

# This Draft Amendment is open for public comment until 28 October 2025



|                      |                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Draft Amendment No   | <b>19/2025</b>                                                                                                                       |
| Reference no         | <b>PLN-25-0088</b>                                                                                                                   |
| Site                 | <b>5 Eskleigh Road<br/>Perth</b>                                                                                                     |
| Draft Amendment      | <b>To insert site-specific qualifications on folio of the Register 185939/1 in conjunction with a permit for a 2-lot subdivision</b> |
| Planning Application | <b>2 Lot Subdivision</b>                                                                                                             |

During the exhibition period the draft amendment is available for viewing by the public at the Council offices, 13 Smith Street, Longford, Tasmania, 7301, Monday to Friday from 8.45am to 4.30pm, and for viewing and downloading on the Council's website [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

All persons and bodies are invited to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment by submitting a representation addressed to the General Manager, Northern Midlands Council and mailed to PO Box 156, Longford Tasmania, 7301; Hand delivered to 13 Smith Street, Longford Tasmania, 7301; or emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au).

# Tasmanian Planning Scheme – Northern Midlands

# DRAFT



## Planning Permit PLN-25-0088

In accordance with Part 4 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

### ADDRESS OF LAND:

5 ESKLEIGH ROAD, PERTH

Property No: 9125532

Subdivision No: 27/003/1084

CT 177503/1

### THIS PERMIT ALLOWS FOR:

**The land at 5 Eskleigh Rd Perth, folio of the Register 185939/1 to be developed and used for a two lot subdivision in accordance with the following conditions:**

#### 1 Endorsed Documents

The use and development must be in accordance with the endorsed document P1 (Subdivision Proposal Plan, 6ty, Project No. 24.264, Drawing No., Cp01, Rev -, 10.04.25).

#### 2 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/01002-NMC) – Attached at Appendix A.

### Note:

#### TasNetworks Easement

The final plan of subdivision must show a 12m wide easement (6m either side of the centreline) over the overhead high voltage (22kV) feeders on the subject site.

MAREE BRICKNELL

### ACTING GENERAL MANAGER

Date of Decision: 15 September 2025

Date of Permit: 26 September 2025

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### Notes:

- A This permit has no force or effect until such time as the associated Planning Scheme Amendment is approved by the Tasmanian Planning Commission.
- B Attention is directed to Section 40J of the Land Use Planning and Approvals Act 1993: "... representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in section 40G(4) ... 28 days (or a longer period agreed to by the planning authority and the Commission) from the date, specified in the notice, on which the public exhibition of those documents is to begin." (The authority is the Northern Midlands Council.



# PLANNING APPLICATION

SUBDIVISION, BOUNDARY ADJUSTMENT &  
CONSOLIDATION

Exhibited

Office Use Only:

## The Proposal

Description of proposal: Combined draft amendment and 2-lot subdivision.

|                                                                             |                                                      |                                       |                                         |
|-----------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------|-----------------------------------------|
| <b>Public Open Space land contribution</b> <i>(please tick)</i>             | <input type="checkbox"/> Land (area m <sup>2</sup> ) | <input type="checkbox"/> Cash in Lieu | <input type="checkbox"/> Not Applicable |
| <b>Proposed road names:</b><br>(if proposing a new road within subdivision) | 1. NA                                                |                                       |                                         |
|                                                                             | 2.                                                   |                                       |                                         |
|                                                                             | 3.                                                   |                                       |                                         |

## The Land

|                                    |                              |
|------------------------------------|------------------------------|
| <b>Site address:</b>               | 5 Eskleigh Road, Perth       |
| <b>Title reference:</b>            | C/T: 185939/1                |
| <b>Existing buildings on site:</b> | Yes.                         |
| <b>Existing use of site:</b>       | Residential and agriculture. |

Applicant justification of any variation/discretion to the  
*Tasmanian Planning Scheme – Northern Midlands*

Please refer to planning report.

## NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

## INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of **15 September 2025** to certify that draft Amendment 19/2025 to the *Northern Midlands Local Provisions Schedule* meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993*.

## Draft Amendment 19/2025

A. Amend clause NOR-Site-specific Qualifications by inserting the following:

|          |                           |          |                                                                                                                                                                                                              |                                                           |
|----------|---------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| NOR-21.1 | 5 Eskleigh Road,<br>Perth | 185939/1 | An addition to the Acceptable Solution for the site is:<br>“(d) be for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site”. | Agriculture Zone –<br>Standard 21.5.1 A1<br>(Lot Design)  |
| NOR-30.1 | 5 Eskleigh Road,<br>Perth | 185939/1 | An addition to the Acceptable Solution for the site is:<br>“(d) be for the separation of the Urban Zone from the Agriculture Zone along the alignment of the Midland Highway which divides the site”.        | Future Urban Zone<br>– Standard 30.5.1<br>A1 (Lot Design) |

B. Amend the planning scheme maps to show a site-specific qualification on 5 Eskleigh Road, Perth (folio of the Register 185939/1).

The **COMMON SEAL** of the  
Northern Midlands Council  
is affixed hereto, pursuant to the  
Council’s resolution (Min. No. 25/279)  
of **15 September 2025** in the presence of: )

*M Knowles OAM*  
.....  
Mayor



*M. Brackenell*  
.....  
Acting General Manager

## Form No. 1

## Owners' consent

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

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

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

### 1. Request made by:

Name(s):

6ty° Pty Ltd

Email address

gwalker@6ty.com.au

Contact number:

0417 921 661

### 2. Site address:

Address:

'Glen Ireh' 5 Eskleigh Road, Perth

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

PID: 9125532

CT: 185939/1

### 3. Consent of registered land owner(s):

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

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

Registered owner : Bernard John Einoder

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

PID: 9125532 CT: 185939/1

Position  
(if applicable):

owner

Signature:

*Einoder*

Date:

1. May 2025

Registered owner  
(please print):

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

Position  
(if applicable):

Signature:

Date:

Registered owner  
(please print):

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

Position  
(if applicable):

Signature:

Date:

**NOTES:****a. When is owners' consent required?**

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule<sup>1</sup>; or
- combined permits and amendments<sup>2</sup>.

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

**b. Who can sign as owner?**

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

**c. Strata title lots**

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

**d. Companies**

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

**e. Associations**

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

**f. Council or the Crown**

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

<sup>1</sup> under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

<sup>2</sup> under section 43A of the former provisions or section 40T of the current provisions of the Act



# Planning Report

*Section 37(1) and 40(T) Land Use Planning and  
Approvals Act 1993*

Request to Amend the Northern Midlands Local Provisions  
Schedule and Combined Development Application

‘Glen Ireh’ 5 Eskleigh Road  
Perth





# Document Control Record

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Document Control

6ty°

|                   |               |                                  |               |                                |
|-------------------|---------------|----------------------------------|---------------|--------------------------------|
| Report Title:     |               | Drummond Street Scheme Amendment |               |                                |
| Project Number:   |               | 24.264                           | Project Name: | Einoder Draft Scheme Amendment |
| Client:           |               | Berni Einoder                    |               | Client Contact: Berni Einoder  |
| Revision:         | Date:         | Revision details:                | Prepared by:  | Reviewed by:                   |
| 1                 | 13 April 2025 | Preliminary                      | G. Walker     | Client                         |
| 2                 | 6 May 2025    | Submission                       | G. Walker     | G. Walker                      |
| 3                 | 5 August 2025 | Response to RFI                  | G. Walker     | G. Walker                      |
| Current revision: |               | 3                                |               |                                |

# Table of Contents

|        |                                                                |    |
|--------|----------------------------------------------------------------|----|
| 1.     | Introduction.....                                              | 5  |
| 1.1    | Application Overview .....                                     | 5  |
| 1.2    | Proposed Draft Amendment .....                                 | 7  |
| 1.2.1  | Rationale for the Draft Amendment.....                         | 9  |
| 1.3    | Statutory Overview .....                                       | 9  |
| 1.4    | Section 32(3)(c) and (4) LUPAA .....                           | 11 |
| 2.     | Site Analysis .....                                            | 13 |
| 2.1    | Location .....                                                 | 13 |
| 2.2    | Title Information .....                                        | 13 |
| 2.3    | Surrounding Area.....                                          | 13 |
| 2.4    | Zoning and Overlays.....                                       | 13 |
| 2.4.1  | Future Urban Zone and Agriculture Zone.....                    | 13 |
| 2.4.2  | Overlays .....                                                 | 14 |
| 2.5    | Built Form.....                                                | 14 |
| 2.6    | Topography .....                                               | 14 |
| 2.7    | Infrastructure.....                                            | 15 |
| 2.7.1  | Road .....                                                     | 15 |
| 2.7.2  | Hydraulic Services.....                                        | 15 |
| 2.8    | Natural Values.....                                            | 16 |
| 2.9    | European Heritage.....                                         | 16 |
| 2.10   | Aboriginal Heritage .....                                      | 16 |
| 2.11   | Environmental Hazards and Constraints .....                    | 16 |
| 2.11.1 | Landslip Hazard .....                                          | 16 |
| 2.11.2 | Bushfire Hazard .....                                          | 17 |
| 2.11.3 | Site Contamination.....                                        | 17 |
| 2.11.4 | Flood Hazard.....                                              | 17 |
| 2.11.5 | Biodiversity Values .....                                      | 17 |
| 2.11.6 | Scenic Values.....                                             | 17 |
| 3.     | Statutory Assessment .....                                     | 18 |
| 3.1    | Section 8A Guidelines.....                                     | 18 |
| 3.2    | Schedule 1 Objectives .....                                    | 20 |
| 3.2.1  | Schedule 1 Objectives - Part 1.....                            | 20 |
| 3.2.2  | Schedule 1 Objectives - Part 2.....                            | 21 |
| 3.3    | State Policies .....                                           | 23 |
| 3.3.1  | Tasmanian State Coastal Policy 1996.....                       | 23 |
| 3.3.2  | State Policy on the Protection of Agricultural Land 2009 ..... | 23 |
| 3.3.3  | State Policy on Water Quality Management 1997 .....            | 24 |

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|       |                                                          |    |
|-------|----------------------------------------------------------|----|
| 3.3.4 | National Environment Protection Measures .....           | 24 |
| 3.4   | Northern Tasmania Regional Land Use Strategy .....       | 24 |
| 3.4.1 | Part E: Regional Planning Policies.....                  | 25 |
| 3.4.2 | Site Context .....                                       | 25 |
| 3.4.3 | Urban Growth Area Policy .....                           | 26 |
| 3.4.4 | Regional Settlement Network Policy .....                 | 33 |
| 3.4.5 | Regional Activity Centre Network .....                   | 41 |
| 3.5   | Northern Midlands Council Strategic Plan 2021-2027 ..... | 48 |
| 3.6   | Perth Structure Plan .....                               | 49 |
| 4.    | Permit Application Assessment .....                      | 51 |
| 4.1   | Use and Development .....                                | 51 |
| 4.2   | Application Status .....                                 | 51 |
| 4.3   | General Provisions .....                                 | 51 |
| 4.4   | Agriculture Zone .....                                   | 52 |
| 4.4.1 | Use Standards.....                                       | 52 |
| 4.4.2 | Development Standards for Buildings and Works.....       | 52 |
| 4.4.3 | Development Standards for Subdivision .....              | 52 |
| 4.5   | Future Urban Zone .....                                  | 53 |
| 4.5.1 | Use Standards.....                                       | 53 |
| 4.5.2 | Development Standards for Buildings and Works.....       | 53 |
| 4.5.3 | Development Standards for Subdivision .....              | 54 |
| 4.6   | Code Summary .....                                       | 54 |
| 4.7   | Road and Railway Assets Code .....                       | 59 |
| 4.7.1 | Use Standards.....                                       | 59 |
| 4.7.2 | Development Standards for Building and Works .....       | 60 |
| 4.7.3 | Development Standards for Subdivision .....              | 61 |
| 4.8   | NOR-S7.0 Perth Specific Area Plan .....                  | 61 |
| 5.    | Conclusion.....                                          | 62 |
|       | Appendix A Title Document .....                          | 63 |
|       | Appendix B Owners Consent.....                           | 64 |
|       | Appendix C Plan of Subdivision.....                      | 65 |

# 1. Introduction

**6ty° Pty** Ltd has been engaged by **Berni Einoder** to prepare an application for a draft amendment to the Local Provisions Schedule of the Tasmanian Planning Scheme - Northern Midlands (**'the Scheme'**) in accordance with section 37(1) and 40T(1) of the *Land Use Planning and Approvals Act 1993* (**'the Act'**).

The draft amendment seeks apply two (2) site-specific qualifications across 'Glen Ireh' 5 Eskleigh Road, Perth identified in Certificate of Title Volume 185939 Folio 1 (**'the site'**). The purpose of the proposed draft amendment (application of site-specific qualifications) is to enable an application for a two (2) lot subdivision of the site which would otherwise not be allowable under the Scheme without the proposed draft amendment. The proposed subdivision would allow the current Future Urban Zone of the site to be separated from the current Agriculture Zone of the site.

This planning report (**'report'**) forms the basis of the application and has been prepared having regard to the relevant requirements and objectives of the Act and relevant strategic planning documents including:

1. Northern Tasmanian Regional Land Use Strategy;
2. State Policies;
3. Northern Midlands Strategic Plan 2017-2027;
4. Perth Structure Plan 2017 (Final Report); and
5. *Tasmanian Planning Scheme* incorporating the *Northern Midlands Local Provisions Schedule*.

The report is supported by the following plan of subdivision prepared by **6ty° Pty Ltd** with **Project No. 24.264** and documents:

**Table 1 - plans and documents that form part of the application.**

| Drawing Title   | Drawing No.                  | Revision      | Date       | Issue                   | Issued For              |
|-----------------|------------------------------|---------------|------------|-------------------------|-------------------------|
| Proposal Plan   | Cp01                         | -             | 10-04-2025 | 01                      | Development Application |
| Document        | Prepared by                  | Date          | Revision   | Issued For              |                         |
| Bushfire Report | Livingston Natural Resources | 30 March 2025 | V1         | Development Application |                         |

## 1.1 Application Overview

The site<sup>1</sup> comprises a single lot that is addressed as 'Glen Ireh' 5 Eskleigh Road, Perth and comprised in Folio of the Register Volume 185939 Folio 1 (**'the site'**). An overview of the site, the draft amendment and proposed development is provided in Table 1 and the site is illustrated in Figure 1.

**Table 2 - overview of the site and draft amendment.**

|                                 |                                    |       |  |
|---------------------------------|------------------------------------|-------|--|
| Address:                        | 'Glen Ireh' 5 Eskleigh Road, Perth |       |  |
| Property Identification Number: | 9125532                            |       |  |
| Certificate of Title:           | Volume                             | Folio |  |
|                                 | 185939                             | 1     |  |
| Owner:                          | Bernard John Einoder               |       |  |
| Area:                           | ~132.2ha                           |       |  |

<sup>1</sup> means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

|                                                |                                                                                                                                 |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Authority</b>                      | Northern Midlands Council                                                                                                       |
| <b>Legislative Instrument</b>                  | <i>Land Use Planning and Approvals Act 1993</i>                                                                                 |
| <b>Planning Instrument:</b>                    | <i>Tasmanian Planning Scheme - Northern Midlands</i>                                                                            |
| <b>Current Zone(s):</b>                        | Future Urban<br>Agriculture                                                                                                     |
| <b>Current Overlay(s):</b>                     | Airport Obstacle Limitation Area<br>Bushfire-Prone Areas                                                                        |
| <b>Current General Overlay(s):</b>             | Specific Area Plan<br>NOR-S7.0 Perth Specific Area Plan                                                                         |
| <b>Proposed Overlay(s)</b>                     | No change                                                                                                                       |
| <b>Proposed General Overlay(s)</b>             | NOR 21.1 and NOR -30.1                                                                                                          |
| <b>Description of proposed Draft Amendment</b> | Apply a site-specific qualification across the site to allow the separation of the Future Urban Zone from the Agriculture Zone. |
| <b>Description of proposed Development</b>     | Two (2) lot subdivision                                                                                                         |

Figure 1 - aerial image illustrating the location and spatial extent of the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

## 1.2 Proposed Draft Amendment

The draft amendment seeks apply two (2) site-specific qualifications across the site. An example of the proposed site-specific qualification is as follows:

Table 3 - proposed (draft) site-specific qualifications.

| Reference No. | Site Reference         | Folio of the Register | Description (modification, substitution or addition)              | Relevant Clause in State Planning Provisions        |
|---------------|------------------------|-----------------------|-------------------------------------------------------------------|-----------------------------------------------------|
| NOR-20.1      | 5 Eskleigh Road, Perth | 185939/1              | An addition to the Acceptable Solution for the site is:<br><br>A1 | Agriculture Zone – Standard 21.5.1 A1 (Lot Design). |



| Reference No. | Site Reference         | Folio of the Register | Description (modification, substitution or addition)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Relevant Clause in State Planning Provisions         |
|---------------|------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
|               |                        |                       | <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities or irrigation infrastructure;</li> <li>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone; or</li> <li>(d) <b>be for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site.</b></li> </ul>                                                                          |                                                      |
| NOR-30.1      | 5 Eskleigh Road, Perth | 185939/1              | <p>An addition to the Acceptable Solution for the site is:</p> <p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities or irrigation infrastructure;</li> <li>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone; or</li> <li>(d) <b>be for the separation of the Future Urban Zone from the Agriculture Zone along the alignment of the Midland Highway which divides the site.</b></li> </ul> | Future Urban Zone – Standard 30.5.1 A1 (Lot Design). |

### 1.2.1 Rationale for the Draft Amendment

The primary rationale of the proposed draft amendment is to facilitate the realisation and provision of residential land supply as articulated within the Perth Structure Plan 2017 ('**Structure Plan**'). In this regard, the northern end of the site between Drummond Street and Midland Highway is identified as the South Perth residential area within the Structure Plan which was anticipated to be severed from the dwelling and main farm following the completion of the Perth bypass which rerouted Midland Highway around the western and southern outskirts of the Perth settlement area.

Guided by the recommendations of the Structure Plan, the South Perth development area was assigned to the Future Urban Zone within Council's Local Provisions Schedule which resulted in the site being split zoned with the Future Urban zone applying to the northern side of Midland Highway and the Agriculture zone applying to the southern side of Midland Highway. The Future Urban and Agriculture zones that are assigned to the site are physically separated by the Utilities Zone (which applies to the Midland Highway road corridor).

The land owner has no interest in developing the South Perth residential land.

The current subdivision development standards within the Future Urban Zone (and Agriculture Zone) of the Scheme do not allow for the site to be subdivided into separate lots along the current zone boundaries<sup>2</sup>.

The draft amendment will allow a subdivision pathway through the site-specific qualification which is proposed whilst retaining the underlying zones of the site. The proposed subdivision that forms part of this application will enable the residential zoned land (Future Urban Zone) to be contained within a single lot which will allow it to be sold by the land owner to a developer who would take carriage of future development of the South Perth residential area.

The Agriculture Zoned land will be retained within a separate (balance) lot by the owner.

## 1.3 Statutory Overview

Section 38(1) of the Act requires that the planning authority must satisfy themselves that a draft amendment will meet the Local Provisions Schedule (LPS) criteria set out in section 34 of the Act. The following table provides an overview of the LPS criteria pertinent to the proposed draft amendment.

