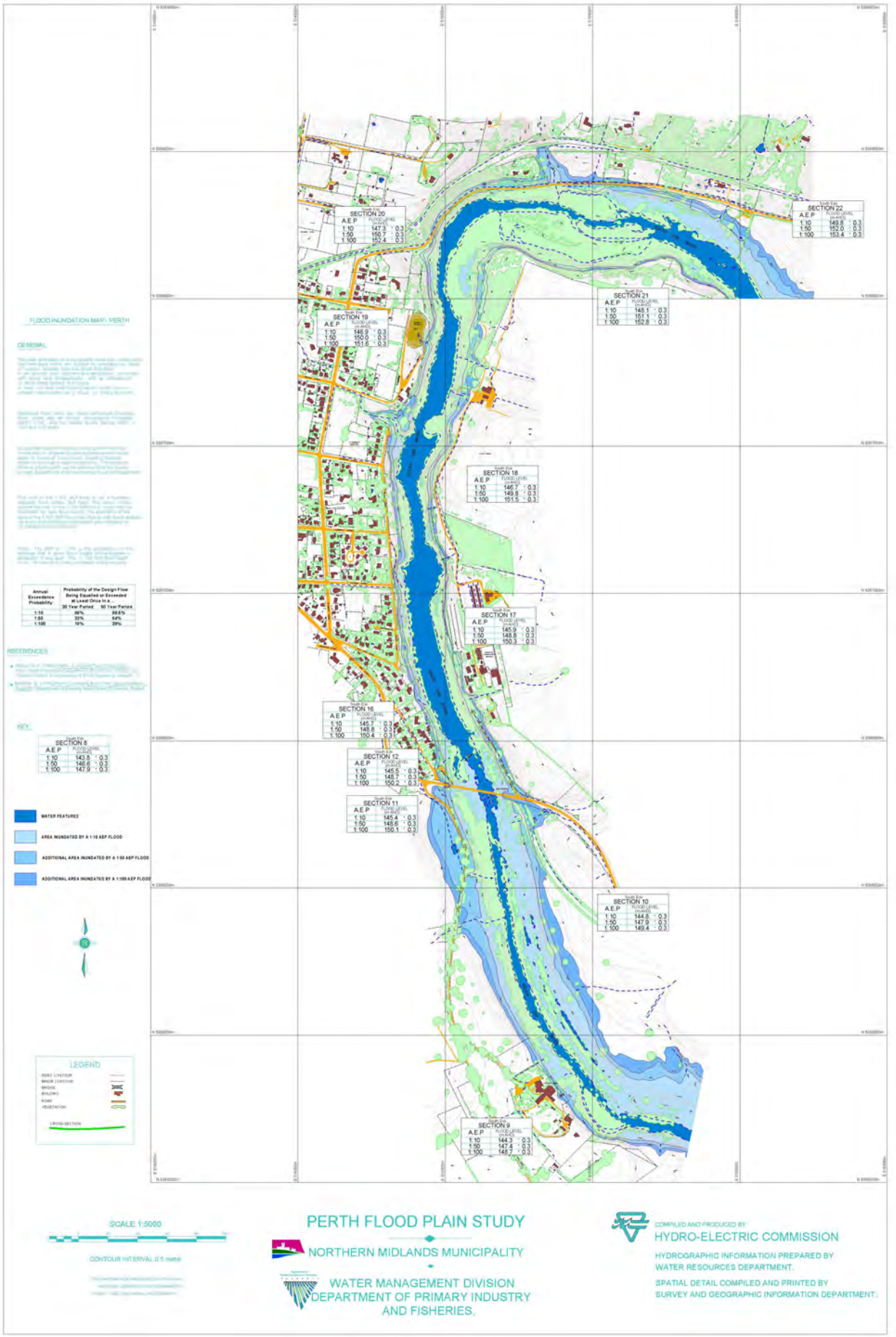
FLOOD INUNDATION MAP - PERTH
GENERAL
REFERENCES
KEY
SECTION 8
SECTION 9
SECTION 10
SECTION 11
SECTION 12
SECTION 16
SECTION 17
SECTION 18
SECTION 19
SECTION 20
SECTION 21
SECTION 22
WATER FEATURES
AREA INUNDATED BY A 1:10 AEP FLOOD
ADDITIONAL AREA INUNDATED BY A 1:50 AEP FLOOD
ADDITIONAL AREA INUNDATED BY A 1:100 AEP FLOOD
LEGEND
SCALE 1:5000
CONTOUR INTERVAL 0.5 metre
PERTH FLOOD PLAIN STUDY
NORTHERN MIDLANDS MUNICIPALITY
WATER MANAGEMENT DIVISION
DEPARTMENT OF PRIMARY INDUSTRY
AND FISHERIES.
COMPILED AND PRODUCED BY
HYDRO-ELECTRIC COMMISSION
HYDROGRAPHIC INFORMATION PREPARED BY
WATER RESOURCES DEPARTMENT.
SPATIAL DETAIL COMPILED AND PRINTED BY
SURVEY AND GEOGRAPHIC INFORMATION DEPARTMENT.

