



38A FAULKNER ROAD, RAVENSWOOD



38A FAULKNER ROAD, RAVENSWOOD

Planning Scheme Amendment

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1. BACKGROUND

Ireneinc Planning & Urban Design has been engaged by Carlton Dixon to prepare a Planning Scheme Amendment to provide scope for the rezoning of the land at 38a Faulkner Road, Ravenswood. The aim of the proposed rezoning is to provide for a large scale Rural Residential development, consisting of approximately 35, 1ha residential lots. The development aims to encourage an increase in the current demographic of Ravenswood, to provide further residential property options for Tasmanians and Interstate buyers looking for a rural/residential living options.

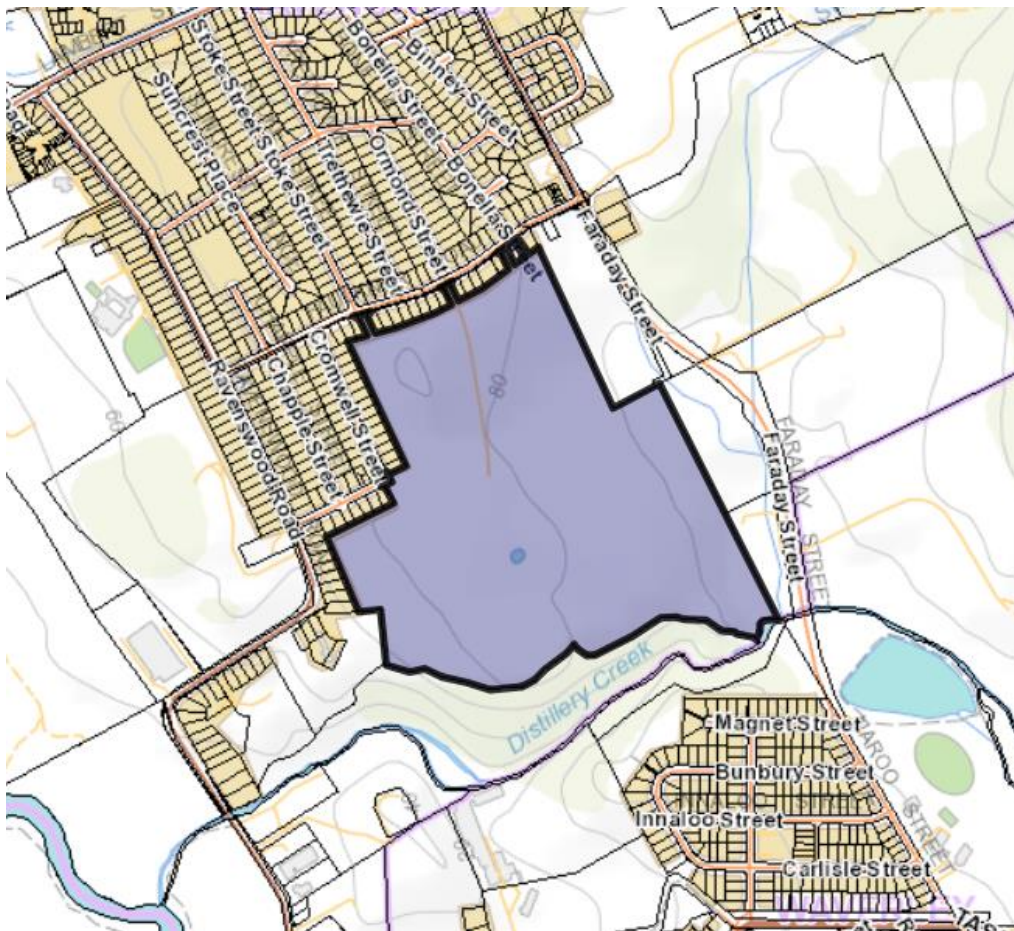


Figure 1: Location Plan (source: The LIST)

A similar rezoning application was recently submitted to Launceston City Council and was approved under delegation at the Tasmanian Planning Commission. The application was for the rezoning of approximately 25ha of existing Rural Resource land to Rural Living. The site of this rezoning is located within 2.6km of the site at the centre of this application at 38a Faulkner Road,

Ravenswood. It must be said that this similar application was for the subdivision for 4 lots, all with varying lots sizes from a minimum of 2.5ha to a maximum of 16.1ha.

The site has been identified as having a land capability rating of Class 5 & 6 - meaning the site is generally unsuitable for horticultural cropping purposes, with only limited grazing potential. Such a classification identified that the land is not considered prime agricultural land, and therefore any development on the site would be unlikely to fetter or constrain agricultural use.

The site at Waverley was considered to possess a land capability of class 4 according to the land capability mapping, however following site-specific studies, the land was in fact classified as Class 6. The site at Ravenswood has been determined to have a similar land capability and would therefore be more likely to receive a similar rezoning decision.

This report forms part of a request for an amendment to the *Launceston Interim Planning Scheme 2015* (the Scheme) under section S8C and the Savings and Transitional Provisions of Schedule 6 of the *Land Use Planning and Approval Act 1993 (LUPAA)*, which requires amendments to interim planning schemes to be considered in accordance with the former requirements of LUPAA.