**Table 4 - overview of LPS criteria set out in section 34(2) of the LUPA Act.**

| Section 34(2) LPS Criteria                                                                    |                                                                                       |                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>The LPS criteria to be met by a relevant planning instrument are that the instrument –</i> |                                                                                       |                                                                                                                                                                                                                                                                                                                                  |
| Subclause                                                                                     | Requirement                                                                           | Response                                                                                                                                                                                                                                                                                                                         |
| (a)                                                                                           | <i>contains all the provisions that the SPPs specify must be contained in an LPS.</i> | The proposed draft amendment seeks to amend the LPS by way of amending the applicable LPS zone map insofar as replacing the area of the site that is assigned to the Future Urban Zone with the General Residential Zone. All provisions that the State Planning Provisions ('SPPs') specify will continue to apply to the site. |
| (b)                                                                                           | <i>is in accordance with section 32.</i>                                              | The proposed draft amendment will satisfy the matters specified in section 32 of the Act. In this regard, the site will be retained within zones provided for by the SPPs. The Future Urban Zone was assigned to the site in accordance with the Zone Application Guidelines set out in Guideline No. 1 Local                    |

<sup>2</sup> *Drummond Street Developments Pty Ltd v Northern Midlands Council* [2023] TASCAT 77.

| Section 34(2) LPS Criteria                                                             |                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The LPS criteria to be met by a relevant planning instrument are that the instrument – |                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                  |
| Subclause                                                                              | Requirement                                                                                                                                                                                              | Response                                                                                                                                                                                                                                                                                         |
|                                                                                        |                                                                                                                                                                                                          | Provisions Schedule ('LPS'): Zone and Code Application June 2018. These guidelines are addressed in Section 4.1 of this report for the application of the General Residential Zone to the site.                                                                                                  |
| (c)                                                                                    | <i>further the objectives set out in Schedule 1.</i>                                                                                                                                                     | Assessment of the proposed draft amendment against the objectives set out in Schedule 1 of the Act is provided in Section 4.2 of this report.                                                                                                                                                    |
| (d)                                                                                    | <i>is consistent with each State policy.</i>                                                                                                                                                             | Assessment of the proposed draft amendment against each State policy is provided in Section 4.3 of this report.                                                                                                                                                                                  |
| (da)                                                                                   | <i>satisfies the relevant criteria in relation to the TPPs.</i>                                                                                                                                          | There are no Tasmanian Planning Policies currently in effect in which to consider the proposed draft amendment against.                                                                                                                                                                          |
| (e)                                                                                    | <i>as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.</i>          | Assessment of the proposed draft amendment against the Northern Tasmania Regional Land Use Strategy is provided in Section 4.4 of this report.                                                                                                                                                   |
| (f)                                                                                    | <i>Has regard to the strategic plan, prepared under section 66 of the <u>Local Government Act 1993</u>, that applies in relation to the land to which the relevant planning instrument relates.</i>      | Assessment of the proposed draft amendment against the relevant parts of the Northern Midlands Strategic Plan 2017-2027 is provided in Section 4.5 of this report.                                                                                                                               |
| (g)                                                                                    | <i>as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.</i> | In this instance, the site does not adjoin and is not located adjacent to, land that is governed by another LPS within a different municipal area. Accordingly, the proposed draft amendment satisfies section 34(2)(g) of the Act.                                                              |
| (h)                                                                                    | <i>has regard to the safety requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u>.</i>                                                                                   | The site is located approximately 2.48km to the north of the applicable Gas Pipeline Corridors (refer to Figure 4). The proposed draft amendment will therefore not affect, or could be affected by, the requirements set out in the standards prescribed under the <i>Gas Safety Act 2019</i> . |

**Figure 2 - aerial image illustrating the location of the declared gas pipeline planning corridor relative to the location of the site.**



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

## 1.4 Section 32(3)(c) and (4) LUPAA

Section 32(3)(c) of the Act allows a Local Provisions Schedule ('LPS') to include a site-specific qualification, which is a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the State Planning Provisions ('SPPs').

Section 32(4) of the Act states that an LPS may only include a provision referred to in section 32(3) (of the Act) in relation to an area of land if:

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

It is contended that the proposed site-specific qualifications satisfy both requirements of section 32(4) of the Act on the following basis:

1. with respect to subsection (a), the proposed development which would be allowed by the proposed site-specific qualifications (being a 2-lot subdivision of the site) will provide for a significant social and economic benefit to the region and municipal area. In this regard, the proposed 2-lot subdivision will allow the area of the site assigned to the Future Urban Zone to be captured within a single lot. This provides the ability for the current landowner, who has no interest in developing the Future Urban Zone land within the site, to sell the lot to a developer who is able to take carriage of its future development for residential and associated urban

purposes as envisaged by the Structure Plan. The Structure Plan has identified this land as being a significant part of the expansion of Perth and growth of the municipal area. The proposed site-specific qualifications will enable this land to be unlocked for residential supply within Perth (and the broader municipal area) which is currently overdue under the terms of the Structure Plan.

2. with respect to subsection (b), the area of land that has been assigned to the Future Urban Zone, and which would be able to be separated from the balance of the site that is assigned to the Agriculture Zone on the southern side of Midland Highway, has been identified as having the spatial qualities for residential and associated urban development which can only (practically) be realised through separating the zones that comprise the site into separate lots which would be facilitated by the proposed site-specific qualifications.

## 2. Site Analysis

### 2.1 Location

The site comprises a single lot irregular shaped lot that is bisected by Midland Highway. The Midland Highway frontage associated with both parts of the site is the corollary of the Perth Link Road (Perth bypass) project which was completed in 2020.

The site has an area of approximately 132.2ha.

The northern part of the site has 1.02km of frontage to Drummond Street along its northern boundary and 1.34km of frontage to Midland Highway along its southern boundary. The northern part of the site has an area of 47.2ha and is located on the southern per-urban fringe of Perth. It is vacant and comprises improved pasture that is grazed. Access to the northern part of the Site is from an existing vehicle crossing at the eastern end of the Drummond Street frontage.

The southern part of the site has 1.34km of frontage to Midland Highway along its northern boundary and 15m of frontage to Eskleigh Road at the eastern end of the narrow linear section of the lot that is parallel to Midland Highway. A single dwelling is located in the north-eastern corner which is contained within a large curtilage defined predominantly by domestic garden. The remaining land within the southern part of the site comprises improved pasture that is grazed. Access to the southern part of the site is from an existing vehicular crossing at the Eskleigh Road frontage.

### 2.2 Title Information

The site is comprised within the title detailed in Table 5 below.

Table 5 - title details of the site.

| Address                            | Ownership            | Title Reference |
|------------------------------------|----------------------|-----------------|
| 'Glen Ireh' 5 Eskleigh Road, Perth | Bernard John Einoder | CT: 185939/1    |

A copy of the title documents is provided in **Appendix A**. Landowner's consent in accordance with Form No. 1 provided by the Tasmanian Planning Commission is provided in **Appendix B**.

### 2.3 Surrounding Area

The site is located at the southern end of the settlement of Perth. It adjoins agricultural land to the west, Adam's distillery, TasWater sewage treatment lagoons and agricultural land to the east and the South Esk River to the south.

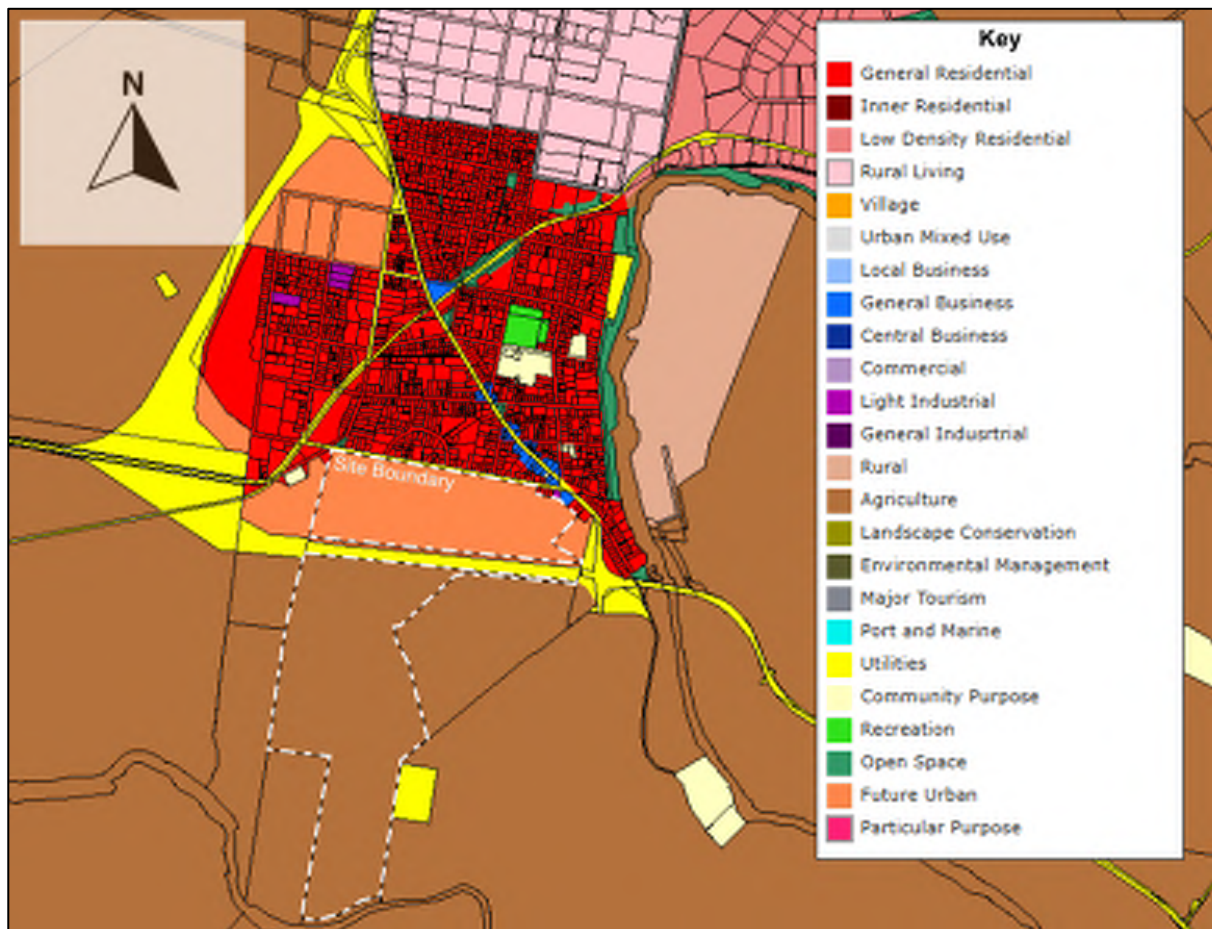
### 2.4 Zoning and Overlays

#### 2.4.1 Future Urban Zone and Agriculture Zone

The site is assigned to the Future Urban Zone and Agriculture Zone under the *Tasmanian Planning Scheme* incorporating the *Northern Midlands Local Provisions Schedule* ('the Scheme'). The zoning of the site and land surrounding the site is illustrated in Figure 5.



Figure 3 - map identifying the zone of the site and land surrounding the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

## 2.4.2 Overlays

The entirety of the site is shown within a Bushfire Prone Area and Airport Obstacle Limitation Area on the Scheme overlay maps. The site is not identified as being subject to any other Scheme overlays.

The site is also subject to the Perth Specific Area Plan although the site is located outside the precinct and masterplan locations described in Figure NOR-S7.2.1 of the Scheme.

## 2.5 Built Form

The northern part of the site is vacant. The southern part of the site contains an established dwelling and farm buildings. The site is located within the peri-urban fringe of Perth which extends to Drummond Street.

## 2.6 Topography

The site is observed as being generally level with minor undulation and a gently fall to the South Esk River in a southerly direction.

## 2.7 Infrastructure

### 2.7.1 Road

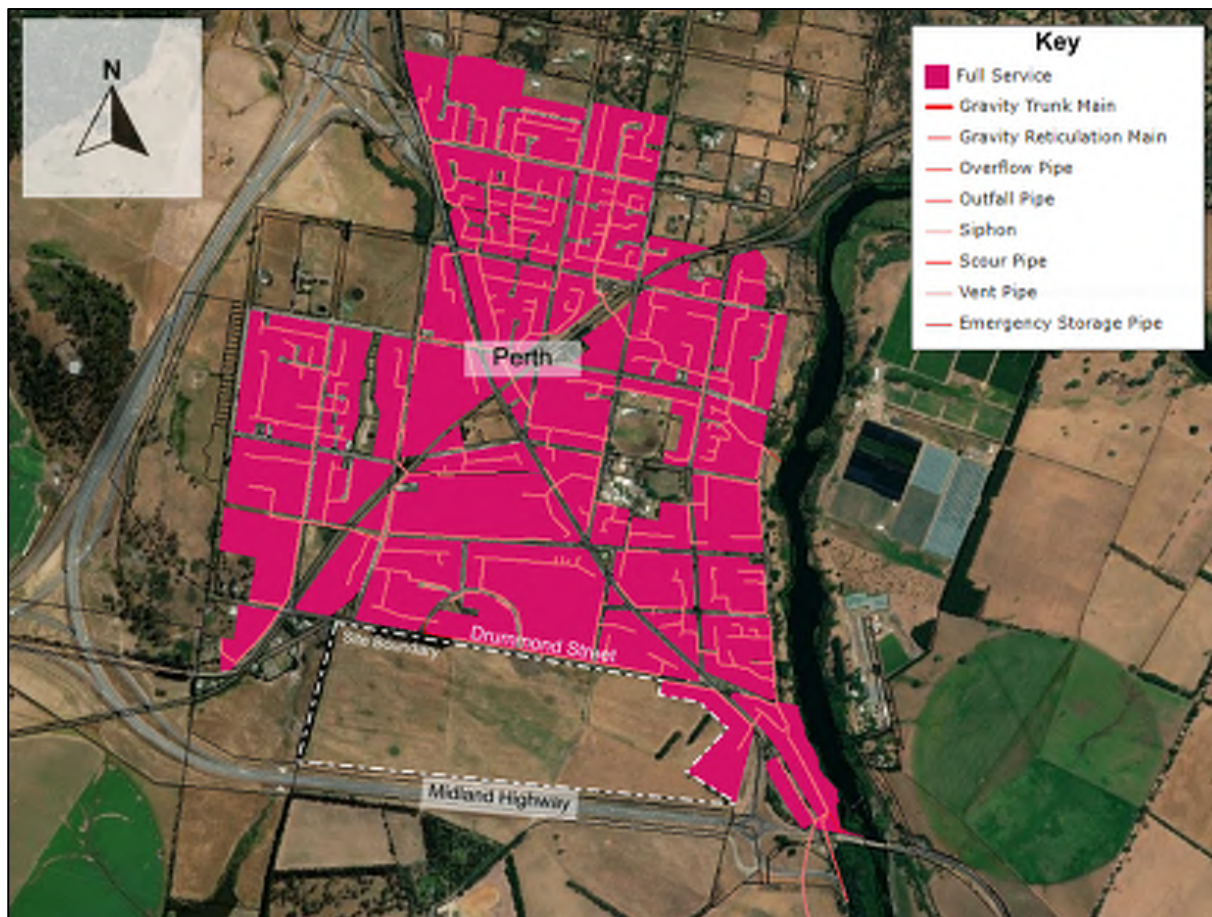
The site has frontage to frontage to Drummond Street (arterial road) and Eskleigh Road (local road) both of which are under the authority of Council.

The site is bisected by Midland Highway which is identified as a State highway (Category 1). Direct access from Midland Highway to the northern and southern parts of the site is not currently provided nor proposed as part of this application.

### 2.7.2 Hydraulic Services

The site is located on the peri-urban fringe of the Perth settlement which is serviced by reticulated water and sewer services. The site is not identified within a sewer serviced area (Figure 6) but has access to a sewer main located in Drummond Street. The site is served by water infrastructure (refer to Figure 7). The site is capable of connecting to the public stormwater system which is located within Drummond Street if required.

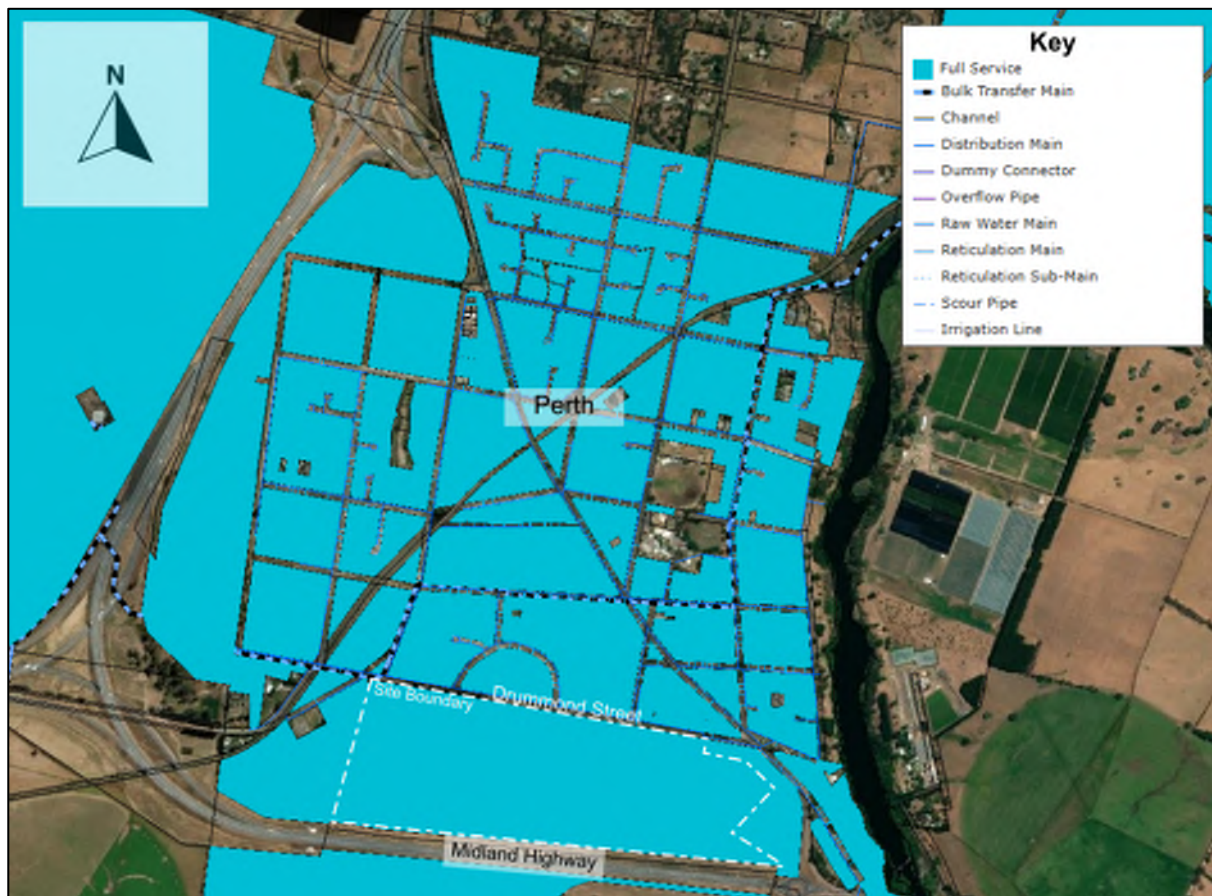
Figure 4 - map showing the site adjacent to sewer serviced land.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).



Figure 5 - map showing the site within a full water serviced area.



Source: Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

## 2.8 Natural Values

The site is modified and devoid of most natural values.

