

Exhibited

This Draft Amendment is open
for public comment until 22
September 2026



Draft Amendment No	Draft Amendment 29-2026
Reference no	PLN-26-0157
Site	Ash Community Centre, 24 Arthur Street, Avoca
Draft Amendment	To rezone folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone

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

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.



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 29-2026 TO REZONE 24 ARTHUR STREET, AVOCA FROM COMMUNITY PURPOSE ZONE TO LOW DENSITY RESIDENTIAL ZONE

File: 13/026/007/192; PLN26-0157
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Erin Miles, Project Officer

MINUTE NO. 26/0224

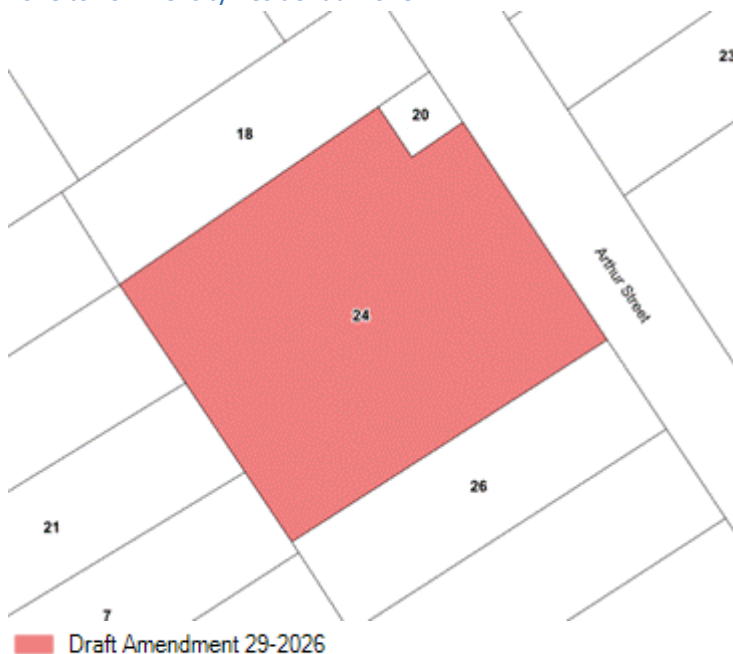
DECISION

Cr Archer/Cr Andrews
That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 29-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the assessment against the LPS Criteria; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 29-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 29-2026 to the Northern Midlands Local Provisions Schedule

Amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone:



Carried Unanimously

Voting for the Motion:
Mayor Knowles, Cr Adams, Cr Andrews, Cr Archer, Cr Goss and Cr Terrett

Voting Against the Motion:
Nil



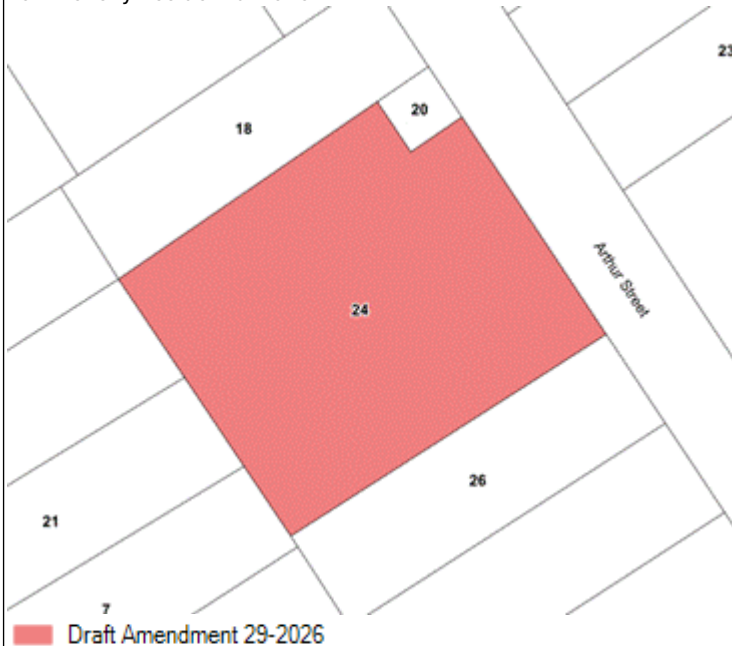
RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 29-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the assessment against the LPS Criteria; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 29-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 29-2026 to the Northern Midlands Local Provisions Schedule

Amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone:



1 INTRODUCTION

This report assesses a draft amendment of the *Northern Midlands Local Provisions Schedule* to amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to the Low Density Residential Zone. The site was previously used for Childcare services and community space but is now vacant and underutilised.