TasWater Advice

Appendix C

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Water and Sewerage Servicing Advice

TasWater Reference No.	SI 2021/00608-NMC		Date of response	18/08/2021
TasWater Contact	David Boyle	Phone No.	0436 629 652	
Response issued to				
Name	Pitt & Sherry			
Address	Level 4, 113 Cimitiere Street LAUNCESTON, TAS 7250			
Contact details	shekmatshoar@pittsh.com.au			
Development details				
Address	FAIRTLOUGH ST, PERTH		Property ID (PID)	9056013
Description of development	Proposed Land Subdivision			

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	L201222 Sheet 2/2	V02	7/07/2021

Advice

TasWater confirms that you have made a pre-lodgement enquiry for the above proposal. TasWater's servicing advice in this response to the above proposal is based on the water and sewerage components of the proposal only. The other aspects of the proposal will be assessed by the relevant Planning Authority, or the Development Assessment Panel established under section 60G of the *Land Use Planning and Approvals Act* ("the Act") where the proposal is declared as a major project under 60C of the Act.

Despite anything else in the servicing advice TasWater reserves its rights regarding this proposal, when it is submitted for assessment as required by law under the Act.

Sewer Infrastructure

Sewer Treatment Plant (STP) – STP "PERST01 Perth Sewage Treatment Plant"

The STP is currently operating beyond its license limits for inflow to the plant. At this stage, treatment performance of the plant is still within an acceptable range, particularly as 80% of effluent is diverted to the nearby reuse scheme rather than discharged to environment. Biochemical Oxygen Demand (BOD) is of a particular concern with solutions to the issue currently being worked through by the operators and Sewer Optimisation team.

The STP is expected to be rationalised as part of the Meander Valley Strategic Options Report and the likely rationalisation is to Longford STP, as per the North Midlands Sewer Strategy. Rationalisation is likely to be 7 years away.

On the basis of this projected rationalisation, 50 ETs can be accommodated in the short term by the STP, particularly with a lag for uptake of lots once titles are sealed and the reduced infiltration of new infrastructure during PWWF.

Sewer Reticulation

Modelling analysis indicated that, in the absence of the development there is already a huge strain on the downstream 150mm main, with an abundance of excessively surcharging sewer and significant downstream capacity issues. A number of MHs are also seen to be overflowing.

The additional loading from the development does not cause any pipe to go from "has capacity" to "exceeds capacity", however it would exacerbate the pre-existing capacity issues within the system.
Which in this instance, would lead to greater volumes of sewage overflow.

Sewage Pump Station (SPS) - SPS "PERSP07 William St SPS"

The downstream SPS "PERSP07 William St SPS" currently has insufficient storage to support the proposed development. The total additional storage required at this site without the development is 38.4 kL. The total additional storage required at this site including the development is 43.7 kL. TasWater will hence be responsible for 38.4 kL and the developer responsible for 5.3 kL. Due to the close proximity to the South Esk River there would be a requirement for a minimum of 8 hours of emergency storage.

Pumps:

The pump station meets pumping requirements both before and after the development.

Water Infrastructure

Water Treatment Plant (WTP)

The hydraulic and process capacity of the water treatment plant and sources upstream have not been assessed, and not the responsibility of the developer(s) to rectify.

Water Reticulation

Boundary Conditions:
Altitude at Connection Point: R.L. 187.00 metres
Pressure Head at Peak Hour on peak day: 253.31 m
Supply Pressure at Peak Hour on peak day: 66.31 m

The pressure heads described above are at the assumed connection point on the un-named road running along the southern boundary of number 81, (R.L. 187 m). It does not include losses through the mains or service connections within the proposed development.