## 2.9 European Heritage

The site is not listed on the Tasmanian Heritage Register. The site is not currently listed as a local heritage place on the Northern Midland LPS.

## 2.10 Aboriginal Heritage

The site comprised agricultural land that has been significantly modified. It is not expected that the site will contain any Aboriginal relics. Notwithstanding this, obligations under the *Aboriginal Heritage Act 1975* will continue to apply to the site irrespective of the status of the proposed draft amendment.

## 2.11 Environmental Hazards and Constraints

### 2.11.1 Landslip Hazard

The site is not identified as being subject to a landslip hazard band on the Tasmanian Planning Scheme Code Overlay maps.

### **2.11.2 Bushfire Hazard**

The site is located within a Bushfire Prone Area. The proposed draft amendment will not affect the mechanics of the Bushfire-Prone Area Code as it applies to the site. The proposed subdivision is subject to assessment against the Bushfire-Prone Area Code which is provided in section 4.6 of this report.

### **2.11.3 Site Contamination**

The site is not known to have been used for a potentially contaminating activity.

### **2.11.4 Flood Hazard**

The site is not shown as being subject to a flood hazard on the Tasmanian Planning Scheme Code Overlay maps.

### **2.11.5 Biodiversity Values**

The site is not shown as being subject to a priority vegetation area, waterway and coastal protection area or a future coastal refugia area on the Tasmanian Planning Scheme Code Overlay maps.

### **2.11.6 Scenic Values**

The site is no subject to a scenic management area of scenic road corridor on the Tasmanian Planning Scheme Code Overlay maps.

### 3. Statutory Assessment

The following sections provide a detailed assessment of the proposed draft amendment against the LPS criteria listed in, or otherwise implied by, 34(2) of the LUPA Act.

Whilst the proposed draft amendment seeks to apply two (2) site-specific qualifications within the Agriculture and Future Urban zones which currently apply to the site allowing for the two zones to be separated into individual lots, the (following) statutory assessment is framed within the context of the Future Urban Zoned land eventually being assigned to the General Residential zone.

This approach is taken to provide better context of the implications associated with enabling the Future Urban Zoned land to be considered for future residential use and development within the strategic framework and to reflect the desire and ambition of the Structure Plan for the land to become the next major residential and urban growth area of Perth.

#### 3.1 Section 8A Guidelines

The Section 8A guidelines were issued by the Tasmanian Planning Commission under section 8A of the LUPA Act. They provide guidance with respect to how and where SPP zones and codes should be applied to land. The proposed draft would facilitate a future draft scheme amendment to allow part of the site to be rezoned from Future Urban to General Residential. Assessment of the guidelines within the context of the application of the General Residential zone to the site is provided below.

| 5.0 Zone Application         |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.0 General Residential Zone |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Reference                    | Guideline                                                                                                                                                                                                             | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| GRZ 1                        | The General Residential Zone should be applied to the main urban residential areas within each municipal area which:                                                                                                  | The area of the site that is subject to the proposed draft amendment is located within the main urban residential area of Perth which is recognised by its inclusion within the Perth Specific Area Plan boundary of which part of its purpose is to define the town boundary of Perth and to control the scale and form of residential dwelling and subdivision development.                                                                                                                                                  |
|                              | <p>(a) are not targeted for higher densities (see Inner Residential Zone); and</p> <p>(b) are connected to, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</p> | <p>The site is not targeted for higher density residential development noting that the Inner Residential zone is not an applicable zone within the Northern Midlands Local Provisions Schedule.</p> <p>Proposed Lot 1 which would comprise the General Residential zone is intended to be provided with a connection to a reticulated water supply service and reticulated sewerage system. Both systems are able to be extended into proposed Lot 1 at the time further subdivision of this land is planned and proposed.</p> |
| GRZ 2                        | The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:                                            | The area of the site that is subject to the proposed draft amendment can be classified as a green-field area that has been identified for future urban residential use and development within the Perth                                                                                                                                                                                                                                                                                                                        |

| 5.0 Zone Application         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.0 General Residential Zone |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Reference                    | Guideline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                              | <p>(a) within the General Residential Zone in an interim planning scheme;</p> <p>(b) within an equivalent zone under a section 29 planning scheme; or</p> <p>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</p> <p>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</p> | <p>Structure Plan 2017 and through the application of the Future Urban zone and inclusion within the Perth Specific Area Plan boundary under the Scheme.</p> <p>The previous <i>Northern Midlands Interim Planning Scheme 2013</i> no longer applies to the Northern Midlands municipal area.</p> <p>The previous <i>Northern Midlands Interim Planning Scheme 2013</i> no longer applies to the Northern Midlands municipal area.</p> <p>The inclusion of the northern part of the site between Drummond Street and Midland Highway within the Future Urban zone and within the Perth Specific Area Plan (town) boundary was guided by and justified within the Perth Structure Plan 2017 which was endorsed by Council. The town boundary of Perth is also currently defined by residential and urban zones, including the Future Urban Zone, as illustrated in Figure 5.</p> <p>Proposed Lot 1 which would comprise the General Residential zone is intended to be provided with a connection to a reticulated water supply service and reticulated sewerage system. Both systems are able to be extended into proposed Lot 1 at the time further subdivision of this land is planned and proposed.</p> |
| GRZ 3                        | The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.                                                                                                                                                                    | The area of the site that is subject to the proposed draft amendment is not identified as being highly constrained by any hazards, natural values or other impediments to the development of land in a manner that would not be consistent with the purpose of the General Residential Zone. In this regard, the site is identified as modified agricultural land (FAG) on the TASVEG 4.0 vegetation mapping system and it is not subject to the priority vegetation area or the waterway protection area as shown on the Scheme overlay maps. The site is not subject to landslip or flood hazard risk as shown on the Scheme overlay maps. The site is located within a Bushfire-Prone Area. An exemption certificate has been obtained for the proposed two (2) lot subdivision. The Bushfire-Prone Areas Code will continue to apply to the site which would need to be considered during the planning and design of future subdivision development of proposed Lot 1.                                                                                                                                                                                                                                 |



## 3.2 Schedule 1 Objectives

### 3.2.1 Schedule 1 Objectives - Part 1

The following section provides a response to each of the sub-requirements of Schedule 1 Objectives Part 1 of the LUPA Act.

| Part 1 – Objectives of the Resource Management and Planning System of Tasmania                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. The objectives of the resource management and planning system of Tasmania are –                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Objective                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (a) <i>to promote the sustainable development<sup>3</sup> of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i> | The area of the site that is subject to the proposed draft amendment is located on the (current) peri-urban fringe of Perth and within the Perth Specific Area Plan (town) boundary. The site has been significantly modified to accommodate agricultural land which was contiguous to the remaining agricultural land within the site prior to the construction of the Perth bypass. The site does not comprise any significant native vegetation and it does not contribute significantly to ecological processes or genetic diversity within the local area and region.                                |
| (b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water.</i>                                                            | The proposed amendment will provide for fair, orderly and sustainable use and development. It will provide an opportunity to develop land that has been earmarked for residential growth within a defined boundary of the Perth township. The site is located within a fully serviced area. There are no particular natural or cultural values associated with the land, and future use and development facilitated by the proposed draft scheme amendment would be unlikely to impact air, land and water resources any differently than existing use and development within the town boundary of Perth. |
| (c) <i>to encourage public involvement in resource management and planning.</i>                                                                                    | If initiated, the proposed draft amendment will be placed on public exhibition for a formal comment period pursuant to Section 40G of the LUPA Act. This process will allow the public to be involved in resource management and planning at the local level.                                                                                                                                                                                                                                                                                                                                             |
| (d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c).</i>                                           | The proposed amendment will facilitate economic development by virtue of enabling proposed Lot 1 to be created and sold to a developer capable of taking carriage of future development of proposed Lot 1. This includes planning and subdivision design development of the land contained within proposed Lot 1 in a way that accords with the                                                                                                                                                                                                                                                           |

<sup>3</sup> **Sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

| Part 1 – Objectives of the Resource Management and Planning System of Tasmania                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. The objectives of the resource management and planning system of Tasmania are –                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Objective                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                | underlying (proposed) General Residential zone and codes of the Scheme which have been developed and implemented within the SPPs in accordance with Schedule 1 of the LUPA Act. The proposed draft amendment will facilitate broader economic development through planning and subdivision design development of the land contained within proposed Lot 1, development of dwellings on future lots and the associated multiplier effect that the initial investment of the proposed draft amendment will stimulate. |
| <i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i> | The proposed draft amendment process represents the sharing of responsibility for resource management between the different spheres of Government, the community and industry within the State through engagement of the planning authority (local government), Tasmanian Planning Scheme (state government level), community and industry through public exhibition and the associated assessment processes.                                                                                                       |

### 3.2.2 Schedule 1 Objectives - Part 2

The following section provides a response to each of the sub-requirements of Schedule 1 Objectives Part 2 of the LUPA Act.

| Part 1 – Objectives of the Resource Management and Planning System of Tasmania                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Objective                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>(a) to require sound strategic planning and co-ordinated action by State and local government.</i>                                                                          | The proposed draft amendment is assessed against the applicable sections of the Northern Tasmania Regional and Use Strategy (NTRLUS) in section 4.4 of this Planning Report. The proposed draft amendment has been found to be consistent with the applicable policies and actions in sections E.2 and E.3 of the NTRLUS. The proposed draft amendment therefore represents coordinated and sound strategic planning.                                                                                                                      |
| <i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</i> | The proposed draft amendment will not materially alter the established system of planning instruments that set the objectives, policies and controls for the use, development and protection of land. In this regard, codes of the TPS which consider natural hazards and values will continue to apply to the site. The proposed draft amendment would facilitate a change to the zone of part of the site from Future Urban to General Residential. The underlying (proposed and future) General Residential zone would provide controls |

**Part 1 – Objectives of the Resource Management and Planning System of Tasmania**

2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

| Objective                                                                                                                                                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | for the use and development of the land that will accord with the broader policy setting for the development and growth of urban areas within the context of the SPPs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.</i>            | Attainment of this objective is not impacted by the proposed draft scheme amendment. In this regard, the site is within an area of Perth which has been earmarked for residential growth. Codes and other applicable Scheme provisions, including the underlying (proposed and future) General Residential zone that seek to manage and control environmental impacts will continue to remain relevant to the site to the degree that they are applicable.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.</i> | The proposed draft amendment is consistent with relevant State, regional and local strategy and policy directions which broadly seek to achieve sustainable development that does not compromise environmental, social, economic and resource management objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.</i>                                                 | The proposed draft amendment is able to be considered in conjunction with a permit application for the proposed 2-lot subdivision development in accordance with section 40T(1) of the Act. The application therefore represents a coordinated approach to planning approvals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.</i>                                    | The proposed draft amendment would facilitate the application of the General Residential zone to the northern part of the site which has been earmarked for future residential growth and is located within the Perth Specific Area Plan (town) boundary. The General Residential zone includes subdivision standards that relate to the provision of functional and usable lots for future residential use, the provision of safe and functional roads and pedestrian footpaths and the provision linkages to established transport and public open space networks. The proposed draft amendment is therefore capable of promoting the health and wellbeing of the community through the provision of a pleasant, efficient and safe residential environment for living and recreation through compliance with the subdivision standards of the (proposed) General Residential zone. |
| <i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.</i>                                         | The proposed draft amendment will not result in any impact on a place listed or known to be significant for its scientific, aesthetic, architectural, historical or cultural value.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Part 1 – Objectives of the Resource Management and Planning System of Tasmania                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Objective                                                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.</i> | The site is capable of being serviced by road, sewer, water, stormwater and electricity infrastructure with capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (i) <i>to provide a planning framework which fully considers land capability.</i>                                                                                                          | Land capability is aligned to land assigned or designated for agricultural use. Whilst currently used for agriculture, the area of the site that is subject to the proposed draft amendment has been segregated from the broader agricultural land contained within the site by Midland Highway since around 2016. Furthermore, this area of the site has already been removed from the local and regional agricultural estate through the assignation of the Future Urban zone under the Scheme which replaced the former Rural Resource zone which applied to the site under the previous <i>Northern Midlands Interim Planning Scheme 2013</i> . This part of the site is also included within the Perth Specific Area Plan (town) boundary which recognises its place within the desired urban area of Perth. The proposed draft amendment will therefore not impact land capability. |

## 3.3 State Policies

### 3.3.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 defines the term ‘Coastal Zone’ as, under the *State Coastal Policy Validation Act 2003*, a reference in the *State Coastal Policy 1996* to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

In this instance, the site is located in excess of 1km from the nearest high-water mark. The State Coastal Policy therefore does not apply to the site or the proposed draft amendment.

### 3.3.2 State Policy on the Protection of Agricultural Land 2009

The *Protection of Agricultural Land Policy 2009* (**‘PAL Policy’**) seeks to conserve and protect agricultural land. The site is assigned to the Future Urban zone in accordance with clause 30.0 of the Scheme and is earmarked for residential growth within Perth. The site does not comprise agricultural land<sup>4</sup> within the context of the Rural or Agriculture zone and is not contiguous to agricultural land. This part of the site has been rezoned to Future Urban. The PAL Policy therefore does not apply to the site or the proposed draft amendment noting that formal consideration of the PAL Policy occurred when the zoning of the site transitioned from the previous interim planning scheme to the Tasmanian Planning Scheme.

<sup>4</sup> means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. Table 3.1, Scheme.

### 3.3.3 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* ('SPWQM Policy') applies to all surface waters, including coastal waters and ground waters. It seeks to manage and where possible, enhance the quality of surface and ground water systems through catchment management, monitoring and development control. The SPWQM Policy comprises a series of often technical objectives for the management of surface and ground water systems.

The objectives of the SPWQM are integrated into the current Resource Management and Planning System of Tasmania. In this regard, the Natural Assets Code of the Tasmanian Planning Scheme ('TPS') which applies to watercourses contains development controls that seek to minimise impacts on water quality including native riparian vegetation, watercourse condition and the natural ecological function of watercourses. The area of the site that is subject to the proposed draft amendment is not subject to the Natural Assets Code or any other TPS code that relates to management of water quality. The SPWQM Policy therefore does not apply to the proposed draft amendment.

### 3.3.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline the objectives and protections for specific environmental matters. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with an equivalent status as State policies.

There are seven active NEPMs which deal with the following environmental matters:

1. Ambient air quality;
2. Air toxins;
3. Assessment of site contamination;
4. Diesel vehicle emissions;
5. Movement of controlled waste between states and territories;
6. National pollutant inventory; and
7. Used packaging material.

None of the above NEPMs are considered relevant to the proposed draft amendment.

## 3.4 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy ('NTRLUS') was established under section 5A of the LUPA Act.

The NTRLUS is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through until 2032. The NTRLUS contains seven (7) distinct parts which are:

- **Part A:** The purpose and scope of the NTRLUS
- **Part B:** Regional Profile and Overview
- **Part C:** Regional Strategic Planning Framework
- **Part D:** Regional Planning Land Use Categories
- **Part E:** Regional Planning Policies
- **Part F:** Implementation and Monitoring Measures
- **Part G:** Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all active parts of the NTRLUS. In this instance, of the NTRLUS that are most pertinent to the proposed draft amendment are Parts E and G.

### **3.4.1 Part E: Regional Planning Policies**

Part E of the NTRLUS sets out the regional planning policies that manage and direct growth at the regional level. The regional planning policies are expressed through the following themes:

- Regional Settlement Network Policy
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy
- Regional Economic Development Policy
- Social Infrastructure and Community
- Regional Environment Policy

The most relevant planning policies within the context of the proposed draft amendment include specific policies and actions contained within the Regional Settlement Network Policy and Regional Activity Centre Network Policy.

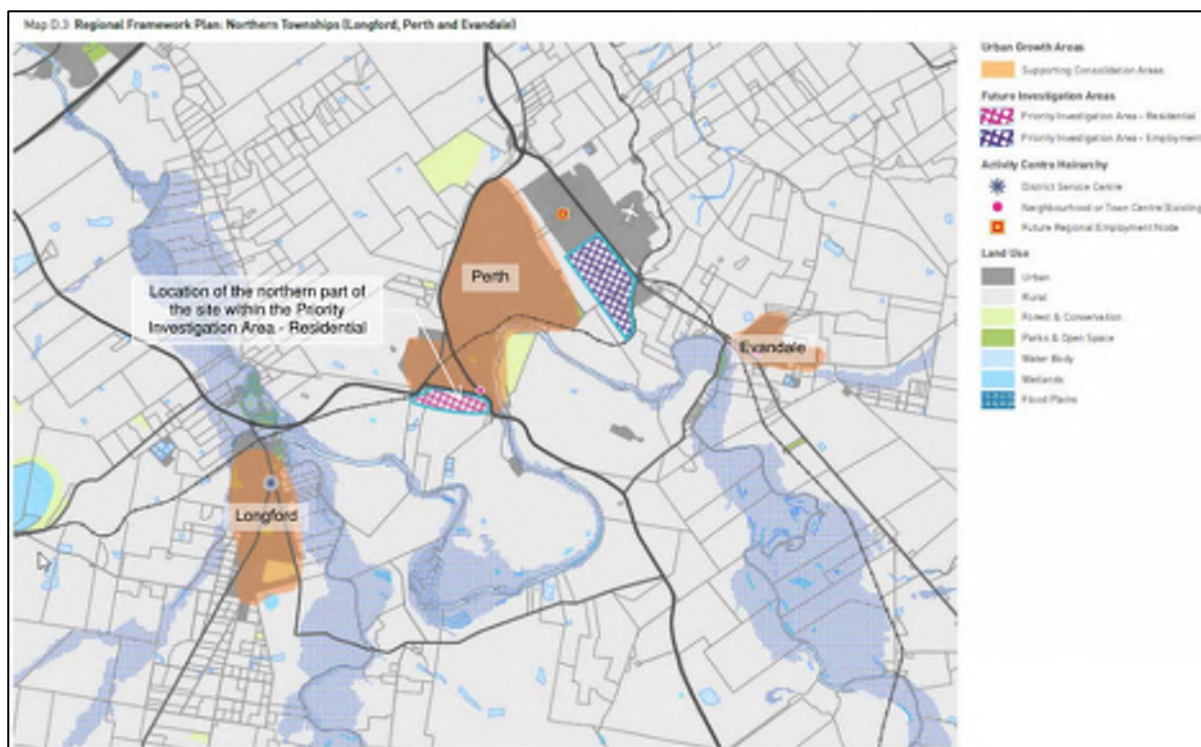
Notwithstanding this, each of the policy themes including specific policies and actions are interlinked and integrated. Accordingly, compliance or consistency with the overarching policies and actions feed into compliance with the lower order or subsequent policies.

### **3.4.2 Site Context**

The site is located within an Urban Growth Area. Urban Growth Areas comprise land within developed urban settlements or areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area, Growth Corridor or Future Investigation Areas on the Regional Framework Maps. The Regional Framework Map D.3 in the RLUS identifies the site within a Future Investigation Area - Residential (refer to Figure 12).