The purpose of the rezoning is to promote reuse of the building upon the sale of the property. Listing of the property for sale was approved at the 29th June 2026 Council Meeting – minute reference 26/0179, as detailed below.



MINUTE NO. 26/0179

DECISION

Cr McCullagh/Cr Goss

That Council instructs the Acting General Manager to initiate the sale of:-

- a) 24 Arthur Street, Avoca (ASH Centre);
- b) That Council notes the previous Minute No. 22/133, and instructs the Acting General Manager to engage a license real estate agent to list 2 Bruce Place, Longford for sale and
- c) determined to release the decision only and not release the report or documents to the public.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

Community Purpose Zone

Owner:

Northern Midlands Council

Codes/Specific Areas Plans:

Safeguarding of Airports Code (Airport obstacle limitation area)

Attenuation Code (partial)

Existing Use:

Community Centre/Childcare facility

Classification under the Scheme:

Planning scheme amendment

Decision Date:

There is no statutory time for Council to decide to prepare a draft amendment of its own motion.

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 29-2026

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, version 18, 8th July 2026.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

40D. Preparation of draft amendments

A planning authority –

(a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –

(i) it decides under section 38(2) to prepare a draft amendment of an LPS; or

(ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or

(b) may, of its own motion, prepare a draft amendment of an LPS; or

(c) must, if it receives under section 40C (1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

40F. Certification of draft amendments

(1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.



- (2) If a planning authority determines that –
- (a) it is satisfied as to the matters referred to in subsection (1), the planning authority must certify the draft as meeting the requirements of this Act; or
 - (b) it is not satisfied as to the matters referred to in subsection (1), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.
- (3) The certification of a draft amendment of an LPS under subsection (2) is to be by instrument in writing affixed with the common seal of the planning authority.
- (4) A planning authority, within 7 days of certifying a draft amendment of an LPS under subsection (2), must provide to the Commission a copy of the draft and the certificate.

4 ASSESSMENT

4.1 Proposal

The application requests an amendment to the Northern Midlands Local Provisions Schedule as follows:

Amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone.

4.2 Zone and Land Use

The land is presently zoned Community Purpose and is subject to the Safeguarding of Airports Code (Airport obstacle limitation area) over the entire parcel, and the Attenuation Code over the rear portion of the site (due to Avoca Sawmill – currently non-operational).

4.3 Subject Site and Locality

The subject site is a 4464m² level site, that currently contains a Community Centre building and associated outbuilding. The area immediately around the main buildings is fenced, while the remainder of the site is vacant. The site is located centrally within the township of Avoca and is surrounded by a mixture of established residential uses and vacant sites.

Photograph of subject site:



Aerial photograph of area (subject site outlined in red):



4.4 Permit/Site History

There is no relevant permit history for the site.

4.5 Notice to agencies and State authorities

If Council as planning authority certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

- (a) the relevant agencies; and
- (b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.

Council is required to notify Taswater of the draft amendment.

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

- (1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.
- (2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.
- (3) The exhibition notice is to –
 - (a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and
 - (b) specify that the draft amendment of the LPS is or will be –
 - (i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and
 - (ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and
 - (c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –



- (i) the premises specified in the notice in accordance with paragraph (b)(i) ; or*
- (ii) an electronic address specified in the notice.*
- (4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –*
 - (a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and*
 - (b) excluding any days on which the exhibition premises are closed during normal business hours.*

Any representations received during the exhibition period will be considered by the Council as a planning authority for reporting on to the Tasmanian Planning Commission.