The proposed amendment has been prepared with reference to the *Northern Tasmanian Regional Land Use Strategy 2013* (NTRLUS), the provisions of the *Launceston Interim Planning Scheme 2015* (LIPS), the *Tasmanian Planning Scheme: State Planning Provisions* (SPP), the *Launceston Residential Strategy 2009-2029* (LRS), the *Greater Launceston Plan* (GLP) and other applicable provisions of national, state, regional and local policies.

2. STRATEGIC ANALYSIS

2.1 PLANNING POLICY FRAMEWORK

The following section reviews the strategic land use planning policies as they relate to demographics, community liveability and residential land use, contained within the following relevant documents:

- *Northern Tasmania Regional Land Use Strategy 2016*
- *Launceston Residential Strategy 2009-2029.*
- *City of Launceston Strategic Plan 2014-2024*
- *Greater Launceston Plan 2014-2029*

The policies and objectives of the current Interim Planning Scheme and State Planning Provisions have also been considered, as well as a number of other relevant documents that may impact the strategic framework.

2.2 BACKGROUND

2.2.1 Demographics

The Tasmanian Government has a policy to increase the state's population to 650,000 by 2050 by encouraging and facilitating interstate and overseas migration and encouraging expats to return to Tasmania¹. However, Tasmania's population has continued to positively increase since around 2012. Overall, Tasmania's population is estimated to have increased by 3,289 people from June 2016 to June 2017 at a growth rate of 0.64%, which is lower than the Australian average of 1.6%².

According to the most recent Regional Population Growth Estimates (ABS Cat No 3218.0) the Launceston LGA, which includes Ravenswood, was identified as having the largest population in the state as at 30 June, 2017, accounting for approximately 12.9 per cent of Tasmania's total population.³

In terms of the population of Ravenswood, the Census data indicates populations for the following years 2016 (3,625 people), 2011 (3,974 people) and 2006 (4,147 people) based on State Suburbs data. As can be seen in the figure below, the MapData provided on the ABS the geographical boundary for Ravenswood varied between 2006 and 2011.

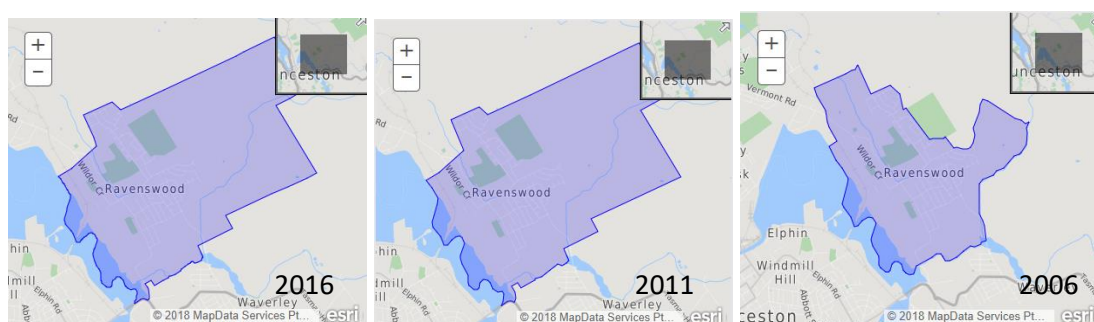


Figure 2: Ravenswood State Suburbs Geographic boundary (Source: ABS)

¹ https://www.statgrowth.tas.gov.au/policies_and_strategies/populationstrategy

² Tasmanian Government, Release date 14 December 2017, *Population (ABS Cat No 31010.0)*.

³ Tasmanian Government, Release Date 24 April 2018, *Regional Population Growth (ABS Cat No 3218.0)*.

The above statistical data demonstrates a small decline in the population of Ravenswood over the last 11 years. According to the most recent Census data (ABS, 2016), this reduction in population numbers can be directly related to the decrease in children aged 0-14, coupled with a continually ageing population. This age group represented 25.3% of the demographic in 2011, however by 2016 this number had reduced to 20.8%, a 5.2% reduction over 5 years. The median age of people in Ravenswood also increased from 32 in 2006 to 33 in 2011 and 38 as of 2016. Although this increase in median age is a fairly common trend in many LGAs across Tasmania, the highest percentage of the population in Ravenswood was individuals between the age of 20-24, which represents 7.7% of the total population of the area.

In regard to employment and occupation, 24.2 per cent of the population identified as labourers, with only 5.2% registering as having a Professional occupation. This statistic also influences the rates of home ownership in Ravenswood, and the percentage of rental properties. According to the most recent ABS Census, 48.4% of homes in Ravenswood were rental properties, followed by homes with a mortgage at 25.8%. This is reflected by the income statistics, which indicate that approximately 42% of the weekly median household income was less than \$650.