**Figure 6 - excerpt of Regional Framework Plan showing the location of the site within the context of the Priority Investigation Area - Residential.**



### 3.4.3 Urban Growth Area Policy

D.2.1 of the RLUS sets out the policy direction and key principles associated with Urban Growth Areas. Applicable parts of D.2.1 of the RLUS include D.2.1.1 (Urban Growth Areas - Key Principles) and D.2.1.2 (Urban Growth Areas - Future Investigation Areas). The proposed draft amendment is assessed against these parts of the RLUS in the applicable tables below.

| D.2.1 Urban Growth Areas                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| D.2.1.1 Urban Growth Areas - Key Principles                                                                                                                                                                                                                                                                                                                                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that:</p> <ul style="list-style-type: none"> <li>– maintains the integrity of 'intra-regional' open space green breaks.</li> </ul>                                                                                                                                               | <p>The site is located within the Urban Growth Area of Perth which includes a large Supporting Consolidation area and Future Investigation Area - Residential in which the northern part of the site is located within.</p> <p>The proposed draft amendment will maintain the integrity of the 'intra-regional' open space green breaks which currently exist between the distinct activity centres within the region, including the local activity centres of Perth, Longford and Evandale. It achieves this by confining the spatial extent of the proposed draft amendment to within the established settlement boundary of Perth where infill, consolidation and intensification of the existing urban growth area is prioritised. The proposed draft amendment therefore avoids 'creeping' of the urban growth boundary to the</p> |

**D.2.1 Urban Growth Areas**

*Urban Growth Areas* will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

| D.2.1.1 Urban Growth Areas - Key Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <ul style="list-style-type: none"> <li>– minimises impacts on natural resources.</li> <li>– maximises the use of major transport and water and sewerage infrastructure (committed and/or planned).</li> <li>– enables efficient physical and social infrastructure, including public transport.</li> <li>– has ready access to services and employment.</li> <li>– ensures significant non-residential activities will meet specific location, infrastructure and site requirements.</li> </ul> | <p>degree that future use and development facilitated by the proposed draft amendment diminishes the role of Perth as a town centre within the settlement and activity centre hierarchy and renders Perth undistinguishable from other settlements and activity centres.</p> <p>The proposed draft amendment minimises impacts on natural resources by confining the spatial extent of the proposed draft amendment to within the established settlement boundary of Perth as defined by the Urban Growth Area in Map D.3 of the RLUS and the boundary of the Perth Specific Area Plan (town) boundary, which is predominately devoid of significant or material natural resources including native vegetation, major watercourses and known mineral resources.</p> <p>The Perth urban growth boundary comprises existing transport, water and sewerage infrastructure. The proposed draft amendment will seek to leverage from existing road and service infrastructure.</p> <p>The Perth urban growth area comprises existing physical and social infrastructure including public schools, sports and recreation facilities, health services and other business and education facilities. Perth has access to frequent daily public transport (bus service) within the town centre. The proposed draft amendment will strengthen established physical and social infrastructure within Perth by way of providing additional residential and land supply which will promote, encourage and generate residential and employment growth within Perth. This will in turn bolster the local population which supports physical and social infrastructure of the local community.</p> <p>The Perth urban growth area acts as a town centre within the regional activity centre hierarchy. It includes a small range of services and employment land uses. The Perth urban growth area therefore has access to services and employment to support residential growth that is capable of being facilitated by the proposed draft amendment.</p> <p>The area of the site that is subject to the proposed draft amendment has been identified as having access, or capable of having access, to the necessary services and infrastructure to meet the</p> |

| <b>D.2.1 Urban Growth Areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>D.2.1.1 Urban Growth Areas - Key Principles</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | specific requirements of residential use and development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Development opportunities will increase the capacity of the existing <i>Urban Growth Areas</i> , unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.                                                                                                                                                                                                                                                                                                                         | The area of the site that is subject to the proposed draft amendment focuses on consolidating the existing Perth urban growth area and does not propose expansion of the outer boundary. In this regard, the area of the site that is subject to the proposed draft amendment is located within the Perth urban growth area established by the RLUS where it is contained within a Future Investigation Area - Residential.                                                                                                                                                                                                                                                                                                                                                     |
| Land within the <i>Urban Growth Areas</i> illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.                                                                                                                                                                        | The proposed draft amendment seeks to rezone land within the Perth urban growth area from Future Urban to General Residential to facilitate further residential growth within the urban growth area. The current Future Urban zone that applies to the site in addition to this part of the site being included within the Perth urban growth area established by the RLUS where it is contained within a Future Investigation Area – Residential and within the Perth Specific Area Plan (town) boundary was derived from the Perth Structure Plan 2017 which forms the local strategy for the proposed draft amendment. The proposed draft amendment therefore leads to the strategic and orderly development of the Perth urban growth area as guided by the local strategy. |
| Areas contiguous to the <i>Urban Growth Areas</i> identified in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly development of the area or where evidence identifies it is necessary to accommodate higher than anticipated demand or changing demands. | The site is located within the Perth Urban Growth Area and the proposed draft amendment is therefore not seeking to rezone land that is contiguous to an urban growth area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Land considered for rezoning within or contiguous to an <i>Urban Growth Area</i> should: <ul style="list-style-type: none"> <li>– be physically suitable.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                          | <p>The proposed draft amendment seeks to rezone land to General Residential which is located within the Perth Urban Growth Area.</p> <p>Land within the spatial extent of the proposed draft amendment has been determined to be physically suitable for the intended purposes insofar as it is unaffected by significant topographical constraints, natural hazards and natural values and is capable of being connected to full infrastructure services.</p>                                                                                                                                                                                                                                                                                                                  |

| <b>D.2.1 Urban Growth Areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>D.2.1.1 Urban Growth Areas - Key Principles</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>– exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change.</li> <li>– exclude areas with significant biodiversity values.</li> <li>– be appropriately separated from incompatible land uses.</li> <li>– be a logical extension of an existing urban area or be of sufficient size to support efficient social and economic infrastructure.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                     | <p>Land within the spatial extent of the proposed draft amendment avoid areas with an unacceptable risk from a natural hazards, including bushfire, landslip and flooding.</p> <p>Land within the spatial extent of the proposed draft amendment does not contain any remnant vegetation of identified or known significant biodiversity or conservation value.</p> <p>Land within the spatial extent of the proposed draft amendment has been identified and located to avoid existing incompatible land uses where practical. In this regard, the land is buffered from agricultural land to the south of Midland Highway and other nearby attenuating activities.</p> <p>Land within the spatial extent of the proposed draft amendment is contained within the established Perth urban growth area and therefore represents a logical expansion of residential land supply within Perth.</p> |
| <p>As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant:</p> <ul style="list-style-type: none"> <li>– the identification of existing land use.</li> <li>– for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (<i>The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadsen settlements, as generally indicated in Map D.1.</i>).</li> <li>– for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1.</li> </ul> | <p>Land within the spatial extent of the proposed draft amendment is contained within the established Perth urban growth area and will therefore be symbiotic with existing land uses within the Perth urban growth area.</p> <p>Perth is not an urban growth area shown in Map D.1 within the context of the Greater Launceston Area.</p> <p>The Perth Structure Plan 2017 included an analysis of residential supply and demand for Perth for the period between 2015 and 2036. It determined that an additional 84-206 dwellings would be required by 2022 and an additional 226-605 new dwellings would be required by 2036 based on a consumption rate of approximately 29 dwellings per year.</p> <p>Within a regional context, Perth is recognised as experiencing relatively high growth on a</p>                                                                                        |

**D.2.1 Urban Growth Areas**

*Urban Growth Areas* will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

**D.2.1.1 Urban Growth Areas - Key Principles****Response**

consistent basis. Current (retail) supply of residential land within Perth provided from two approved subdivisions located at Keppoch Lane and Napoleon Street. Keppoch Lane is a (now) Rural Living zone subdivision which has been completed and provides a yield of 24 vacant residential lots. Napoleon Street is a General Residential zone subdivision which is currently under construction (although some stages have been completed) which provides a yield of 118 lots.

These subdivisions represent approximately 6 years of residential land supply based on a lot yield of 25 per year. Beyond these subdivisions, residential land supply is limited to underutilised residential land and existing vacant land comprised within smaller lots. Although the Structure Plan estimates approximately 10 years supply within underutilised and smaller vacant residential lots, this type of land supply is not adequate to rely upon due to supply being dispersed across several different landholdings which are often small and non-contiguous, as well as having variable ownership and physical servicing needs. This creates uncertainty as to when or if such land will be developed for supply to be realised which is further compounded by landowner interest or willingness to develop their land. That is, land that is appropriately zoned for, and capable of, residential subdivision development does not directly translate into supply on the basis that long tenured land owners typically lack interest or willingness to develop their land.

The proposed draft amendment represents an opportunity to facilitate a secured approach to residential land supply within Perth that is capable of being supplemented by other forms of existing land supply.

Proposed Lot 1, if developed entirely for residential purposes, is estimated to yield approximately 540 lots based on a lot area of 700m<sup>2</sup> and excluding land set aside for road and service infrastructure and provision of public open space. A yield of 540 lots represents an approximate 20 year supply of residential land which would fulfill residential dwelling forecasted by the structure plan as well as setting up residential land supply beyond the period of the structure plan (if yield is fully realised).

It should be recognised that the development and release of residential land facilitated by the



**D.2.1 Urban Growth Areas**

*Urban Growth Areas* will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

| D.2.1.1 Urban Growth Areas - Key Principles                                                                                                                                                                                                                                                                                                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <ul style="list-style-type: none"> <li>– an analysis of growth opportunity based on local strategy for the relevant settlement.</li> <li>– an analysis of the potential loss to the agricultural estate including prime agricultural land.</li> <li>– the impact on agricultural productivity and infrastructure, and other resources.</li> <li>– the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure).</li> </ul> | <p>proposed draft amendment would not occur immediately. Rather, there would be lag time associated with obtaining necessary planning approvals for the subdivision, construction of the subdivision through an informed staging plan and lot uptake period. The inherent lag time associated with realising residential land supply mitigates the creation of an oversupply of residential land in the short to medium-term.</p> <p>The Perth Structure Plan 2017 recognised the area of the site that is subject to the proposed draft amendment as being an opportunity for residential growth which is reflected within the RLUS and Perth Specific Area Plan.</p> <p>The area of the site that is subject to the proposed draft amendment does not comprise agricultural land<sup>5</sup> within the context of the Rural or Agriculture zone and is not contiguous to agricultural land. This part of the site has been rezoned to Future Urban. And has therefore been removed from the agricultural estate. The site does not comprise prime agricultural land.</p> <p>The area of the site that is subject to the proposed draft amendment is sufficiently separated from nearby agricultural land to the south, south, west and south east by Midland Highway. The separation will assist to mitigate any real or perceived impacts upon agricultural productivity as a result of developing the northern part of the site for residential purposes.</p> <p>The area of the site that is subject to the proposed draft amendment is located within the mapped area of the Lower South Esk Irrigation District, although it is not currently under irrigation practices. This part of the site has been segregated from the balance area of the site which contains the main agricultural land by Midland Highway. Irrigation potential for this part of the site is therefore limited. Furthermore, this part of the site has been removed from the agricultural land estate by virtue of the assignment of the Future Urban Zone.</p> |

<sup>5</sup> means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. Table 3.1, Scheme.



| <b>D.2.1 Urban Growth Areas</b>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>D.2.1.1 Urban Growth Areas - Key Principles</b>                                                                                                                                                                                                                                                                                                                                         | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>– the potential for land use conflict with nearby uses if residential development were to occur.</li> </ul>                                                                                                                                                                                                                                         | <p>Land within the spatial extent of the proposed draft amendment has been identified and located to avoid existing incompatible land uses where practical. In this regard, the land is buffered from agricultural land to the south of Midland Highway and other nearby attenuating activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>– the potential impact on the efficiency of the State road and rail networks.</li> </ul>                                                                                                                                                                                                                                                            | <p>The proposed draft amendment is not expected to result in any potential impacts upon the efficiency of the Perth road network. The proposed General Residential zoned land will predominately be serviced by established road junctions that feed into Drummond Street. New roads associated with future subdivision of land, including any new junctions onto existing roads, are capable of being designed to minimise impacts upon the local road network. This is regulated through the suite of development standards within the Scheme which seek to manage use and development of roads, including road and active transport connectivity. The proposed subdivision that will be facilitated by the draft amendment does not seek to create any new accesses onto Midland Highway.</p> |
| <ul style="list-style-type: none"> <li>– the potential impact on, and fettering of, extractive industries (and potential to sterilise strategic mineral resources).</li> </ul>                                                                                                                                                                                                             | <p>The proposed draft amendment will not impact on, or fetter, existing or potential extractive industry use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>– an assessment of natural, cultural and landscape values.</li> </ul>                                                                                                                                                                                                                                                                               | <p>Land contained within the spatial extent of the proposed draft amendment does not contain any known threatened vegetation communities or flora and fauna species. The land is also located within an area of low sensitivity landscape value insofar as the land is not located within a scenic management area or scenic road corridor. The proposed draft amendment does not affect listed non-indigenous cultural heritage places within Perth.</p>                                                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>– an assessment of natural or other hazards.</li> </ul>                                                                                                                                                                                                                                                                                             | <p>Land within the spatial extent of the proposed draft amendment avoid areas with an unacceptable risk from a natural hazards, including bushfire, landslip and flooding. The bushfire-prone area overlay will continue to apply to the land contained within proposed Lot 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>– the potential for conflict with State policies.</li> </ul>                                                                                                                                                                                                                                                                                        | <p>The proposed draft amendment has been assessed against current State policies where no conflicts with applicable policies have been identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>D.2.1.2 Urban Growth Areas - Future Investigation Areas</b>                                                                                                                                                                                                                                                                                                                             | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| <b>D.2.1 Urban Growth Areas</b>                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>D.2.1.1 Urban Growth Areas - Key Principles</b>                                                                                                                                                                                                                                                                                                                                  | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Future Investigation Areas comprise land shown as Priority Investigation Area - Employment, Priority Investigation Area - Residential or Strategic Reserve Investigation Area as identified in the Regional Framework Plan, Maps D.1, D.2 and D.3.                                                                                                                                  | The area of the site that is subject to the proposed draft amendment is identified within Regional Framework Plan Map D.3 as being within a Priority Investigation Area - Residential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The Future Investigation Areas were identified in the Greater Launceston Plan to facilitate assessment of their potential for future urban development which will consolidate the Greater Launceston Area.                                                                                                                                                                          | The proposed draft amendment represents the consolidation of the Perth Urban Growth Area which forms part of the Greater Launceston Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| These areas are considered by the NTRLUS to be inside an Urban Growth Area and can be rezoned for urban development. It is expected that local strategy for each spatial area will be undertaken prior to any applications for rezoning to urban uses within a particular area to ensure coordinated and sustainable development responding to the Key Principles in D.2.1.1.       | The area of the site that is subject to the proposed draft amendment has been informed by the Perth Structure Plan 2017 which identified the location and spatial extent of the residential growth area in South Perth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Local strategy may refine the boundary for future urban development. The identification of the Future Investigation Areas as Priority Investigation Area - Employment, Priority Investigation Area - Residential or Strategic Reserve Investigation Area does not indicate priority for timing of development and will require local strategy to inform the preferred land uses.    | Implementation of the Use Guidelines of the Perth Structure Plan 2017 identified the South Perth Residential Growth Area as a high priority recognising that the land asset is critical in meeting the projected growth forecasted within the structure plan. Currently, the only action that has been completed for this land is to assigned it to the Future Urban Zone under the Scheme during the transition from the previous interim planning scheme to the Tasmanian Planning Scheme. The proposed draft amendment is critical in order to allow a subdivision pathway through the General Residential Zone which is proposed to replace the spatial extent of the Future Urban Zone. The proposed subdivision that forms part of this application will enable the (proposed General) residential zoned land to be contained within a single lot which will allow it to be sold by the land owner to a developer who would take carriage of future development of the South Perth residential area. |

### 3.4.4 Regional Settlement Network Policy

The RLUS adopts a Regional Settlement Hierarchy to serve the existing and future population of the region. The Regional Settlement Hierarchy is illustrated in Map E.1 and described in Table E.1 of the NTRLUS.

Perth is a settlement illustrated in Map E.1 and is described in Table E.1 as a Satellite Settlement (Neighbourhood or Town Centre) which is described as providing an extensive urban area independent of the Greater Launceston Urban Area with key local retail, commercial, and community service functions.

Section E.2.4 of the NTRLUS details specific policies and actions within the following policy areas:

- Regional Settlement Networks
- Housing Dwellings and Densities
- Integrated Land Use and Transport
- Residential Design
- Housing Affordability
- Rural and Environmental Living Development

A response in relation to how the proposed draft amendment is considered to reflect consistency with pertinent policies and actions of the Regional Settlement Network Policy is provided below.

#### 3.4.4.1 Key Settlement Network Strategies

| E.2.3 Key Settlement Network Strategies                                                                                                                                                                             |                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning for and development of the Regional Settlement Network should apply the following strategies:                                                                                                              |                                                                                                                                                                                                                                                                                     |
| Strategy                                                                                                                                                                                                            | Response                                                                                                                                                                                                                                                                            |
| Support sustainable growth in identified <i>Urban Growth Areas</i> .                                                                                                                                                | The proposed draft amendment will facilitate future residential growth within an established Urban Growth Area.                                                                                                                                                                     |
| Contain settlements within identified <i>Urban Growth Areas</i> with a focus on consolidating and development the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy. | The proposed draft amendment reflects the planned consolidation of an established Urban Growth Area.                                                                                                                                                                                |
| Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.                   | The proposed draft amendment aligns with the efficient function, servicing and future development of the Perth Urban Growth Area in a way that is consistent with the Regional Framework Plan Map D.3.                                                                              |
| Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.                    | The proposed draft amendment represents the consolidation of existing land use patterns within the established Urban Growth Area of Perth which encompasses the Perth activity centre.                                                                                              |
| Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.                                                                | The proposed draft amendment represents the consolidation of residential growth and development around the Perth activity centre which will complement and support the viability, productivity, economic activity and employment opportunities associated with the activity centre. |