4.7 Assessment Against LPS Criteria

34(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument–*

(a) contains all the provisions that the SPPs specify must be contained in an LPS

Consideration: The Local Provisions Schedule Requirements are at clause LP1.0 of the SPPs. These are: Zone Maps, Local Area Objectives, Particular Purpose Zones, Specific Area Plans, Site-specific Qualifications, Code Overlay Maps, and Code Lists in Tables.

An amendment to the Zone Maps is proposed.

(b) is in accordance with [section 32](#)

Under section 32:

- (3) An LPS may, if permitted to do so by the SPPs, include*
 - (a) a particular purpose zone...*
 - (b) a specific area plan, being a plan consisting of –*
 - (i) a map or overlay that delineates a particular area of land; and*
 - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.*
 - (c) a site-specific qualification, being 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 SPPs.*
- (4) An LPS may only include a provision referred to in [subsection \(3\)](#) 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.*

Consideration: The proposed amendment is not for a particular purpose zone, a specific area plan or a site-specific qualification.

(c) furthers the objectives set out in [Schedule 1](#) of LUPAA

Part 1 Objectives	Consideration
<i>(e) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The draft amendment is consistent with this objective.
<i>(e) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment is consistent with this objective. The site is located within a developed area and contains existing infrastructure.
<i>(e) to encourage public involvement in resource management and planning</i>	The statutory process for the assessment of a planning scheme amendment includes public notification of the draft



	amendment. Any representations received must be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which may hold public hearings into representations.
<i>(e) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	Given that the site has ceased being used for Council related uses that align with the Community Purpose Zone, rezoning the site to Low Density Residential would allow for the most appropriate reuse of the site and facilitate additional housing availability in the region and associated economic development.
<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>	Community, industry, and government agencies will have the opportunity to comment on the draft amendment during the public notification period.
Part 2 Objectives	Consideration
<i>i) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposal is consistent with the relevant sections of the Northern Tasmanian Regional Land Use Strategy (see below), ensuring sound strategic planning.
<i>i) 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 Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the proposed amendment. The draft amendment addresses all other relevant sections of the Resource Management and Planning System.
<i>i) 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>	The provisions of the SPP's applicable to the zone proposed by the draft amendment allows for adequate balance of considering the environment, while allowing for social and economic growth, where suitable.
<i>i) 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 amendment is consistent with local, regional and state policies.
<i>i) 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 Act allows for a development application to be assessed in conjunction with a scheme amendment which is not relevant to this draft amendment.
<i>i) 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 draft amendment is consistent with this objective.
<i>i) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	Not applicable to the draft amendment.
<i>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 draft amendment is consistent with this objective. The use of public infrastructure on the site has ceased to be utilised, and this is unlikely to change into the future (or alternative facilities are available). The draft amendment will assist in the site disposal and potential reuse of an underutilised Council-owned asset to reduce ongoing costs and support improved financial outcomes through the sale of a surplus asset.
<i>i) to provide a planning framework which fully considers land capability.</i>	Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions. It is therefore not relevant to this draft amendment.



(d) is consistent with each State policy

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned for Agriculture in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned for agricultural use.
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: - privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or - waters in any tank, pipe or cistern.
State Coastal Policy 1996		
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
National Environmental Protection Measures (NEPMs)		
In accordance with the State Policies and Projects Act 1993, a NEPM is taken to be a State Policy. The following NEPMs are therefore State policies: - Air Toxics - Ambient Air Quality - Assessment of Site Contamination - Diesel Vehicle Emissions - Movement of Controlled Waste between States and Territories - National Pollutant Inventory		



- *Used Packaging Materials*

Consideration: The revisions proposed by this draft amendment are not impacted by the State Policy on the Protection of Agricultural Land, or the way in which the policy is applied through the planning scheme provisions. The land subject to this draft amendment is not in a coastal zone and the Coastal Policy does not apply. The draft amendment is consistent with this State Policy on Water Quality Management, as water quality will not be adversely impacted by the proposed draft amendment.