The highest contour within the proposed development is approximately R.L. 205 metres.

Any new proposed water reticulation for this subdivision and surrounding roads, will have to be installed as a minimum of DN150mm Ø mains

Fees

This assessment is provided at no cost. For details on fees applicable for a formal assessment please see www.taswater.com.au

Authorised by

Jason Taylor
Development Assessment Manager

TASWATER CONTACT DETAILS		
13 6992	Email	development@taswater.com.au
GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

TasWater

pitt&sherry

Fairtlough Street Proposed Development: Servicing Assessment

Contact

Hamish Waterston
0491 050 826
hwaterston@pittsh.com.au

Pitt & Sherry (Operations) Pty Ltd
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

ref: T-P.21.1288-CIV-REP-001-Rev00/HW/hr

NORTHERN MIDLANDS COUNCIL
File No.
Property
Attachments
REC'D 13 DEC 2021

	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

Preston
1726 Auburn Road
Ross TAS 7209

11/12/21 ← DATE

Planning Authority
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Representation on the Draft Northern Midlands Local Provisions Schedule – zoning of covenanted land at 'Preston' 1726 Auburn Road Ross

Attention: Northern Midlands Planning Authority

We are the owners of 'Preston' at 1726 Auburn Road, Ross, PID 7951183, which contains the 673 ha Preston #2 Reserve. In the currently exhibited Draft Zone Map our property is zoned Agriculture.

The 673 ha Preston #2 Reserve is protected by conservation covenant and has therefore been identified by both the State and Commonwealth Governments for protection and conservation of the biodiversity it contains. As this large area of land is unsuitable and not used for agriculture, Guidelines LCZ1 and AZ6 together indicate that it should be considered for zoning as Landscape Conservation.

The Preston #2 Reserve covers all or part of nine titles as follows:

CT	Title Area (ha)	Reserve Area (ha)	Percent reserved
212952/1	118.4	109.6	93%
212953/1	24.4	5.3	22%
199138/1	126.0	22.7	18%
35605/1	42.2	29.7	70%
35606/1	406.5	406.5	100%
208425/1	86.3	86.3	100%
49207/1	4.4	4.4	100%
49207/2	4.5	4.5	100%
49207/3	4.1	4.1	100%

In its representation Conservation Landholders Tasmania has presented a detailed case for rezoning the covenanted land on these titles while retaining Agriculture Zone on the non-covenanted land. We support their case and agree to Preston #2 Reserve being rezoned to Landscape Conservation.

Please confirm that you have received our representation?

Yours sincerely

SIGNATURES & NAMES →

MR BRIAN JOHN LONGLEY
B J Longley

MRS FAYE IRENE LONGLEY
F Longley

Representation 48 - Ivan Badcock

NORTHERN MIDLANDS COUNCIL
File No.
Property
Attachments
REC'D 14 DEC 2021

	I	A		L	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

Ivan Badcock
1095 Bishopsbourne Rd.
BISHOPSBOURNE 7301

Telephone – 6397 3558
Mobile – 0439 653 597

14 December 2021

Mr. Des Jennings, General Manager
Northern Midlands Council
13 Smith Street
LONGFORD 7301

Dear Des,

Re Tasmanian Planning Scheme – Your Letter of 25 October 2021

In the review I wish to request that an area of my Bishopsbourne land (10.02ha) be rezoned as Village Residential, currently zoned Rural.

The area adjoins the Village, east of the Recreation Ground/Community Centre, with the original survey of 1848 recording it as township land and with current title stating Township of Bishopsbourne.

Rezoning to Village Residential would establish a buffer zone around the Recreation Ground and Community Centre, reducing the effects of intense agriculture activities from dust, noise and potential spray drift. Currently there are numerous people visiting the Centre, campers included.

With blocks proposed being of larger size, some agriculture activities are likely to continue but mostly of a grazing nature as currently occurs, with less effects on people visiting the Centre.

A similar request to rezone the area to Village Residential was put to the Northern Midlands Council meeting on 29 July 2010 and was approved unanimously but was not proceeded with.