#### 3.4.4.2 Regional Settlement Hierarchy Specific Policies and Actions

| E.2.4 Specific Policies and Actions                                                                                                |                                                                                                                                     |                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy                                                                                                                             | Actions                                                                                                                             | Response                                                                                                                                              |
| Regional Settlement Networks                                                                                                       |                                                                                                                                     |                                                                                                                                                       |
| <b>RSN-P1</b><br>Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and | <b>RSN-A1</b><br>Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners and | Perth is an established urban growth area. The proposed draft amendment would provide a subdivision pathway through the (proposed and future) General |

| <b>E.2.4 Specific Policies and Actions</b>                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Policy</b>                                                                                                                                                                                             | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage). | <p>developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p><b>RSN-A2</b><br/>Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:</p> <ul style="list-style-type: none"> <li>– <i>Priority Consolidation Areas</i></li> <li>– <i>Supporting Consolidation Areas</i></li> <li>– <i>Growth Corridor</i></li> <li>– <i>Future Investigation Areas</i></li> </ul> <p><b>RSN-A3</b><br/>Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilised land.</p> | <p>Residential Zone which would replace the spatial extent of the Future Urban Zone. The land contained within proposed Lot 1 is estimated to comprise approximately 20 years supply of residential land which aligns with the demand forecasted by the Perth Structure Plan 2017. Enabling the residential land to be subdivided onto a separate lot will allow the land to be sold to a developer who will be able to take carriage of future development of the land.</p> <p>The proposed draft amendment will facilitate land supply within a Future Investigation Area - Residential of the established Perth Urban Growth Area.</p> <p>The General Residential zone that would be facilitated the proposed draft amendment will provide the greatest flexibility for the land to be realised for residential growth which has been articulated within the Perth Structure Plan 2017 and the RLUS.</p> |
| <b>RSN-P2</b><br>Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.         | <b>RSN-A4</b><br>Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The proposed draft amendment aligns with RSN-P2 and RSN-A4. It seeks to consolidate residential growth within the established urban growth area of Perth which has access to full services. Future development of the land for residential purposes will promote population and employment growth in turn enhancing the ability to improve services and infrastructure within Perth which will lead to enhancement of quality of life for residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>RSN-P3</b><br>Recognise the isolated relationship of the Furneaux                                                                                                                                      | <b>RSN-A5</b><br>Provide a diverse housing choice that is affordable, accessible and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The proposed draft amendment would facilitate the introduction of additional General Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| <b>E.2.4 Specific Policies and Actions</b>                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy</b>                                                                                                                                                                                                                                                          | <b>Actions</b>                                                                                                                                                                                                                                                                  | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.                                                                                       | reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.                                             | zoned land within the established Perth Urban Growth Area. The General Residential zone allows for a range of housing types at different densities including for social, affordable and aging or retirement housing needs.                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                        | <b>RSN-A6</b><br>Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.                 | Perth is an established urban growth area which is centred around a neighbourhood or town service centre. The proposed draft amendment seeks to allocate General Residential zoned land in area to within a range of approximately 120m to 1.2km from the Perth activity centre which is contiguous to existing General Residential zoned land. The site is capable of utilising and integrating with existing service and road infrastructure.         |
|                                                                                                                                                                                                                                                                        | <b>RSN-A7</b><br>Ensure all rural and environmental living occurs outside Urban Growth Areas.                                                                                                                                                                                   | The proposed draft amendment does not involve the application of rural or environmental living zones nor does it involve land that is located outside the Perth Urban Growth Area.                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                        | <b>RSN-A8</b><br>Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement. | The proposed draft amendment involves land that represents a 'green-field' area which has been identified within the Perth Structure Plan 2017.                                                                                                                                                                                                                                                                                                         |
| <b>Housing Dwellings and Density</b>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>RSN-P4</b><br>Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments. | <b>RSN-A9</b><br>Undertake a regional dwelling yield analysis.                                                                                                                                                                                                                  | A regional dwelling yield analysis has been undertaken although this information is not publicly available. Broadly, it is understood that there is a shortage of residential land to accommodate dwellings required to facilitate forecasted growth. The proposed draft amendment will provide additional residential land within Perth that will contribute to the overall supply of residential land and future dwellings within a regional context. |

| <b>E.2.4 Specific Policies and Actions</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy</b>                                                                                                                                                                                                                                                                                          | <b>Actions</b>                                                                                                                                                                                                                                                                                                                         | <b>Response</b>                                                                                                                                                                                                                                                                                                    |
| <b>RSN-P5</b><br>Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand. | <b>RSN-A10</b><br>Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.  | The proposed draft amendment seeks to apply the General Residential zone to the northern portion of the site which is located within the Perth Urban Growth Area. The General Residential zone supports diversity in dwelling types and sizes within its suite of building and subdivision development controls.   |
| <b>RSN-P6</b><br>Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.                                                                                                                                          | <b>RSN-A11</b><br>Clearly identify settlement boundaries at the local level for all significant activity centres.                                                                                                                                                                                                                      | The area of the site that is subject to the proposed draft amendment is located within the Perth Urban Growth Boundary which is the settlement boundary for the Perth activity centre.                                                                                                                             |
| <b>RSN-P7</b><br>In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.                                                                  | <b>RSN-A12</b><br>Encourage well-designed new urban communities through detailed planning provisions.                                                                                                                                                                                                                                  | The proposed draft amendment seeks to apply the General Residential zone to the northern part of the site. The General Residential zone comprises a suite of building and subdivision development standards developed through the SPP process which seek to encourage and produce well-designed urban communities. |
|                                                                                                                                                                                                                                                                                                        | <b>RSN-A13</b><br>Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.                                                                                                                                             | The proposed draft amendment does not involve the Urban Mixed Use Zone.                                                                                                                                                                                                                                            |
| <b>Integrated Land Use and Transport</b>                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                    |
| <b>RSN-P8</b><br>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.                                                                                                                                         | <b>RSN-A14</b><br>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors. | The proposed draft amendment represents the consolidation of an established Urban Growth Area which has access to existing transport infrastructure and is capable of being further integrated into existing transport infrastructure.                                                                             |
| <b>RSN-P9</b><br>Apply transit oriented development principles and practices to the planning and development of transit nodes,                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                        | The proposed draft amendment is seeking to consolidate the established Perth Urban Growth Area which has accesses to an established transport infrastructure network.                                                                                                                                              |



| <b>E.2.4 Specific Policies and Actions</b>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Policy</b>                                                                                                                                                                                                                                                                               | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>having regard for local circumstances and character.</p> <p><b>RSN-P10</b><br/>Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The proposed draft amendment will consolidate established public transport routes including the local bus route and the recently completed Perth bypass road infrastructure which feeds into the northern and southern ends of Perth.</p>                                                                                                                                                                                                                                |
| <p><b>RSN-P11</b><br/>Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.</p>                                                                                                                                                  | <p><b>RSN-A15</b><br/>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</p> <ul style="list-style-type: none"> <li>– Identifying transport demands and infrastructure required</li> <li>– Protecting key transport corridors from incompatible land uses; and</li> <li>– Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.</li> </ul> | <p>The proposed draft amendment will not affect this policy action.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>RSN-P12</b><br/>Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.</p>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The proposed draft amendment will not affect this policy action.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>RSN-P13</b><br/>Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</p>                                                                                                       | <p><b>RSN-A16</b><br/>Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</p>                                                                                                                                                                                                                                                                                                                                                                                                         | <p>The proposed draft amendment seeks to consolidate the Perth Urban Growth Area through the (future) facilitation of additional General Residential zoned land within proximity to the Perth activity centre. The (proposed and future) General Residential zoned land is capable of being integrated with, contributing to and supporting social and community facilities (through the provision of future public open space), services and public transport options.</p> |

| <b>E.2.4 Specific Policies and Actions</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy</b>                                                                                                                                                                                                                                                                                   | <b>Actions</b>                                                                                                                                                                                                                                                                                           | <b>Response</b>                                                                                                                                                                                                                                                          |
| <b>RSN-P14</b><br>New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.                                                                                                                             |                                                                                                                                                                                                                                                                                                          | Future subdivision development that is able to be facilitated by the proposed subdivision is capable of being integrated with established transport and pedestrian networks.                                                                                             |
| <b>Residential Design</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                          |
| <b>RSN-P15</b><br>In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set. | <b>RSN-A17</b><br>Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.                                                                                                                                                            | The proposed draft amendment represents 'green-field' development within a strategic location of the Perth Urban Growth Area.                                                                                                                                            |
| <b>RSN-P16</b><br>Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.                                                                                        | <b>RSN-A18</b><br>Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania. | The site is not located within the Launceston CBD.                                                                                                                                                                                                                       |
| <b>RSN-P17</b><br>Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well designed public places.                                                                                                                                 |                                                                                                                                                                                                                                                                                                          | The General Residential zone includes appropriate subdivision development standards which consider the provision of accessible and high quality public open space.                                                                                                       |
| <b>Housing Affordability</b>                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                          |
| <b>RSN-P20</b><br>Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.                                                                                                                                                           | <b>RSN-A19</b><br>Review the community needs for housing provision and affordability.                                                                                                                                                                                                                    | The proposed draft amendment will not affect this policy action. Notwithstanding this, the proposed draft amendment will facilitate the provision of additional residential land within Perth which will be used for the provision of more housing within the community. |
| <b>Rural and Environmental Living Development</b>                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                          |
| <b>RSN-P21</b><br>Rural and environmental lifestyle opportunities will be provided outside urban areas.                                                                                                                                                                                         | <b>RSN-A20</b><br>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.                                                                                                                       | The proposed draft amendment does not involve rural or environmental living land.                                                                                                                                                                                        |

| E.2.4 Specific Policies and Actions                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |
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| Policy                                                                                                                                                                                                                                                                                          | Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Response                                                                          |
| <b>RSN-P22</b><br>Rural and environmental lifestyle opportunities will generally be located in established Rural Residential Areas.                                                                                                                                                             | <b>RSN-A21</b><br>Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.                                                                                                                                                                                                                                                                                                                                             | The proposed draft amendment does not involve rural or environmental living land. |
| <b>RSN-P23</b><br>Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and local strategies to support settlement growth.                                                                      | <b>RSN-A22</b><br>Target growth to preferred areas based on local strategies to support settlements.                                                                                                                                                                                                                                                                                                                                                                                                    | The proposed draft amendment does not involve rural or environmental living land. |
| <b>RSN-P24</b><br>Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.                                                                                                                                                                   | <b>RSN-A23</b><br>Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.                                                                                                                                                                                                                                                                                                                                      | The proposed draft amendment does not involve rural or environmental living land. |
| <b>RSN-P25</b><br>Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation. | <b>RSN-A24</b><br>Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).                                                                                                                                                                                                                                                                | The proposed draft amendment does not involve rural or environmental living land. |
|                                                                                                                                                                                                                                                                                                 | <b>RSN-A25</b><br>Ensure future locations for rural residential opportunities do not unreasonably compromise environmental values.                                                                                                                                                                                                                                                                                                                                                                      | The proposed draft amendment does not involve rural or environmental living land. |
|                                                                                                                                                                                                                                                                                                 | <b>RSN-A26</b><br>Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant): <ul style="list-style-type: none"> <li>– Proximity to existing settlements containing social services;</li> <li>– Access to road infrastructure with capacity;</li> <li>– On-site waste water system suitability;</li> <li>– Consideration of the impact on natural values or the potential land use</li> </ul> | The proposed draft amendment does not involve rural or environmental living land. |

| E.2.4 Specific Policies and Actions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Policy                              | Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response |
|                                     | limitations as a result of natural values;<br>– Minimisation of impacts on agricultural land and land conversion;<br>– Minimisation of impacts on water supply required for agricultural and environmental purposes;<br>– Consideration of natural hazard management;<br>– The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;<br>– Potential for future requirement for the land for urban purposes; and<br>– The ability to achieve positive environmental outcomes through the rezoning. |          |

### 3.4.5 Regional Activity Centre Network

Also pertinent to the proposed draft amendment is the impact on the Perth activity centre. The RLUS adopts a Regional Activity Centre Network Hierarchy to serve the existing and future population of the region. Activity centres provide focal points for a diverse range of mixed land uses including services, employment, commercial/retail facilities, community infrastructure, entertainment and residential accommodation commensurate to the spatial and geographic nature of settlements and the existing and desired role they play within the region. The Activity Centre Hierarchy is illustrated in Map E.1 and described in Table E.2 of the NTRLUS.

Perth is an activity centre illustrated in Map E.1 and is described in Table E.2 as a Satellite Settlement (Neighbourhood or Town Centre SAC), the role and function of which is to serve daily needs of surrounding community and provide a focus for day-to-day life within a community.

A response in relation to how the proposed draft amendment is considered to reflect consistency with pertinent policies and actions of the Regional Activity Centre Network Policy is provided below.

#### 3.4.5.1 Key Activity Centre Network Strategies

| E.3.3 Key Activity Centre Network Strategies                                                                                                                                                                              |                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning for and development of the Regional Activity Centre Network should apply the following strategies:                                                                                                               |                                                                                                                                                                                                                                          |
| Strategy                                                                                                                                                                                                                  | Response                                                                                                                                                                                                                                 |
| Implement a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres described in the <i>Regional Activity Centre Hierarchy</i> (Table E.3). | The proposed draft amendment will be consistent with the role and function of the Perth SAC insofar as it will contribute to the residential function of the Perth which forms part of the established regional activity centre network. |

**E.3.3 Key Activity Centre Network Strategies**

Planning for and development of the Regional Activity Centre Network should apply the following strategies:

| Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strengthen the Region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The proposed draft amendment will not affect the attainment of this strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Support the primacy and role of the Launceston PAC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Proposed draft amendment will not have the effect of compromising or undermining the primacy and role of the Launceston Principal Activity Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Enable the provision and retention of critical services and facilities, particularly in rural areas, by containing the network to a limited number of strategically located rural centres that can be conveniently and widely accessed and efficiently supported.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The proposed draft amendment will represent the consolidation of an established Urban Growth Area which will promote increase population growth which will in turn support the retention of established services and facilities within the Perth activity centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Promote accessibility of employment to support sustainable development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The proposed draft amendment will not affect the attainment of this strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Promote efficient land use, transport and infrastructure planning to reduce dependence on private vehicle travel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The proposed draft amendment seeks to consolidate an established Urban Growth Area which comprises an established road and pedestrian network linking residential areas to the activity centre and other community facilities which will assist to reduce dependence on private vehicle travel.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Plan the development of each activity centre relative to its identified function, role and anticipated catchment to: <ul style="list-style-type: none"> <li>– Create economic growth by co-locating a mix of land uses.</li> <li>– Concentrate goods and services more efficiently.</li> <li>– Provide appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities.</li> <li>– Provide a focus for community and social interaction.</li> <li>– Promote sustainable travel and access to transport infrastructure and networks.</li> <li>– Integrate land use and transport to support walking, cycling and public transport.</li> <li>– Accommodate higher density residential development, employment and multiple trip-generating activities.</li> </ul> | <p>The proposed draft amendment will see additional residential zone land located on the perimeter of the Perth activity centre which comprises a mixture of zones that promote different land uses.</p> <p>The proposed draft amendment will not affect the attainment of this strategy.</p> <p>The proposed draft amendment will not affect the attainment of this strategy.</p> <p>The proposed draft amendment will not affect the attainment of this strategy.</p> <p>The proposed draft amendment will not affect the attainment of this strategy.</p> <p>The proposed draft amendment will not affect the attainment of this strategy.</p> <p>The proposed draft amendment will not affect the attainment of this strategy.</p> |

**3.4.5.2 Regional Activity Centre Network Specific Policies and Actions**

| <b>E.3.4 Specific Policies and Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                    |
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| <b>Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                    |
| <b>Policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Response</b>                                                                                                                                                                                                                                                                                    |
| <b>RAC-P1</b><br><br>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure. | <b>RAC-A1</b><br><br>Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).                                                                                                                                                                                                                                                                                                                                                                                                                   | The proposed draft amendment will not affect the attainment of this policy and action.                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>RAC-A2</b><br><br>Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.                                                                                                                                                                                                                                                                                                                                                                            | The proposed draft amendment aligns with the settlement network strategies, policies and actions of the RLUS insofar as it seeks to consolidate residential land within an established Urban Growth Area which has been established within the framework of the Regional Activity Centres Network. |
| <b>RAC-P2</b><br><br>Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/ precincts) recreational, arts and tourism activity for the region.                                                                                                                                                                                                                                | <b>RAC-A3</b><br><br>Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that: <ul style="list-style-type: none"> <li>– Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment.</li> <li>– Supports regional level retail investment in the CBD and inner city areas;</li> <li>– Complements the other higher order regional activity centres; and</li> <li>– Facilitates the consolidation of bulky</li> </ul> | Proposed draft amendment will not have the effect of compromising or undermining the primacy and role of the Launceston Principal Activity Centre.                                                                                                                                                 |



| <b>E.3.4 Specific Policies and Actions</b>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                        |
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| <b>Economic Development</b>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                        |
| <b>Policy</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                           | <b>Response</b>                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                         | goods precincts within the City and the Greater Launceston Urban Area.                                                                                                                                                                                                                                                                                                   |                                                                                        |
| <b>RAC-P3</b><br><br>Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.                                                                                      | <b>RAC-A4</b><br><br>Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.                     | The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P4</b><br><br>Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate. | <b>RAC-A5</b><br><br>Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services. | The proposed draft amendment reflects the direction of the Perth Structure Plan 2017.  |
| <b>RAC-P5</b><br><br>Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.                                                                                                                                                                | <b>RAC-A6</b><br><br>Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre.                                                                                                                                         | The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P6</b><br><br>Improve the integration of public transport with activity centre planning, particularly where it relates to higher order activity centres.                                                                                                                                                                                                                         | <b>RAC-A7</b><br><br>Planning schemes are to support integrated land use and transport planning principles to reinforce the role and function of the Regional Activity Centres Network.                                                                                                                                                                                  | The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P7</b><br><br>Coordinate with state agencies to support the ongoing delivery of                                                                                                                                                                                                                                                                                                  | <b>RAC-A8</b><br><br>Transport strategies and future infrastructure provision are to                                                                                                                                                                                                                                                                                     | The proposed draft amendment will not affect the attainment of this policy and action. |

**E.3.4 Specific Policies and Actions****Economic Development**

| <b>Policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Response</b>                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| high quality, high frequency public transport that meets the needs and expectations of the community and supports the Regional Activity Centres Network                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | support the role and function of the Regional Activity Centres Network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                         |
| <b>RAC-P8</b><br><br>Provide high quality urban design and pedestrian amenity within regional activity centres by acknowledging the significance of place making, activity diversity and improvement of amenity. Coordinated urban design and planning are necessary elements in the development and management of attractive, sustainable and socially responsive regional activity centres. The desired urban design outcomes include: <ul style="list-style-type: none"> <li>– Improvements in the presentation, safety and amenity of the public realm and built environment; and</li> <li>– Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments.</li> </ul> | <b>RAC-P9</b><br><br>Incorporate the principles of sustainable place making and urban design in the development of existing and new activity centres having regard to the following elements: <ul style="list-style-type: none"> <li>– Improvements in the presentation, safety and amenity of the public realm and built environment; and</li> <li>– Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments.</li> </ul>       | The proposed draft amendment will not affect the attainment of this policy and action.                                                                                                  |
| <b>RAC-P9</b><br><br>Discourage 'out-of-centre' development and provide for new development that supports the Regional Activity Centres Network and the integrated transport system. Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed: <ul style="list-style-type: none"> <li>– Community need;</li> <li>– No adverse impact on existing activity centres; and</li> <li>– Synergy with existing employment hubs (i.e. health, education, research).</li> </ul>                                                                                                                                                                                                                                         | <b>RAC-A11</b><br><br>Undertake master planning for the major regional activity centres, taking into account the Regional Activity Centres Network and supporting policies to encourage in-centre developments. Master plans should include a detailed development capacity audit, public consultation, opportunities and constraints assessment, methods to improve urban amenity and an economic development strategy and address other activity centre principles. Master plans should enhance accessibility of the higher order activity centres | The proposed draft amendment is associated with land that is contained within the established Urban Growth Area of Perth and does not propose or encourage 'out-of-centre' development. |

| <b>E.3.4 Specific Policies and Actions</b>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Economic Development</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Policy</b>                                                                                                                                                                                                                              | <b>Actions</b>                                                                                                                                                                                                                                                                                                                             | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                                       |
| Overall, community benefit must be demonstrated through a social and economic impact assessment to reflect the strategic direction and policies of the RLUS.                                                                               | through good layout and good pedestrian movement.<br><br><b>RAC-A12</b><br>Require any proposed 'out of centre' developments are to undertake a detailed economic impact assessment that addresses how the 'out of centre' proposal complies with the strategic directions and policies of the RLUS.                                       | The proposed draft amendment is associated with land that is contained within the established Urban Growth Area of Perth and does not propose or encourage 'out-of-centre' development.                                                                                                                                                                                                               |
| <b>RAC-P10</b><br><br>Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy.                                                              | <b>RAC-A13</b><br><br>Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.<br><br><b>RAC-A14</b><br><br>Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network. | The proposed draft amendment seeks to facilitate the application of (future) General Residential zoned land around the established Perth activity centre which will encourage and promote residential density that is compatible with the character and pattern of surrounding residential development.<br><br>The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P11</b><br><br>Develop activity centres with street frontage retail layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres where the defined character or purpose requires otherwise. |                                                                                                                                                                                                                                                                                                                                            | The proposed draft amendment will not affect the attainment of this policy and action.                                                                                                                                                                                                                                                                                                                |
| <b>RAC-P12</b><br><br>Regional Activity Centres should encourage local employment. In most instances this will consist of small-scale businesses servicing the local or district areas.                                                    | <b>RAC-A15</b><br><br>Local policy should provide for home based businesses to support small businesses to establish and operate, while facilitating relocation into activity centres at an appropriate size and scale of operation.                                                                                                       | The (proposed and future) General Residential zone which will be facilitated through the draft amendment allows for home-based businesses as a Permitted use pathway within the Scheme.                                                                                                                                                                                                               |