(da) satisfies the relevant criteria in relation to the TPPs

Consideration: The Tasmanian Planning Policies (TPPs) come into effect on 1 July 2026. They are:

	Policy	Relevant Strategies
1.0	Settlement	
1.1	Growth	The draft amendment is consistent with Strategy 2: Plan for growth that will: a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements; b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services.
1.2	Liveability	The draft amendment is consistent with Strategies: 1 - Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources. 8 - Improve neighbourhood amenity by managing incompatible use and development.
1.3	Social infrastructure	The draft amendment is consistent with Strategies: 1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care. 2. Facilitate the co-location of suitable and compatible social infrastructure. 3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
1.4	Settlement types	No relevant strategies.
1.5	Housing	The draft amendment is consistent with Strategies: 1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements. 2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
1.6	Design	No relevant strategies.



1.7	Development contributions	No relevant strategies.
2.0	Environmental Values	
2.1	Biodiversity	No relevant strategies.
2.2	Waterways, wetlands and estuaries	No relevant strategies.
2.3	Geodiversity	No relevant strategies.
2.4	Landscape values	No relevant strategies.
2.5	Coasts	No relevant strategies.
3.0	Environmental Hazards	
3.1	Bushfire	No relevant strategies. The site is not mapped as being Bushfire Prone.
3.2	Landslip	No relevant strategies.
3.3	Flooding	No relevant strategies.
3.4	Coastal hazards	No relevant strategies.
3.5	Contaminated air and land	The draft amendment is consistent with Strategies: 1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities. 3. Manage land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use. Council has no record of the land having contained a potentially contaminating activity; however, the rear of the site is subject to an Attenuation Distance. The sawmill to which the Attenuation Distance relates is not currently operational.
4.0	Sustainable Economic Development	
4.1	Agriculture	No relevant strategies.
4.2	Timber production	No relevant strategies.
4.3	Extractive industry	No relevant strategies.
4.4	Tourism	No relevant strategies.
4.5	Renewable energy	No relevant strategies.
4.6	Industry	No relevant strategies.
4.7	Business and commercial	No relevant strategies.
4.8	Innovation and research	No relevant strategies.
5.0	Physical Infrastructure	
5.1	Provision of services	No relevant strategies.
5.2	Energy infrastructure	No relevant strategies.
5.3	Roads	No relevant strategies.
5.4	Passenger transport modes	No relevant strategies.
5.5	Ports and strategic transport networks	No relevant strategies.
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	Rezoning the property from Community Purpose to Low Density Residential will not impact on Aboriginal Cultural



		Heritage.
6.2	Historic cultural heritage	No relevant strategies.
7.0	Planning Processes	
7.1	Public Engagement	The strategies are supported by the public exhibition processes required as part of a Planning Scheme Amendment: 1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning. 2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning. 3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent. 4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.
7.2	Strategic Planning	The draft amendment is consistent with Strategy: 5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.

(e) 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

Consideration: The Northern Tasmanian Regional Land Use Strategy, 23 June 2021 (NTRLUS) is the applicable regional land use strategy for the Northern Midlands. The proposed amendment is consistent with the following sections of the NTRLUS:

PART C REGIONAL STRATEGIC PLANNING FRAMEWORK

C4 Goals and Strategic Directions

C4.1 Goal 1: Economic Development
Strategic Direction G1.1
Strategic Direction G1.2
Strategic Direction G1.3

Response: The proposed draft amendment is consistent with C.4.1 Goal 1: Economic Development.

C4.2 Goal 2: Liveability
Strategic Direction G2.1
Strategic Direction G2.2
Strategic Direction G2.3
Strategic Direction G2.4

Response: The proposed draft amendment is consistent with C.4.2 Goal 2: Liveability.

C4.3 Goal 3: Sustainability
Strategic Direction G3.1
Strategic Direction G3.2

Response: The proposed draft amendment is consistent with C.4.3 Goal 3: Sustainability



C4.4 Goal 4: Governance

Strategic Direction G4.1 (listed G34.1 in NTRLUS)

Response: The proposed draft amendment is consistent with Strategic Direction G4.1 - Advance regional leadership.