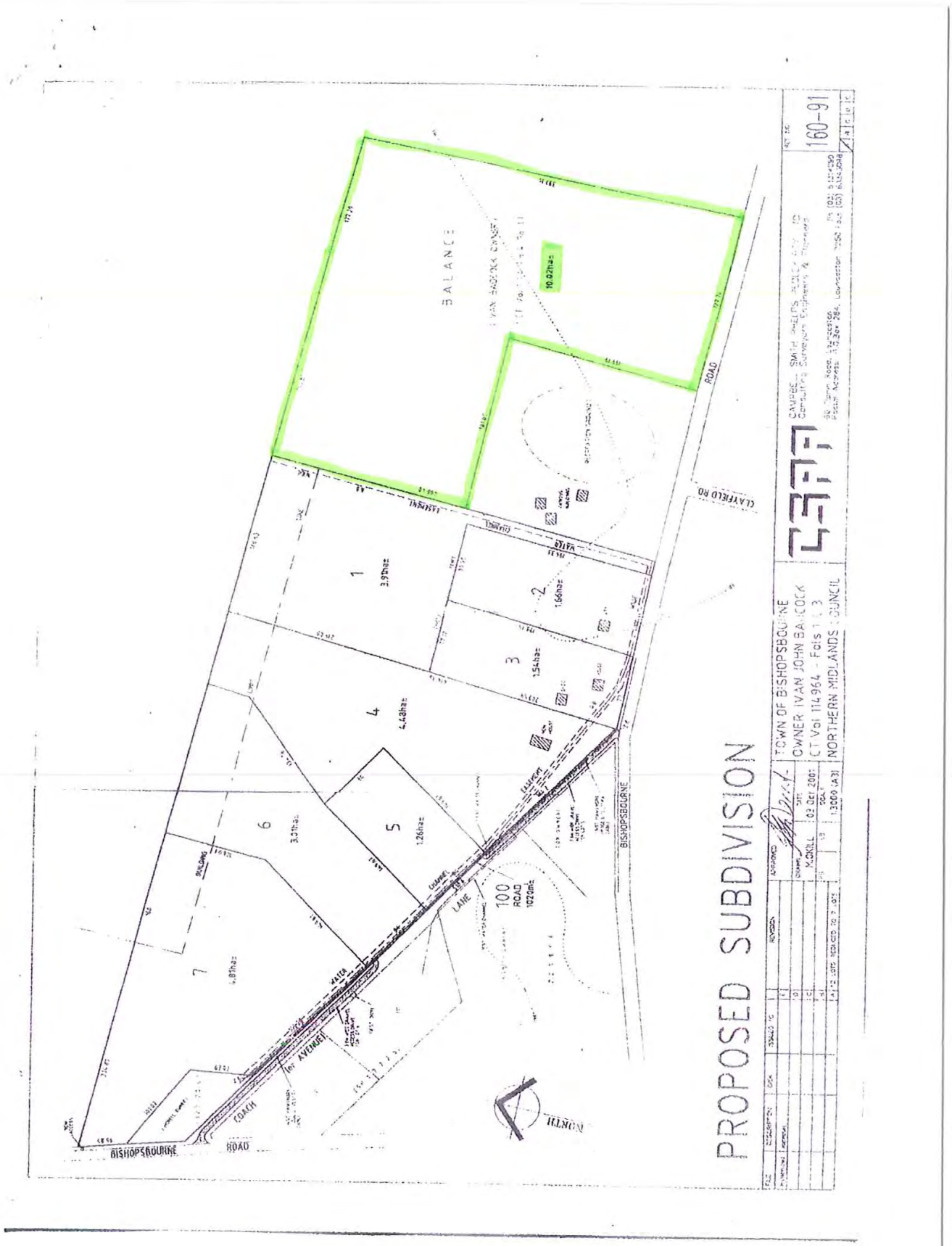
Requests for larger size blocks continue to be received with Real Estate agents advising there are few available. More people would help to sustain the Community.

Please find attached a plan of the area.