| <b>E.3.4 Specific Policies and Actions</b>                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                        |
| <b>Policy</b>                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Response</b>                                                                        |
| <b>RAC-P13</b><br><br>Support effective access to a hierarchy of social facilities and amenities..                                                                                                                                                                                                                                                                                                                       | <b>RAC-A16</b><br><br>Have regard to the location of activity centres relative to existing or proposed principal public transport corridors in the consideration of planning scheme amendments, including rezoning proposals, as appropriate.                                                                                                                                                                                                        | The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P14</b><br><br>Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts. Progressively implement capital works improvements to the region's activity centres.                                                                                                                                                                                             | <b>RAC-A17</b><br><br>Enhance the experience of activity centres and encourage people to linger beyond that required for their retail needs through the provision of: <ul style="list-style-type: none"> <li>– A good quality public realm including provision for a public open space focus (i.e. a town square) for community events and social networking; and</li> <li>– Entertainment, dining and indoor recreational opportunities.</li> </ul> | The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P15</b><br><br>Coordinate joint agreements on the range of future needs for community, social and recreation facilities and amenities with relevant providers and state agencies.                                                                                                                                                                                                                                 | <b>RAC-A18</b><br><br>For strategically important sites, introduce a planning mechanism through the existing legislative framework to allow quality of design for sites primarily in the Launceston CBD where the Council and/or the community recognises the need for a finer grain control in order to secure the desired beneficial outcome.                                                                                                      | The proposed draft amendment will not affect the attainment of this policy and action. |
| <b>RAC-P16</b><br><br>Coordinate joint agreements with relevant providers and state agencies on the most effective spatial distribution of future social facilities and services to the community. In this context: <ul style="list-style-type: none"> <li>– Consider the co-location of facilities and services within the activity centre network; and</li> <li>– Develop a policy framework and guidelines</li> </ul> | <b>RAC-A19</b><br><br>Investigate strategies to deliver a coordinated approach to the delivery of key facilities and services to the community consistent with the relative order of the Regional Activity Centres Network..                                                                                                                                                                                                                         | The proposed draft amendment will not affect the attainment of this policy and action. |

| E.3.4 Specific Policies and Actions                                                                                                                          |         |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|
| Economic Development                                                                                                                                         |         |          |
| Policy                                                                                                                                                       | Actions | Response |
| for social community services and facilities appropriate to activity centres as part of the overall planning and development of those centres and precincts. |         |          |

## 3.5 Northern Midlands Council Strategic Plan 2021-2027

The Northern Midlands Council Strategic Plan seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the municipal area. The Strategic Plan outlines Council's long-term strategic priorities, goals and focus areas to provide direction across a range of operations. A summary of the proposed draft amendment is provided within the context of strategic outcomes of the plan is provided below.

| Northern Midlands Council Strategic Plan 2021-2027                        |                    |                                                        |                                                                                        |
|---------------------------------------------------------------------------|--------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------|
| Lead                                                                      |                    |                                                        |                                                                                        |
| Serve with honesty, integrity, innovation and pride.                      |                    |                                                        |                                                                                        |
| Policy                                                                    | Strategic Outcomes |                                                        | Response                                                                               |
| Leaders with Impact                                                       | 1.1                | Council is connected to the community.                 | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                           | 1.2                | Councillors serve with integrity and honesty.          | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                           | 1.3                | Management is efficient, proactive and responsible.    | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                           | 1.4                | Improve community assets responsibly and sustainably.  | The proposed draft amendment will not affect the attainment of this strategic outcome. |
| Progress                                                                  |                    |                                                        |                                                                                        |
| Economic health and wealth - grow and prosper.                            |                    |                                                        |                                                                                        |
| Policy                                                                    | Strategic Outcomes |                                                        | Response                                                                               |
| Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future. | 2.1                | Strategic, sustainable, infrastructure is progressive. | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                           | 2.2                | Proactive engagement drives new enterprise.            | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                           | 2.3                | Collaborative partnerships attract key industries.     | The proposed draft amendment will not affect the attainment of this strategic outcome. |

| Northern Midlands Council Strategic Plan 2021-2027                                                   |                    |                                                            |                                                                                        |
|------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                                                                                                      | 2.4                | Support and attract wealth-producing business and industry | The proposed draft amendment will not affect the attainment of this strategic outcome. |
| <b>People</b><br>Culture and society - a vibrant future that respects the past.                      |                    |                                                            |                                                                                        |
| Policy                                                                                               | Strategic Outcomes |                                                            | Response                                                                               |
| Sense of Place - Sustain, Protect, Progress                                                          | 3.1                | Sympathetic design respects historical architecture        | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                                                      | 3.2                | Developments enhance existing cultural amenity             | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                                                      | 3.3                | Public assets meet future lifestyle challenges             | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                                                      | 3.4                | Towns are enviable places to visit, live and work          | The proposed draft amendment will not affect the attainment of this strategic outcome. |
| <b>Place</b><br>Nurture our heritage and environment                                                 |                    |                                                            |                                                                                        |
| Policy                                                                                               | Strategic Outcomes |                                                            | Response                                                                               |
| Environment - cherish, sustain our landscapes and preserve, protect our built heritage for tomorrow. | 4.1                | Cherish and sustain our landscape.                         | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                                                      | 4.2                | Meet environmental challenges                              | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                                                      | 4.3                | Eco-tourism strongly showcases our natural beauties        | The proposed draft amendment will not affect the attainment of this strategic outcome. |
|                                                                                                      | 4.4                | Our heritage villages and towns are high value assets      | The proposed draft amendment will not affect the attainment of this strategic outcome. |

## 3.6 Perth Structure Plan

The Perth Structure Plan was endorsed in 2017 ('**structure plan**').

The primary aim of the structure plan was to establish the location and preferred pattern for urban consolidation and the future residential growth of Perth. The structure plan included two primary residential development areas located along the western perimeter of Perth and on the Southern Perimeter of Perth.

The structure plan also included Outline Development Plans ('ODP') for these areas.

The western residential area has since been rezoned and is currently being subdivided for residential development. The residential subdivision broadly aligns with the ODP although it does not strictly adhere to the subdivision design and layout detailed within the structure plan and Perth Specific Area Plan.



The proposed draft amendment seeks to realise the recommendation of the structure plan insofar as assigning the area of the site to the General Residential zone which will enable the residential zoned land to be subdivided onto a single lot which will allow for the lot to be sold and developed by a third party. The proposed draft amendment will accord with the implementation plan associated with the structure plan insofar as it will facilitate new residential land that is able to be further development for residential purposes in order to meet the projected residential growth of Perth as detailed in the structure plan.

## 4. Permit Application Assessment

The following section provides an assessment of the proposed use and development that is able to occur should the draft amendment be in place.

### 4.1 Use and Development

The proposed permit application involves the subdivision of the site into two (2) lots.

Proposed Lot 1 will have an area of approximately 47.2ha and will comprise all of the General Residential zoned land.

The proposed balance lot will have an area of approximately 85ha and will comprise all of the Agriculture zoned land.

The two lots will be physically separated by Midland Highway and a thin lot running parallel between Midland Highway and proposed Lot 1 which has been acquired by Council (CT: 176603/1).

### 4.2 Application Status

Pursuant to clause 6.2.6 of the Scheme and notwithstanding clause 6.2.1 of the Scheme, development which is for subdivision of land does not need to be categorised into one of the Use Classes listed in Table 6.2 of the Scheme

The proposed subdivision does not involve use and it is not required to be categorised into a Use Class.

### 4.3 General Provisions

| 7.10 Development Not Required to be Categorised into a Use Class                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.10.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area. |
| <b>Response:</b><br><br>The application involves the subdivision of land on the southern periphery of the Perth urban area. This part of the site is currently zoned Future Urban and is proposed to be zoned General Residential where it is located within a Priority Investigation Area - Residential within the RLUS. The site adjoins and is adjacent to General Residential zoned land (and Future Urban zoned land) to the north, east and west. The intention to rezone this land directly aligns with the strategic objectives of the Urban Growth Area status of this land within the RLUS.<br><br>The proposed subdivision involves subdivision of land to create a single lot that will comprise the (proposed) General Residential zoned land. Whilst the proposed subdivision is not required to be categorised into a Use Class pursuant to clause 6.2.6 of the Scheme, the new lot is intended to be developed for residential use in the form of a future residential subdivision.<br><br>The future use of the proposed Lot 1 will therefore be compatible with adjoining uses and the amenity of the surrounding area which is predominately characterised by residential use and development. |                                                                                                                                                                       |
| 7.10.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:                                 |
| Subclause                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Response                                                                                                                                                              |
| (a) the purpose of the applicable zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <u>General Residential Zone</u>                                                                                                                                       |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       | <p>The proposed subdivision is consistent with the purpose of the General Residential zone insofar as it will create new lots that are capable of accommodating residential use and development where full infrastructure services are available. The proposed lots will create further opportunity for a range of dwelling types within a residential expansion area of Perth. The site is located within close proximity to social, transport and other community and public services and infrastructure including bus routes, open space and sports facilities.</p> <p><b><u>Agriculture Zone</u></b></p> <p>The proposed subdivision is consistent with the purpose of the Agriculture Zone. Whilst the proposed subdivision is not required to be categorised into a Use Class pursuant to clause 6.2.6 of the Scheme, the proposed balance lot will continue to support established agricultural use.</p> |
| (b) the purpose of any applicable code.               | <p><b><u>Road and Railway Assets Code</u></b></p> <p>The proposed subdivision is consistent with the purpose of the Road and Railway Assets Code insofar as proposed Lot 1 is capable of containing a residential building area outside the 50m road attenuation area that applies from the northern side of the Midland Highway road corridor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (c) any relevant local area objectives.               | The site is not subject to any local area objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| (d) the purpose of any applicable specific area plan. | The site is not subject to a specific area plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## 4.4 Agriculture Zone

The following assessment is limited to proposed balance lot.

### 4.4.1 Use Standards

The application does not involve use. Therefore the use standards of the Agriculture zone are not applicable standards pursuant to clause 5.6.2(c) of the Scheme.

### 4.4.2 Development Standards for Buildings and Works

The application does not involve development for the purposes of buildings or works. Therefore the development standards for buildings or works of the Agriculture zone are not applicable standards pursuant to clause 5.6.2(c) of the Scheme.

### 4.4.3 Development Standards for Subdivision

| 21.5 Development Standards for Subdivision |            |            |
|--------------------------------------------|------------|------------|
| Standard                                   | Assessment | Compliance |
| 21.5.1 Lot design                          |            |            |

| 21.5 Development Standards for Subdivision |                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Standard                                   |                                                                                                                                                                                                  | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance                        |
| A1                                         | Each lot, or a lot proposed in a plan of subdivision, must:                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
|                                            | (a) be required for public use by the Crown, a council or a State authority;                                                                                                                     | The proposed subdivision is not required for public use by the Crown, Council or a State authority.                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable                    |
|                                            | (b) be required for the provision of Utilities or irrigation infrastructure;                                                                                                                     | The proposed subdivision is not required for the provision of Utilities.                                                                                                                                                                                                                                                                                                                                                                                                                         | Not Applicable                    |
|                                            | (c) be for the consolidation of a lot with another lot provided each lot is within the same zone.                                                                                                | The proposed subdivision is not required for the consolidation of a lot with another lot.                                                                                                                                                                                                                                                                                                                                                                                                        | Not Applicable                    |
|                                            | (d) <b>be for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site<sup>6</sup>.</b>                               | The proposed subdivision will allow for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site. In this regard, proposed Lot 1 will comprise all area of land within the site that is assigned to the Future Urban Zone and the proposed Balance Lot will comprise all area of land within the site that is assigned to the Agriculture Zone. Each lot will be separated by Midland Highway which divides the site. | Complies with Acceptable Solution |
| A2                                         | Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. | The proposed balance lot will retain existing vehicular access from Eskleigh Road.                                                                                                                                                                                                                                                                                                                                                                                                               | Complies with Acceptable Solution |

## 4.5 Future Urban Zone

The following assessment is limited to proposed Lot 1.

### 4.5.1 Use Standards

The application does not involve use. Therefore the use standards of the Future Urban zone are not applicable standards pursuant to clause 5.6.2(c) of the Scheme.

### 4.5.2 Development Standards for Buildings and Works

The application does not involve development for the purposes of buildings or works. Therefore the development standards for buildings or works of the Future Urban zone are not applicable standards pursuant to clause 5.6.2(c) of the Scheme.

<sup>6</sup> Wording of site-specific qualification subject to change.

### 4.5.3 Development Standards for Subdivision

| 30.5 Development Standards for Subdivision |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Standard                                   |                                                                                                                                                                    | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance                        |
| <b>30.5.1 Lot design</b>                   |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
| A1                                         | Each lot, or a lot proposed in a plan of subdivision, must:                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
|                                            | (a) be required for public use by the Crown, a council or a State authority;                                                                                       | The proposed subdivision is not required for public use by the Crown, Council or a State authority.                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable                    |
|                                            | (b) be required for the provision of Utilities or irrigation infrastructure;                                                                                       | The proposed subdivision is not required for the provision of Utilities.                                                                                                                                                                                                                                                                                                                                                                                                                         | Not Applicable                    |
|                                            | (c) be for the consolidation of a lot with another lot provided each lot is within the same zone.                                                                  | The proposed subdivision is not required for the consolidation of a lot with another lot.                                                                                                                                                                                                                                                                                                                                                                                                        | Not Applicable                    |
|                                            | (d) <b>be for the separation of the Future Urban Zone from the Agriculture Zone along the alignment of the Midland Highway which divides the site<sup>7</sup>.</b> | The proposed subdivision will allow for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site. In this regard, proposed Lot 1 will comprise all area of land within the site that is assigned to the Future Urban Zone and the proposed Balance Lot will comprise all area of land within the site that is assigned to the Agriculture Zone. Each lot will be separated by Midland Highway which divides the site. | Complies with Acceptable Solution |

## 4.6 Code Summary

| Scheme Code Applicability Overview                 |                                                                                                                                                                                    |                                                                 |                |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------|
| Clause                                             | Code Application                                                                                                                                                                   | Assessment                                                      | Applicability  |
| <b>C1.0 Signs Code</b>                             |                                                                                                                                                                                    |                                                                 |                |
| C1.2.1                                             | Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:<br><br>(a) C1.4.2; or<br><br>(b) C1.4.3. | The application does not involve signage.                       | Not Applicable |
| <b>C2.0 Parking and Sustainable Transport Code</b> |                                                                                                                                                                                    |                                                                 |                |
| C2.2.1                                             | Unless stated otherwise in a particular purpose zone, or sub-                                                                                                                      | The code applies to all use and development. On the other hand, | Not Applicable |

<sup>7</sup> Wording of site-specific qualification subject to change.

| Scheme Code Applicability Overview                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                               |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Clause                                                              | Code Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicability                                                 |
|                                                                     | clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.                                                                                                                                                                                                                                                                                                                                                                                                                | the application involves subdivision of land only which the development of which does not attract any requirements to provide on-site car parking under the terms of Table C2.1 of the Scheme. Furthermore, the application does not proposed any new or altered vehicle access or parking infrastructure. Accordingly, the standards within the code are not applicable pursuant to clause 5.6.2(c) of the Scheme.                                        |                                                               |
| <b>C3.0 Road and Railway Assets Code</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                               |
| C3.2.1                                                              | <p>This code applies to a use or development that:</p> <ul style="list-style-type: none"> <li>(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;</li> <li>(b) will require a new vehicle crossing, junction or level crossing; or</li> <li>(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.</li> </ul> | <p>The proposed subdivision will not increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing</p> <p>The proposed subdivision does not require a new vehicle crossing, junction or level crossing.</p> <p>The application involves subdivision of land for the purposes of creating a large residential zoned lot within a road attenuation area.</p> | <p>Not Applicable</p> <p>Not Applicable</p> <p>Applicable</p> |
| <b>C4.0 Electricity Transmission Infrastructure Protection Code</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                               |
| C4.2.1                                                              | <p>This code applies to use or development of land within the following areas:</p> <ul style="list-style-type: none"> <li>(a) electricity transmission corridor, and if for: <ul style="list-style-type: none"> <li>(i) buildings or works;</li> <li>(ii) a sensitive use contained within a building;</li> <li>(iii) use listed in Table 4.1; or</li> <li>(iv) subdivision; and</li> </ul> </li> <li>(b) communications station buffer area, and if for:</li> </ul>                          | <p>The site is not subject to an electricity transmission corridor.</p> <p>The site is not subject to a communications station buffer area.</p>                                                                                                                                                                                                                                                                                                            | <p>Not Applicable</p> <p>Not Applicable</p>                   |



| Scheme Code Applicability Overview       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                               |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Clause                                   | Code Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                                                                                                                                                                  | Applicability                                                                                                 |
|                                          | <ul style="list-style-type: none"> <li>(i) buildings or works; or</li> <li>(ii) subdivision; and</li> <li>(c) substation facility buffer area, and if for: <ul style="list-style-type: none"> <li>(i) a sensitive use contained within a building;</li> <li>(ii) a use listed in Table C4.1;</li> <li>(iii) buildings or works within 5m of a substation facility; or</li> <li>(iv) subdivision.</li> </ul> </li> </ul>                                                                                                                   | The site is not subject to a substation facility buffer area.                                                                                                                                                                                                                                                                               | Not Applicable                                                                                                |
| <b>C5.0 Telecommunications Code</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                               |
| C5.2.1                                   | Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.                                                                                                                                                                                                                                                                                                                                                                                                              | The application does not involve development for a telecommunications facility.                                                                                                                                                                                                                                                             | Not Applicable                                                                                                |
| <b>C6.0 Local Historic Heritage Code</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                               |
| C6.2.1                                   | <p>This code applies to:</p> <ul style="list-style-type: none"> <li>(a) development on land within any of the following, as defined in this code: <ul style="list-style-type: none"> <li>(i) a local heritage place;</li> <li>(ii) a local heritage precinct;</li> <li>(iii) a local historic landscape precinct;</li> <li>(iv) for excavation only, a place or precinct of archaeological potential; and</li> </ul> </li> <li>(b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.</li> </ul> | <p>The site is not a local heritage place.</p> <p>The site is not located within a local heritage precinct.</p> <p>The site is not located within a local historic landscape precinct.</p> <p>The site is not a place or located within a precinct of archaeological potential.</p> <p>The site does not contain any significant trees.</p> | <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> |
| C6.2.3                                   | This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a                                                                                                                                                                                                                                                                                                                                                                                   | The site is not a registered place entered on the Tasmanian Heritage Register.                                                                                                                                                                                                                                                              | Not Applicable                                                                                                |