PART D REGIONAL LAND USE CATEGORIES

Three key Regional Land Use Categories provide the spatial framework to achieve the region's Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

Response: Avoca is identified in Map E.1 and Table E.1 as a Rural Village – Local or Minor Activity Centre. Under D.2.2.4 Key Planning Principles for Rural Areas, planning for Rural Areas should consider the way in which it can “accommodate the required growth of rural villages” and “consolidate future rural population growth within existing rural settlements and associated Rural Residential Area”. The proposed draft amendment to rezone a single lot from Community Purpose Zone to Low Density Residential Zone at 24 Arthur St, Avoca, seeks to create better utilisation of a site within the existing settlement area and assist in providing housing stock to support incremental supply within the region.

PART E REGIONAL PLANNING POLICIES

Response: The proposal is consistent with Part E Regional Planning Policies of the NTRLUS, as relevant, noting that the site sits outside of identified Urban Growth Areas but consolidates existing land use patterns of zoning, provides for infill within the existing Rural Village of Avoca and utilises existing reticulated water and stormwater services. The township retains adequate community/social infrastructure and the draft amendment to rezone the site to Low Density Residential will assist in reuse of an otherwise vacant and underutilised site.

(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#), that applies in relation to the land to which the relevant planning instrument relates

Consideration: Council's Strategic Plan 2017-2027 is based upon four key priorities:

- 1 Lead: Service with honesty, integrity, innovation and pride
- 2 Progress: Economic health and wealth – grow and prosper
- 3 People: Cultural and society – a vibrant future that respects the past
- 4 Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this proposed amendment are strategic outcomes:

- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably
- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

(g) as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates

Consideration: Adjacent municipal areas are: Meander Valley, City of Launceston, and Break O' Day (Northern Region), and Glamorgan-Spring Bay, Southern Midlands and Central Highlands (Southern Region). The proposed draft amendment is not located spatially close to a shared municipal boundary.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#)

Consideration: The draft amendment is not in the vicinity of the Tasmanian Gas Pipeline.

Tasmanian Planning Commission Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application



Zone – Low Density Residential Zone	
Zone Application Guidelines	Consideration
LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist: (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or (b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or (c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities. LDRZ 2 The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services. LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values. LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for green-field development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.	The subject site is a residential area with no reticulated sewer infrastructure in accordance with LDRZ1 (a)(i) and (b). The surrounding lots are zoned Low Density Residential Zone in accordance with LDRZ1 (c).

5 ASSESSMENT OF PLANNING APPLICATION

Not applicable.

7 OPTIONS

Decision in relation to request

The planning authority can:

- decide to agree to the amendment and prepare a draft amendment of the LPS; or
- decide to refuse to prepare the draft amendment of the LPS.

Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the Land Use Planning and Approvals Act; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.



8 DISCUSSION

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received will be considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

ATTACHMENTS

Nil

OWNER: The Crown FOLIO REFERENCE: SEC.27AC315034 GRANTEE: Part of Section H 1-3-30 Granted to John Stieglitz.		PLAN OF TITLE LOCATION TOWN OF AVOCA SECTION H FIRST SURVEY PLAN No 256/35 L.O. & P3282 L.O. COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:800 LENGTHS IN METRES		REGISTERED NUMBER S P135834 APPROVED EFFECTIVE FROM 15 AUG 2001 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 123 (5437-45)	LAST UPI No FXS53	LAST PLAN No	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

COMPILED PLAN

Lot 1
4464m²

ARTHUR STREET

ST PAULS STREET

011003

Compiled from 256/35 L.O. & P3282 L.O.

Exhibited

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of **17 August 2026** to certify that draft Amendment 29-2026 to *Northern Midlands Local Provisions Schedule* to rezone folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone, meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993*.

The **COMMON SEAL** of the)
Northern Midlands Council is)
affixed hereto, pursuant to the)
Council's resolution of)
17 August 2026 in the presence of:)



M Knowles OAM
.....
Mayor

Mark Brudenell
.....
Acting General Manager

Exhibited

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

AMENDMENT 29-2026

Draft Amendment 29-2026 to the Local Provisions Schedule to rezone folio of the Register 13 5834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone.



Legend (Zone):

10.0 Low Density Residential

The **COMMON SEAL** of the
Northern Midlands Council is
hereunto affixed, pursuant to the
Council's resolution of
17 August 2026 in the presence of:



M Knowles OAM
.....
Mayor

Al H. Bricknell
.....
Acting General Manager

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