Yours faithfully

Ivan Badcock

Ivan Badcock


PROPOSED SUBDIVISION
BALANCE
10.02ha±
1
3.97ha±
2
1.66ha±
3
1.54ha±
4
4.43ha±
5
1.26ha±
6
3.07ha±
7
4.81ha±
100
ROAD
1020m²
CLAYFIELD RD
BISHOPSBOURNE
LANE
AVENUE
COACH
ROAD
TOWN OF BISHOPSBOURNE
OWNER IVAN JOHN BANCOCK
CT Vol 114964 - Fols 1, 3
NORTHERN MIDLANDS COUNCIL
160-91

NORTHERN MIDLANDS COUNCIL
File No.
Property
Attachments
REC'D 17 DEC 2021

	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

"Mountford"
390 Illawarra Road
Longford TAS 7301

16th December 2021

Northern Midlands Council
13 Smith Street
LONGFORD TAS 7301

Re: Draft Northern Midlands Local Provisions Schedule Tasmanian Planning Scheme

REPRESENTATION

1. The Land
   That part of the land comprised in Folio of the Register Volume 173776 Folio 1 East of the Midlands Highway Perth Bypass, comprising two (2) separate parcels:
   (i) To the North of the land comprised in Folio of the Register Volume 174678 Folio 1, with frontage to Napoleon Street and Arthur Street, Perth, comprising 13.71 hectares or thereabouts shown as Lot 2 on the plans herewith, and
   (ii) To the South of the land comprised in Folio of the Register Volume 174678 Folio 1, with frontage to Drummond Street, Perth, comprising 4.80 hectares or thereabouts shown as lot 1a on the plans herewith.

2. Owner
   Hugh Curzon Mackinnon

3. Proposed Zoning Pursuant to the Draft Northern Midlands Local Provisions Schedule
   Land (i) – Rural
   Land (ii) – Landscape conservation

4. Northern Tasmania Regional Land Use Strategy
   The Northern Tasmania Regional Land Use strategy (NTRLUS), declared in accordance with Section 5A of the Land Use Planning and Approvals Act 1993 in 2018, Northern Midlands Council being one of the member councils, provides that the Local Provisions Schedule of NMC is to reflect the planning framework of the NTRLUS, and acknowledges the town of Perth as a satellite settlement independent of the Greater Launceston Urban Area, with key local retail, commercial and community service functions.

   The aims and principles of NTRLUS, vis-à-vis Perth, are now reinforced by the fact/existence of a four lane highway from Launceston to Perth, making Perth's "dormitory suburb" (satellite settlement) residential status a reality.

5. NMC Land Use Development Strategy 2018-2038
   The Strategy Report further endorses and reinforces Perth's/Launceston "dormitory suburb" role within Northern Tasmania's settlement patterns.

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Version: 1, Version Date: 21/12/2021

6. Perth Structure Plan
   The Perth Structure Plan, prepared for and adopted by NMC, identifies the land to the West and North-West of the existing developed township of Perth as providing "strategic reserves for future residential growth", with the capacity to "extend the local connector road network" to provide "a logical road layout" within the new development areas.

7. The Midlands Highway Perth Bypass
   The recent completion of the Midlands Highway Perth Bypass establishes a new and appropriate "hard edge" for the Western and North-Western parts of the township of Perth, delineating parcels of land presently undeveloped and previously utilised as farm land, but which are now forever severed from the main farming areas, which logically and usefully can be developed to meet Perth's expanding role as one of Launceston's/Northern Tasmania's "dormitory suburbs".

REPRESENTATION

a) That, given points 4,5,6 & 7, the land parcel (i), comprising 13.71 hectares or thereabouts and shown as Lot 2 on the plans herewith be zoned either General Residential or Future Urban (NOT rural) in the NMC Local Provisions Schedule, given that Perth offers:
   a) A semi rural, less hectic lifestyle;
   b) Land and house prices generally lower than in urban Launceston;
   c) Good road access to employment, business, shopping, educational and community facilities in Launceston; and
   d) With a full range of existing infrastructure

b) That, given points 4,5,6 & 7, and the fact that this land is immediately adjacent to and adjoins the land in Folio of the Register Volume 174678 Folio 1, which is already zoned General Residential and is to be so zoned under the NMC LPS, the land parcel (ii), comprising 4.80 hectares or thereabouts shown as Lot 1a on the plans herewith be zoned General Residential (NOT landscape conservation) in the NMC Local Provisions Schedule.