| Scheme Code Applicability Overview          |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Clause                                      | Code Application                                                                                                                                                                                                                                       | Assessment                                                                                                                                                                                                                                                                                                                                                                      | Applicability                                                     |
|                                             | significant tree as defined in this code.                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| <b>C7.0 Natural Assets Code</b>             |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| C7.2.1                                      | <p>This code applies to development on land within the following areas:</p> <p>(a) a waterway and coastal protection area;</p> <p>(b) a future coastal refugia area; and</p> <p>(c) a priority vegetation area only if within the following zones:</p> | <p>The proposed subdivision will not involve any development (including new lot boundaries) within the waterway and coastal protection area that applies to a small section at the southern end of the site adjacent to the South Esk River.</p> <p>The site is not subject to a future coastal refugia area.</p> <p>The site is not subject to a priority vegetation area.</p> | <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> |
| <b>C8.0 Scenic Protection Code</b>          |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| C8.2.1                                      | This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:                                                                                                               | The site is not subject to a scenic protection area or a scenic road corridor.                                                                                                                                                                                                                                                                                                  | Not Applicable                                                    |
| <b>C9.0 Attenuation Code</b>                |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| C9.2.1                                      | <p>This code applies to:</p> <p>(a) activities listed in Tables C9.1 and C9.2;</p> <p>(b) sensitive uses; and</p> <p>(c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.</p>               | <p>The application does not involve an activity listed in Table C9.1 and C9.2.</p> <p>The application does not involve use.</p> <p>Proposed Lot 1 on which a sensitive use could be established will be located 1km from the boundary of the TasWater sewage treatment lagoons (CT: 149446/1) which is outside the attenuation area for this activity.</p>                      | <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> |
| <b>C10.0 Coastal Erosion Hazard Code</b>    |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| C10.2.1                                     | <p>This code applies to:</p> <p>(a) use and development of land within a coastal erosion hazard area; or</p>                                                                                                                                           | The site is not subject to a coastal erosion hazard area and it is not located within a coastal zone.                                                                                                                                                                                                                                                                           | Not Applicable                                                    |
| <b>C11.0 Coastal Inundation Hazard Code</b> |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| C11.2.1                                     | This code applies to use and development of land within a coastal inundation hazard area.                                                                                                                                                              | The site is not subject to a coastal inundation hazard area and it is not located within a coastal zone.                                                                                                                                                                                                                                                                        | Not Applicable                                                    |
| <b>C12.0 Flood-Prone Areas Hazard Code</b>  |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |

| Scheme Code Applicability Overview              |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Clause                                          | Code Application                                                                                                                                                                                                                                                                                                                                                                                         | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applicability                           |
| C12.2.1                                         | This code applies to development of land within a flood-prone hazard area.                                                                                                                                                                                                                                                                                                                               | The site is not subject to a flood-prone hazard area.                                                                                                                                                                                                                                                                                                                                                                                                                                         | Not Applicable                          |
| <b>C13.0 Bushfire-Prone Areas Code</b>          |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |
| C13.2.1                                         | This code applies to: <ul style="list-style-type: none"> <li>(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and</li> <li>(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.</li> </ul>                                                                                       | <p>The site is located within a bushfire-prone area and the application involves subdivision of land.</p> <p>The application does not involve use.</p>                                                                                                                                                                                                                                                                                                                                        | <p>Applicable</p> <p>Not Applicable</p> |
| C13.4.1                                         | The following use or development is exempt from this code: <ul style="list-style-type: none"> <li>(a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.</li> </ul> | The application is accompanied by Bushfire Hazard Management Report prepared by an Accredited Person (Accreditation No. BFP-105). The Bushfire Hazard Management Report concludes that the proposed 2-lot subdivision will not increase the risk in bushfire and no specific bushfire protection measures are warranted. It includes a certificate under section 51(2)(d) of the LUPA Act confirming that the proposed 2-lot subdivision satisfies exemption clause C13.4.1(a) of the Scheme. | Exempt                                  |
| <b>C14.0 Potentially Contaminated Land Code</b> |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |
| C14.2.1                                         | This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that: <ul style="list-style-type: none"> <li>(a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;</li> </ul>                                                                              | The site is not shown an overlay map in LPS as within an area of potentially contaminated land.                                                                                                                                                                                                                                                                                                                                                                                               | Not Applicable                          |
| <b>C15.0 Landslip Hazard Code</b>               |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |
| C15.2.1                                         | This code applies to: <ul style="list-style-type: none"> <li>(a) use or development of land within a landslip hazard area; or</li> </ul>                                                                                                                                                                                                                                                                 | The site is not subject to a landslip hazard area.                                                                                                                                                                                                                                                                                                                                                                                                                                            | Not Applicable                          |
| <b>C16.0 Safeguarding of Airports Code</b>      |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |
| C16.2.1                                         | This code applies to:                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |

| Scheme Code Applicability Overview |                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Clause                             | Code Application                                                                                                                                                                                               | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applicability  |
| C16.4.1                            | (a) a sensitive use within an airport noise exposure area; and                                                                                                                                                 | The application does not involve use.                                                                                                                                                                                                                                                                                                                                                                                                                         | Not Applicable |
|                                    | (b) development within an airport obstacle limitation area.                                                                                                                                                    | The application involves development for the purposes of subdivision of land within an airport obstacle limitation area.                                                                                                                                                                                                                                                                                                                                      | Applicable     |
|                                    | The following use or development is exempt from this code:<br>(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area. | The minimum OLS that applies to the site is 230m AHD which is situated in the north-eastern corner of proposed Lot 1. The site has an elevation range of between 155m and 160m AHD. Accordingly, any development associated with the subdivision including future development associated with proposed Lot 1 will not penetrate the minimum assigned OLS (penetration of the OLS will require a building or structure to have a height of approximately 70m). | Exempt         |

## 4.7 Road and Railway Assets Code

### 4.7.1 Use Standards

| C3.5 Use Standards                                                              |                                                                                                                                                                                                                   |                                       |                                                            |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------|
| Standard                                                                        |                                                                                                                                                                                                                   | Assessment                            | Compliance                                                 |
| C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction |                                                                                                                                                                                                                   |                                       |                                                            |
| A1.1                                                                            | For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:<br><br>(a) a new junction;<br><br>(b) a new vehicle crossing; or<br><br>(c) a new level crossing.        | The application does not involve use. | Not Applicable<br><br>Not Applicable<br><br>Not Applicable |
| A1.2                                                                            | For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. | The application does not involve use. | Not Applicable                                             |
| A1.3                                                                            | For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.                                                                    | The application does not involve use. | Not Applicable                                             |
| A1.4                                                                            | Vehicular traffic to and from the site, using an existing vehicle crossing or                                                                                                                                     | The application does not involve use. |                                                            |

| C3.5 Use Standards |                                                                                                                                                                                                                                      |                                       |                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------|
| Standard           |                                                                                                                                                                                                                                      | Assessment                            | Compliance                           |
|                    | private level crossing, will not increase by more than:<br><br>(a) the amounts in Table C3.1; or<br><br>(b) allowed by a license issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. |                                       | Not Applicable<br><br>Not Applicable |
| A1.5               | Vehicular traffic must be able to enter and leave a major road in a forward direction.                                                                                                                                               | The application does not involve use. | Not Applicable                       |

#### 4.7.2 Development Standards for Building and Works

| C3.6 Development Standards for Buildings or Works                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |                                                                                                        |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Standard                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment                                                           | Compliance                                                                                             |
| C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |                                                                                                        |
| A1                                                                                      | Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:<br><br>(a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;<br><br>(b) an extension which extends no closer to the existing or future major road or rail network than:<br><br>(i) the existing habitable building; or<br><br>(ii) an adjoining habitable building for a sensitive use; or<br><br>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008. | The application does not involve development for buildings or works. | Not Applicable<br><br>Not Applicable<br><br>Not Applicable<br><br>Not Applicable<br><br>Not Applicable |

### 4.7.3 Development Standards for Subdivision

| C3.7 Development Standards Subdivision                                          |                                                                                                                                                                                        |                                                                                                                                                                                                                |                                   |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Standard                                                                        |                                                                                                                                                                                        | Assessment                                                                                                                                                                                                     | Compliance                        |
| C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area |                                                                                                                                                                                        |                                                                                                                                                                                                                |                                   |
| A1                                                                              | A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area. | Proposed Lot 1 has sufficient depth to provide for a residential building area to be located outside the 50m road attenuation area that applies from the northern extent of the Midland Highway road corridor. | Complies with Acceptable Solution |

## 4.8 NOR-S7.0 Perth Specific Area Plan

The site is located within the boundary of the Perth Specific Area Plan.

However, the site is excluded from the Perth Specific Area Plan map shown in Figure NOR-S7.2.1 and does not form part of a development precinct master plan illustrated and described in Figure NOR-S7.2.1, Figure NOR-S7.2.2, Figure NOR-S7.2.3 or Figure NOR-S7.2.4.

The Perth Specific Area Plan is therefore not applicable to the proposed subdivision.



## 5. Conclusion

The draft amendment seeks apply two (2) site-specific qualifications across 'Glen Ireh' 5 Eskleigh Road, Perth identified in Certificate of Title Volume 185939 Folio 1. The purpose of the proposed draft amendment is to enable an application for a two (2) lot subdivision of the site which would otherwise not be allowable under the Scheme without the proposed draft scheme amendment.

The primary rationale of the proposed draft amendment is to facilitate the realisation and provision of residential land supply as articulated within the Perth Structure Plan 2017. In this regard, the northern end of the site between Drummond Street and Midland Highway is identified as the South Perth residential area within the Structure Plan which was anticipated to be severed from the dwelling and main farm on the site following the completion of the Perth bypass which rerouted Midland Highway around the western and southern outskirts of the Perth settlement area.

The land owner has no interest in developing the South Perth residential land.

The current subdivision development standards within the Future Urban Zone of the Scheme do not allow for the site to be subdivided into separate lots along the current zone boundaries.

The draft amendment will allow a subdivision pathway through the inclusion of the site-specific qualification which are proposed to apply to the spatial extent of the site. The proposed subdivision that forms part of this application will enable the residential zoned land (Future Urban Zone) to be contained within a single lot which will allow it to be sold by the land owner to a developer who would take carriage of future development of the South Perth residential area.

The ensuing assessment addresses each applicable assessment criteria set out by the *Land Use Planning and Approvals Act 1993* that is relevant to the amendment of the Northern Midlands Local Provisions Schedule including:

- Northern Tasmanian Regional Land Use Strategy;
- State Policies;
- Northern Midlands Strategic Plan 2017-2027;
- Perth Structure Plan 2017 (Final Report); and
- *Tasmanian Planning Scheme* incorporating the *Northern Midlands Local Provisions Schedule*.


It is contended that the proposed draft amendment supports the inclusion of the site-specific qualifications into the LPS and that the subsequent two (2) lot subdivision is capable of satisfying all applicable Standards of the Scheme.

Support for the preparation and initiation of the proposed draft amendment and proposed subdivision development is therefore respectfully requested from Council.

# Appendix A      Title Document

# Appendix B      Owners Consent

# Appendix C      Plan of Subdivision

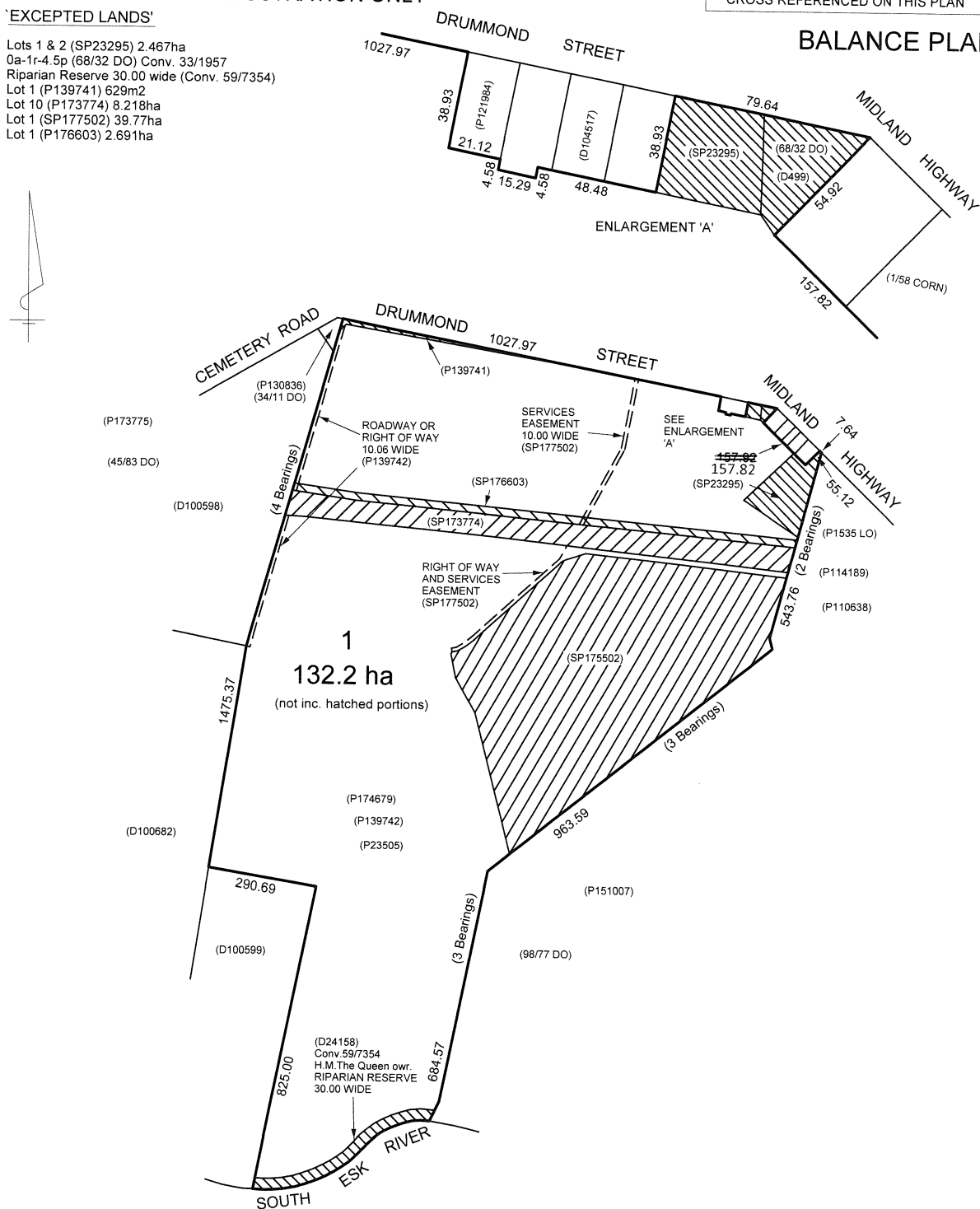
|                                                                                                     |                                                                                                         |                                                                                                           |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| OWNER: BERNARD JOHN EINODER                                                                         | <h1>PLAN OF TITLE</h1>                                                                                  | REGISTERED NUMBER                                                                                         |
| FOLIO REFERENCE: F/R177503/1                                                                        |                                                                                                         | <b>P185939</b>                                                                                            |
| GRANTEE:                                                                                            | LOCATION: Land District of CORNWALL<br>Parish of PERTH                                                  | APPROVED 28 SEP 2023                                                                                      |
| Part of 523 Acres Gtd. to FREDERICK<br>AUGUSTUS DUCROZ<br>Part of 2240 Acres Gtd. to THOMAS RITCHIE | CONVERTED BY PLAN No. P23505<br><br>COMPILED BY: LEN C. MACKENZIE<br><br>NOT TO SCALE LENGTHS IN METRES | <br>Recorder of Titles |

SKETCH BY WAY OF ILLUSTRATION ONLY

'EXCEPTED LANDS'

Lots 1 & 2 (SP23295) 2.467ha  
0a-1r-4.5p (68/32 DO) Conv. 33/1957  
Riparian Reserve 30.00 wide (Conv. 59/7354)  
Lot 1 (P139741) 629m2  
Lot 10 (P173774) 8.218ha  
Lot 1 (SP177502) 39.77ha  
Lot 1 (P176603) 2.691ha

## BALANCE PLAN



## PLEASE NOTE

- INTENDED USE OF PLAN**  
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**  
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**  
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**  
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



# 6ty°

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| ISSUE | DATE     | ISSUED FOR        | REV. |
|-------|----------|-------------------|------|
| 01    | 10.04.25 | PRELIMINARY ISSUE | -    |



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: SUBDIVISION PROPOSAL PLAN

AT: 5 ESKLEIGH ROAD  
AT: PERTH  
FOR: BERNARD EINODER  
DRAWING: PROPOSAL PLAN

DESIGNED: - DRAWN: WJR CHECKED: GW

SCALES: 1:5000 AT A1 SIZE DRAWING SHEET

PROJECT NO: 24.264 DRAWING NO: Cp01 REV: -



# Bushfire Hazard Management Report

**Report for:** 6TY<sup>o</sup>

**Property Location:** 34 & 36 Main Street, Perth

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services

**Date:** 30<sup>th</sup> March 2025

**Version:** 1



## Summary

**Client:** 6TY°

**Property  
identification:** 5 Eskleigh Road, Perth,  
CT 185939/1, PID 9125532

Current zoning: Future Urban & Agriculture, *Tasmanian Planning Scheme- Northern Midlands*

**Proposal:** A 2 lot from 1 lot subdivision of title CT 185939/1, 5 Eskleigh Road, Perth.

**Assessment  
by:**



---

Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.  
Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105.

| Version | Date      | Notes |
|---------|-----------|-------|
| 1       | 21/3/2025 |       |
|         |           |       |

## Contents

|                                                                                   |   |
|-----------------------------------------------------------------------------------|---|
| DESCRIPTION .....                                                                 | 3 |
| RISK ASSESSMENT .....                                                             | 3 |
| HAZARD MANAGEMENT, ROADS, PROPERTY ACCESS AND FIRE FIGHTING WATER SUPPLY<br>..... | 3 |
| CONCLUSIONS .....                                                                 | 3 |
| REFERENCES .....                                                                  | 3 |
| Figure 3: Proposed Subdivision Plan .....                                         | 4 |

### LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

## DESCRIPTION

---

A 2 lot from 1 lot subdivision of title CT 185939/1, 5 Eskleigh Road, Perth. The area is mapped as bushfire prone in planning scheme overlays.

The proposed subdivision creates titles that are separated by the Midlands Hwy and are within different Planning Scheme Zones, Lot 1 is 47.2 ha and zoned future urban. The proposal is to assist with rezoning of the lot to General Residential. The balance lot south of the highway is 85ha and zoned agriculture. The balance lot contains an existing dwelling.

## RISK ASSESSMENT

---

There is no change in risk from bushfire to existing dwelling on the balance lot which is 250m from the northern boundary of the proposed lot. Lot 1 will have potential BAL Low building areas (> 50m to grassland) and is unlikely to have a dwelling constructed without further subdivision and assessment against the Bushfire Prone Areas Code. The proposal is considered exempt under C13.4.1 (a)

## HAZARD MANAGEMENT, ROADS, PROPERTY ACCESS AND FIRE FIGHTING WATER SUPPLY

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The proposal is considered exempt. No Bushfire Prone Areas Code requirements apply.