Hugh. C. Mackinnon
16th December 2021

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Version: 1, Version Date: 21/12/2021

PLAN OF SUBDIVISION

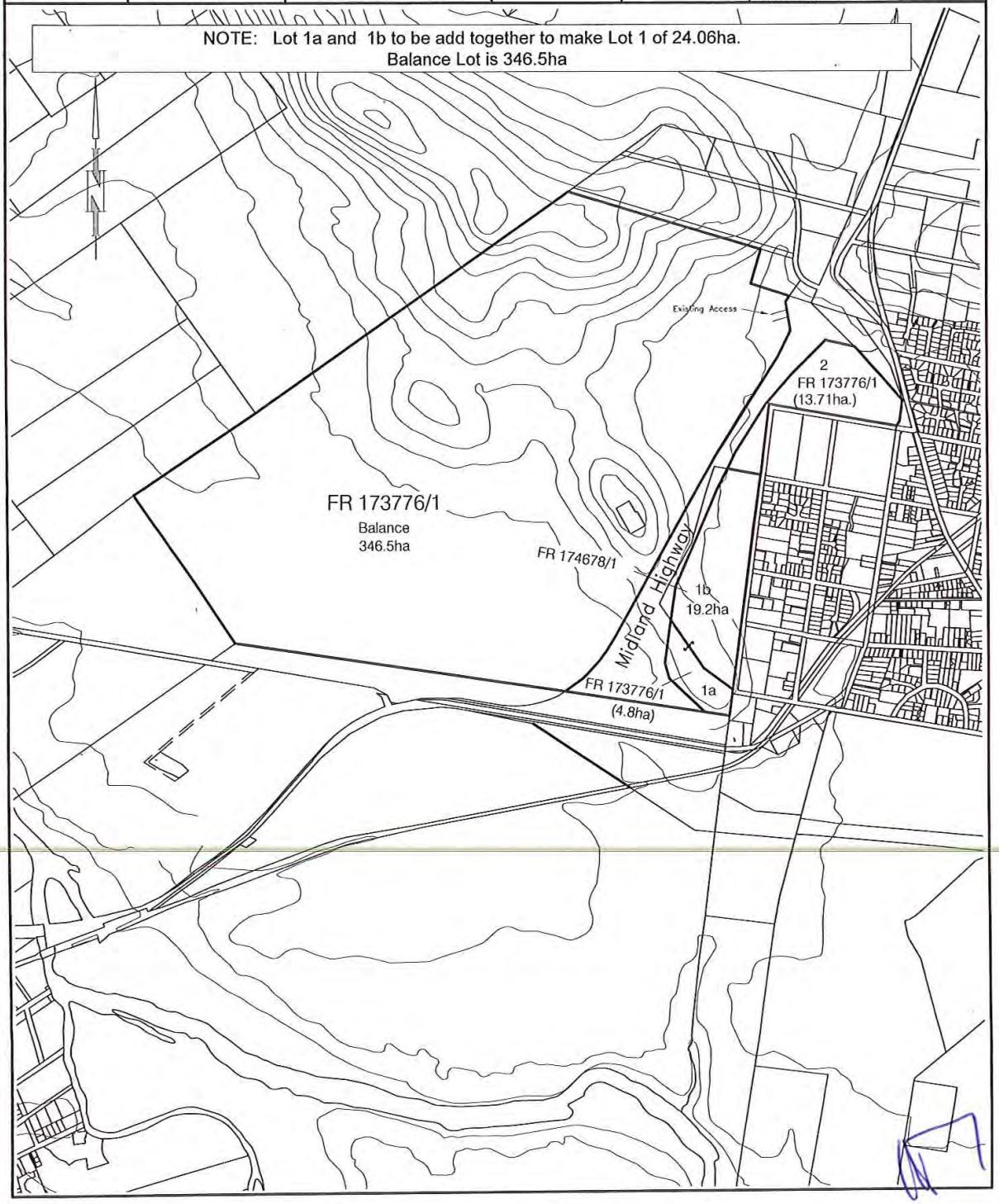
PDA Surveyors incorporating WALTER SURVEYS
Surveying, Engineering & Planning
ABN 71 217 856 325
3/23 Brisbane Street, Launceston, Tasmania, 7250
www.pda.com.au
Also at: Hobart, Kingston, Devenport & Burnie
PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: pda.ltn@pda.com.au

Owners	Hugh Curzon Mackinnon	Address	Lot 1 Drummond St, Perth
		Council	Northern Midlands Council
		Planning Scheme	Northern Midlands Interim Planning Scheme 2013
Title References	FR 173776/1 & FR 174678/1	Zone & Overlay	12.0 General Residential & 26.0 Rural Resource
Schedule Of Easements	Right of Way 10.00m wide to be carried forward shown on map. See other easements on title.		