## CONCLUSIONS

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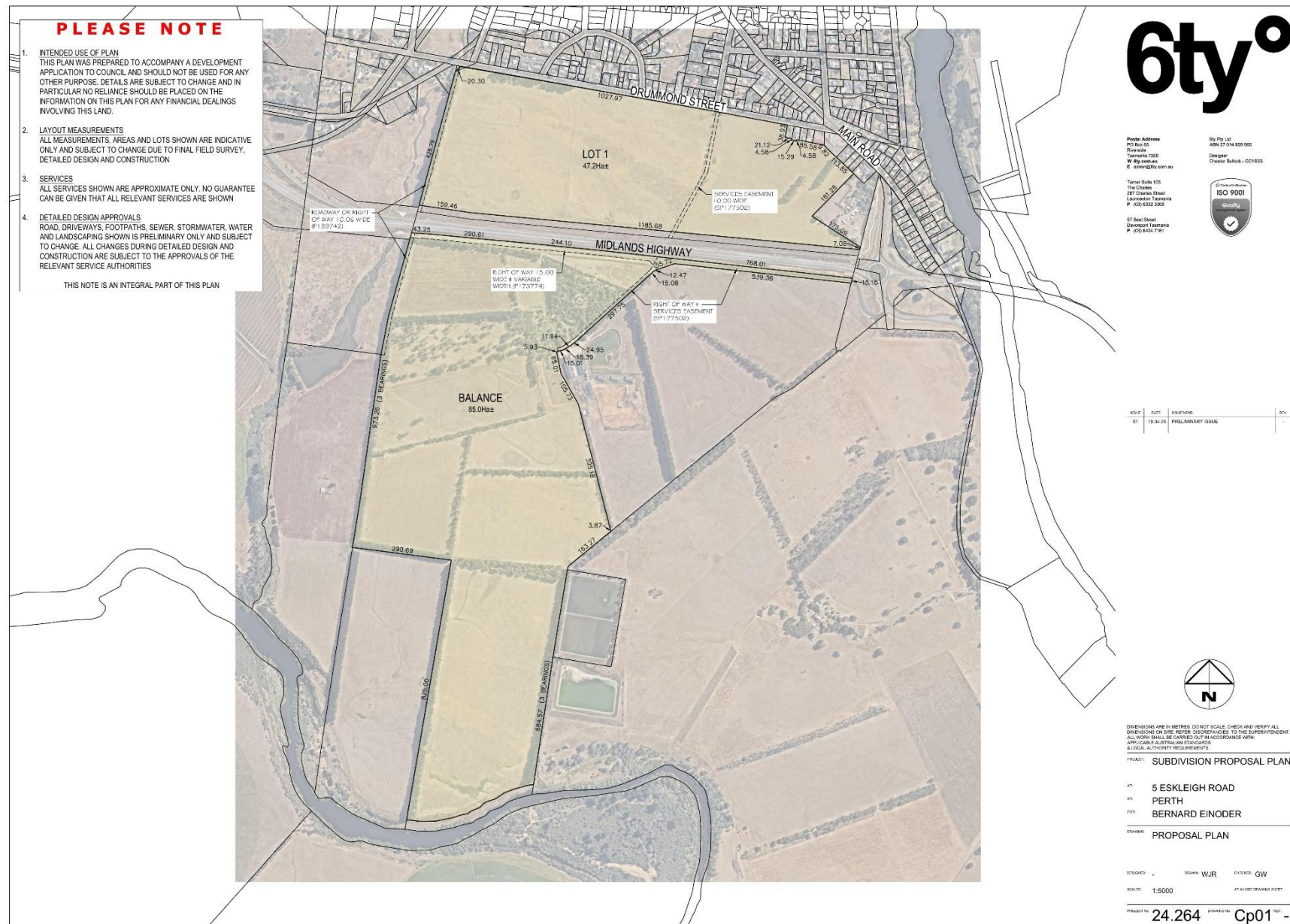
A 2 lot from 1 lot subdivision of title CT 185939/1, 5 Eskleigh Road, Perth. The area is mapped as bushfire prone in planning scheme overlays.

The proposal is considered exempt under C13.4.1 (a) with no increase in risk from bushfire. No specific bushfire protection measures are warranted.

## REFERENCES

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Tasmanian Planning Commission. *Tasmanian Planning Scheme- Northern Midlands*



**Figure 1: Proposed Subdivision Plan**

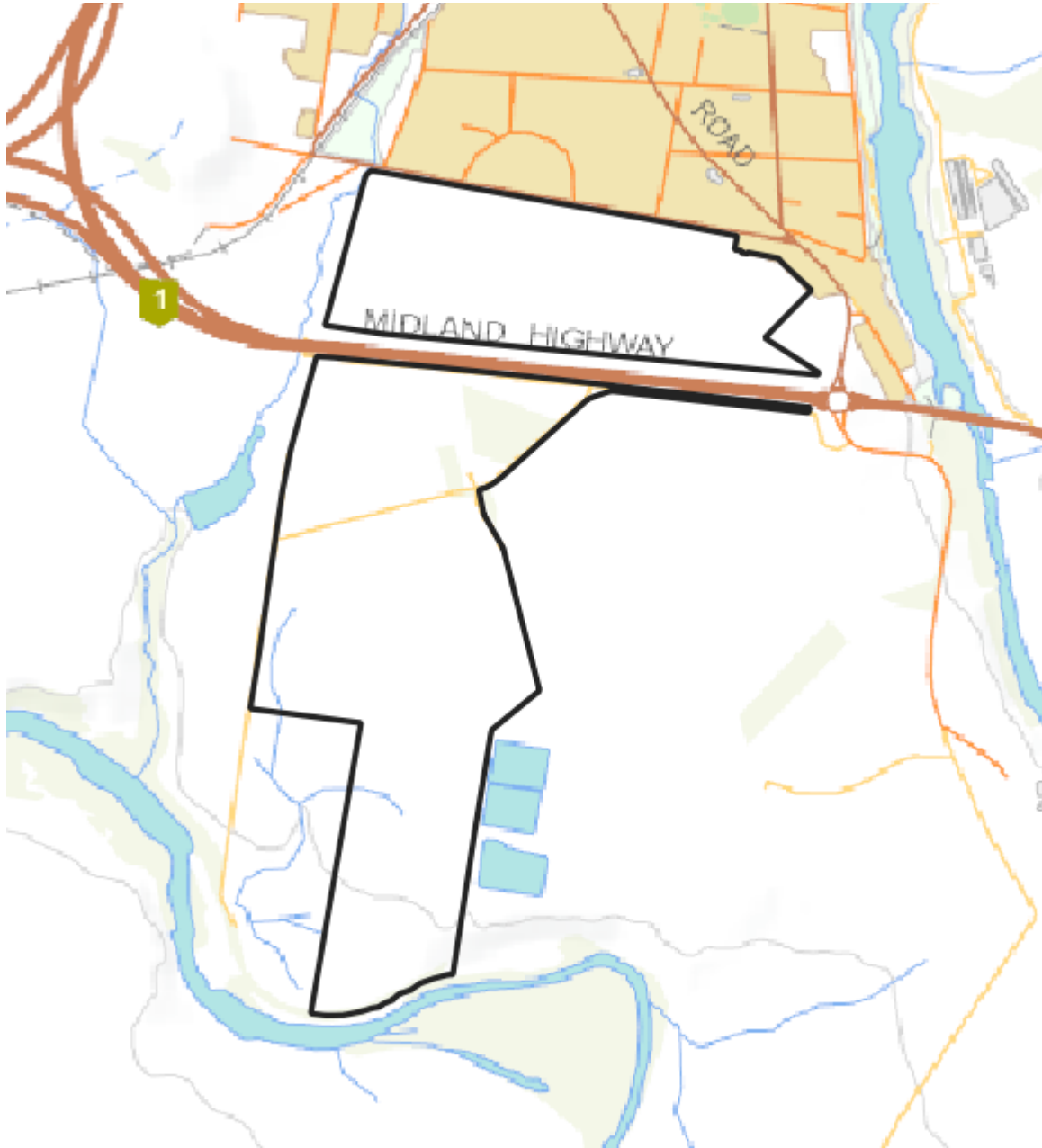


Figure 2: location





Figure 3: aerial image

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**BUSHFIRE-PRONE AREAS CODE****CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993***

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**1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

5 Eskleigh Road, Perth

**Certificate of Title / PID:**

CT 185939/1, PID 9125532

**2. Proposed Use or Development****Description of proposed Use and Development:**

2 lot subdivision

**Applicable Planning Scheme:**

Northern Midlands

**3. Documents relied upon**

This certificate relates to the following documents:

| Title                     | Author | Date       | Version |
|---------------------------|--------|------------|---------|
| Subdivision Proposal Plan | 6TY°   | 10/4//2025 | Cp01    |
|                           |        |            |         |

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<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

|                                     |                                                                |                               |
|-------------------------------------|----------------------------------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> | <b>E1.4 / C13.4 – Use or development exempt from this Code</b> |                               |
|                                     | <b>Compliance test</b>                                         | <b>Compliance Requirement</b> |
| <input checked="" type="checkbox"/> | E1.4(a) / C13.4.1(a)                                           | Insufficient increase in risk |

|                          |                                           |                                                                                                     |
|--------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>                | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/> | E1.5.1 P1 / C13.5.1 P1                    | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input type="checkbox"/> | E1.5.1 A2 / C13.5.1 A2                    | Emergency management strategy                                                                       |
| <input type="checkbox"/> | E1.5.1 A3 / C13.5.1 A2                    | Bushfire hazard management plan                                                                     |

|                          |                                          |                                                                                                     |
|--------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>E1.5.2 / C13.5.2 – Hazardous Uses</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>               | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/> | E1.5.2 P1 / C13.5.2 P1                   | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input type="checkbox"/> | E1.5.2 A2 / C13.5.2 A2                   | Emergency management strategy                                                                       |
| <input type="checkbox"/> | E1.5.2 A3 / C13.5.2 A3                   | Bushfire hazard management plan                                                                     |

|                          |                                                                           |                                                                                                     |
|--------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>                                                | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/> | E1.6.1 P1 / C13.6.1 P1                                                    | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input type="checkbox"/> | E1.6.1 A1 (a) / C13.6.1 A1(a)                                             | Insufficient increase in risk                                                                       |
| <input type="checkbox"/> | E1.6.1 A1 (b) / C13.6.1 A1(b)                                             | Provides BAL 19 for all lots (including any lot designated as 'balance')                            |
| <input type="checkbox"/> | E1.6.1 A1(e) / C13.6.1 A1(e)                                              | Consent for Part 5 Agreement                                                                        |

|                          |                                                                      |  |
|--------------------------|----------------------------------------------------------------------|--|
| <input type="checkbox"/> | <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b> |  |
|--------------------------|----------------------------------------------------------------------|--|

|                          | Acceptable Solution                       | Compliance Requirement                                                                                     |
|--------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <del>E1.6.2 P1 / C13.6.2 P1</del>         | <i><b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b></i> |
| <input type="checkbox"/> | <del>E1.6.2 A1 (a) / C13.6.2 A1 (a)</del> | Insufficient increase in risk                                                                              |
| <input type="checkbox"/> | <del>E1.6.2 A1 (b) / C13.6.2 A1 (b)</del> | Access complies with relevant Tables                                                                       |

| <input type="checkbox"/> | <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b> |                                                       |
|--------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------|
|                          | Acceptable Solution                                                                         | Compliance Requirement                                |
| <input type="checkbox"/> | <del>E1.6.3 A1 (a) / C13.6.3 A1 (a)</del>                                                   | Insufficient increase in risk                         |
| <input type="checkbox"/> | <del>E1.6.3 A1 (b) / C13.6.3 A1 (b)</del>                                                   | Reticulated water supply complies with relevant Table |
| <input type="checkbox"/> | <del>E1.6.3 A1 (c) / C13.6.3 A1 (c)</del>                                                   | Water supply consistent with the objective            |
| <input type="checkbox"/> | <del>E1.6.3 A2 (a) / C13.6.3 A2 (a)</del>                                                   | Insufficient increase in risk                         |
| <input type="checkbox"/> | <del>E1.6.3 A2 (b) / C13.6.3 A2 (b)</del>                                                   | Static water supply complies with relevant Table      |
| <input type="checkbox"/> | <del>E1.6.3 A2 (c) / C13.6.3 A2 (c)</del>                                                   | Static water supply consistent with the objective     |

## 5. Bushfire Hazard Practitioner

|                          |                                                       |                       |                                                             |
|--------------------------|-------------------------------------------------------|-----------------------|-------------------------------------------------------------|
| <b>Name:</b>             | <input type="text" value="Scott Livingston"/>         | <b>Phone No:</b>      | <input type="text" value="0438 951 021"/>                   |
| <b>Postal Address:</b>   | <input type="text" value="PO Box 178, Orford, 7190"/> | <b>Email Address:</b> | <input type="text" value="scottlivingston.lnrs@gmail.com"/> |
| <b>Accreditation No:</b> | <input type="text" value="BFP-105"/>                  | <b>Scope:</b>         | <input type="text" value="1, 2, 3A, 3B, 3C"/>               |

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☒ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☐ ~~The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant Acceptable Solutions identified in Section 4 of this Certificate.~~

**Signed:**  
certifier



**Name:**

**Date:**

**Certificate Number:**

(for Practitioner Use only)

# Amended Submission to Planning Authority Notice

## Application details

Council Planning Permit No. PLN-25-0088  
 Council notice date 27/05/2025  
 TasWater Reference No. TWDA 2025/00579-NMC  
 Date of response 12/08/2025 amended  
 TasWater Contact David Boyle  
 Phone No.

## Response issued to

Council name NORTHERN MIDLANDS COUNCIL  
 Contact details Planning@nmc.tas.gov.au  
 Development details  
 Address 5 ESKLEIGH RD, PERTH  
 Property ID (PID) 9615562  
 Description of development Rezone part of folio of the Register 185939/1 to General Residential in conjunction with a 2 lot subdivision

## Schedule of drawings/documents

| Prepared by | Drawing/document No.            | Revision No. | Issue date |
|-------------|---------------------------------|--------------|------------|
| 6ty°        | Proposal Plan / 24.264 Dwg Cp01 |              | 10/04/2025 |

## Conditions

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56S(2) TasWater makes the following submission(s):

- TasWater does not object to the draft amendment to planning scheme and TasWater has the following formal comments for the Tasmanian Planning Commission in relation to this rezoning application, and is happy to attend any subsequent hearings..

Future development intensification of this **site specific qualifications across 'Glen Ireh' 5 Eskleigh Road, Perth** will have infrastructure implications. These may be addressed prior to development, but for future developments, the following considerations will apply:

### Sewer:

- Current Sewage Treatment Plant (STP) Capacity:** The Perth STP is currently operating at twice its licensed Average Dry Weather Flow (ADWF) capacity. Development of this land will exacerbate the issue. A partial recycled water scheme is in place, and the environmental risk is rated as Medium.
- Short-Term Works:** Minor upgrades have been identified, including relocating the inlet of Primary Lagoon 1 to reduce short-circuiting, installing baffles, and enhancing aeration to



improve BOD and ammonia removal. Additional aeration or mixing in the secondary lagoon may be required to control algal blooms. Maintaining adequate Hydraulic Retention Time (HRT) will be increasingly difficult.

- **Long-Term Planning:** Options include constructing a new STP or rationalising flows to the Longford STP. Future development could occur by exploring an option of a developer driven interim terminal Sewage Pump Station (SPS) that transfers flows to Longford. This could be a staged approach and incorporate the ability to augment/transition over to a permanent terminal SPS at the treatment plant. TasWater could consider using a rising main the developer builds and assist with a contribution towards upsizing pipe sizes to suit our long-term goals.

#### **Water:**

- **Yield:** Water extraction from the Macquarie River currently exceeds the licensed volume. This issue, involving third parties, is under resolution.
- **Water Treatment Plant:** The projected Mean Day Max Month (MDMM) demand of 0.3 ML/day for the new area is within existing spare capacity.
- **Bulk Mains and Pumping:** Modelling shows that 10.68 ML/day is delivered to the Perth/Evandale/Breadalbane area during peak days, with 5.96 ML retained in Perth—exceeding the MDMM requirement of 4.22 ML for two days. A section near Illawarra Road and the railway line has reduced capacity and may require early upgrades. The existing pump appears adequate, though known underperformance issues at Devon Hills Reservoir warrant caution.
- **Reservoir:** The McKinnons Hill Reservoir, serving this area, will be at 53.5% capacity post-intensification—deemed adequate.
- **Reticulation:** A DN225 CICL pipe (A471215), 75 years old, extends partially to the site and may require full renewal. It must be extended 100–200 m to reach the western boundary. The eastern end connects to the broader network, and modelling confirms pressure compliance. Further detail on boundary conditions will be available as development plans progress. All information is subject to change.

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

1. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

#### **DEVELOPER CHARGES**

2. Prior to TasWater issuing a Consent to Register a Legal Document the applicant or landowner as the case may be, must pay a developer charge totalling \$3,514.00 to TasWater for water and sewerage infrastructure for 1 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

#### **DEVELOPMENT ASSESSMENT FEES**

3. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as

approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### **General**

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

##### **Developer Charges**

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**From:** Council Referrals <Council.Referrals@tasnetworks.com.au>  
**Sent:** Tuesday, 10 June 2025 4:31 PM  
**To:** NMC Planning  
**Cc:** Land Use Planning TasNetworks  
**Subject:** RE: Referral to TasNetworks - Planning Scheme Amendment PLN25-0088  
5 Eskleigh Rd - CN25-122957

Hi Rosemary,

Thank you for your email on 29/05/2025 referring to the above development.

Based on the information provided, the subdivision is not likely to adversely affect TasNetworks' distribution operations. As this also involves a Planning Scheme Amendment to General Residential, TasNetworks Land Use Planning team will also provide a response to this.

TasNetworks has distribution assets traversing this property as shown on the below screenshot from our spatial data base with the overhead high voltage (22kV) feeders marked with the royal blue line which requires a 12m easement (6m either side of the centreline). This is required to be a registered easement, however TasNetworks had not received completed documents from the landowner in 2021 for the easement to be registered. Could we please request, if possible, for this easement to be included on the subdivision plan by the council? Please let us know if this would not be possible and our land access team could follow up.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> if an upgrade to the electricity supply connection is required to maintain electrical separation between the titles.

Shehan.

**P  
E**  
1-7 Maria St, Lenah Valley 7008  
PO Box 606, Moonah TAS 7009

 [@TasNetworks](https://twitter.com/TasNetworks)

 /TasNetworks

**ELECTRICITY INFRASTRUCTURE EASEMENT WITH THE BENEFIT OF A RESTRICTION AS TO USER OF LAND MEANS:**

**FIRSTLY** all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

- a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked "ELECTRICITY INFRASTRUCTURE EASEMENT 12.00 WIDE" on the Easement Plan annexed (hereinafter called the "servient land");
- b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;
- d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

**SECONDLY** the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.



## Approval process for amendments of Local Provision Schedules

Part 3B, Land Use Planning and Approvals Act 1993

## Certification

Yes

PA decides whether to agree to the amendment

No

PA prepares and certifies amendment meets LPS criteria

PA notifies person who made request

## Exhibition

PA exhibits amendment

Any person may make a representation during exhibition

PA prepares report for the Commission

## Assessment

Commission may hold hearings

Commission considers report, representations and amendment

## Decision-making

Commission decides if amendment meets LPS criteria

Yes

Approve

No

Reject

No

Commission directs PA to modify

PA provides the Commission with modified amendment

Commission decides if modified amendment meets LPS criteria

Commission approves modified amendment

No

Commission directs PA to substitute or substantially modify amendment

PA provides the Commission with substitute or substantially modified amendment

Commission decides if substitute or substantially modified amendment meets LPS criteria

Yes

Commission certifies substitute or substantially modified amendment and directs PA to exhibit amendment

Commission notifies PA of decision

PA gives prescribed notice or approval