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Scale	Date	PDA Reference		PID	Point of Interest GDA94 MGA55
1:12500	24/11/2021	48569 P01		9539821,3141036	511 795 E, 5 397 325N

NOTE: Lot 1a and 1b to be add together to make Lot 1 of 24.06ha.
Balance Lot is 346.5ha



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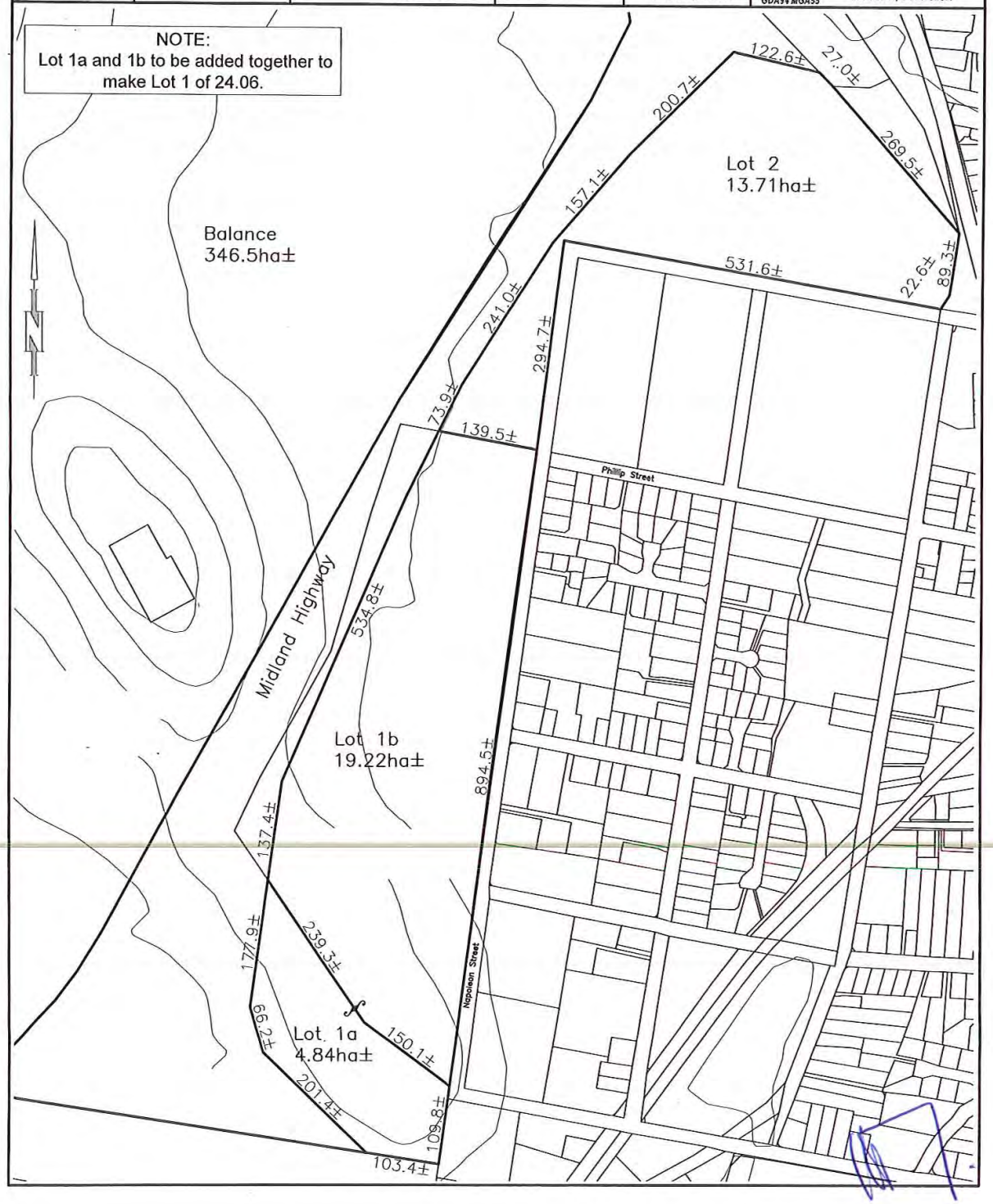

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