According to the Northern Regional Land Use Strategy, there has been a marked decline in household size in Northern Tasmania, with smaller families and an increase of single person households. This is compounded by a continuously ageing population across Tasmania and the NTRLUS identifies an additional projected requirement of 10,000 homes by 2032 across Northern Tasmania to meet increasing demand. To provide for this increase the NTRLUS provides settlement pattern principals that promote:

- *Infill in existing centres;*
- *Redeveloping 'infrastructure rich' areas; and*
- *Maximising residential yield in major new residential developments.⁴*

Considering the proximity of Ravenswood to the Launceston CBD, and other major areas such as the University of Tasmania's Newnham Campus, increased residential development in this area would provide additional lifestyle options and an increase in housing to help meet projected demand.

2.2.2 Land Supply

Rezoning of the site would allow for further infill residential development within the Ravenswood area, and would result in a consistent pattern of development through to Waverley to the south-east and join with existing higher density generally residential development to the north-east. The following diagrams illustrate the extent of developed land within the wider Launceston LGA, illustrating settled sites within proximity to Ravenswood.

⁴ Northern Tasmania Regional Land Use Strategy (2016, p: 53).

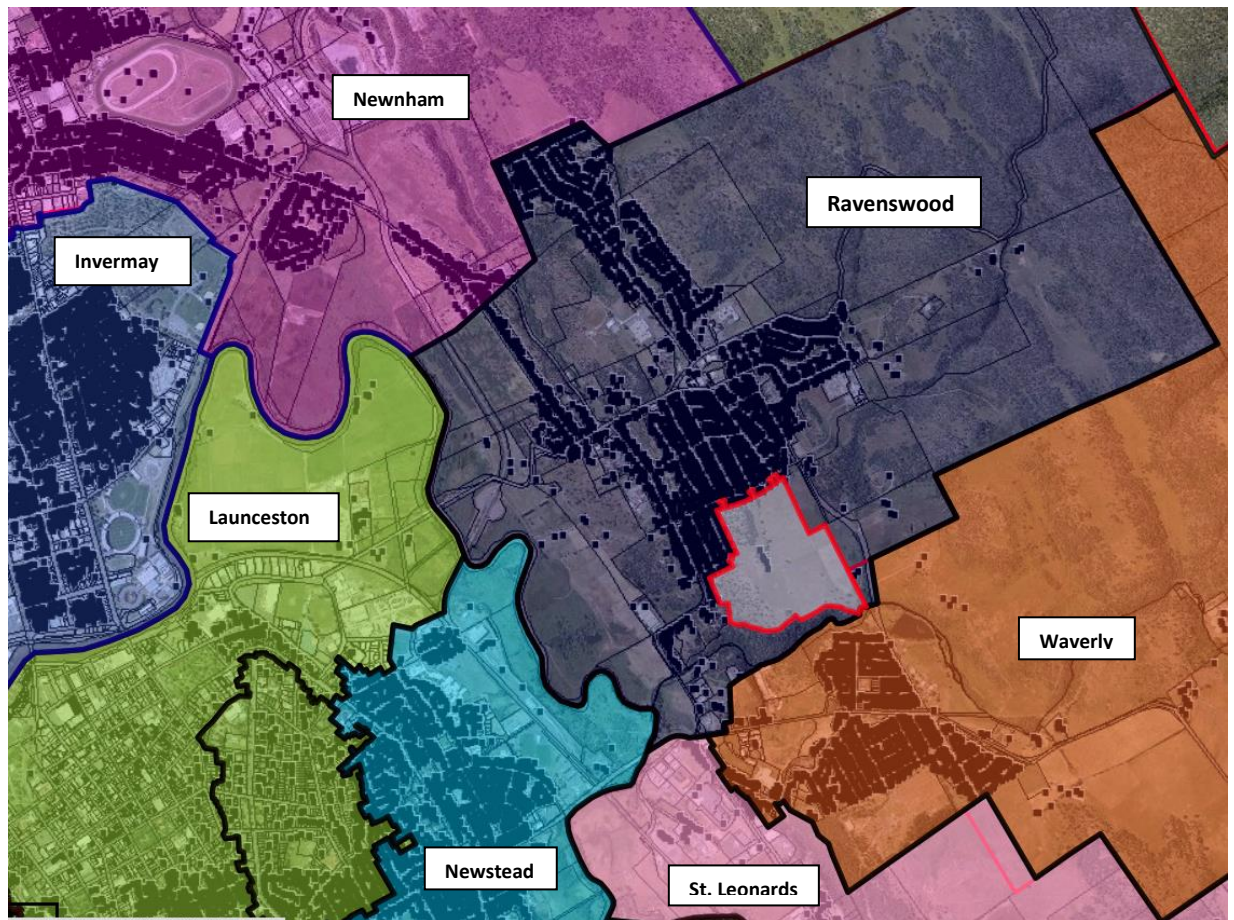


Figure 3: An overlay of building points and locality boundaries illustrates the extent of vacant land within the existing settled land in Ravenswood (Source: The LIST)

The LIPS 2015, does not currently provide lot sizes for subdivision in the existing Rural Resource Zone. Under the SPP this remains effectively the same, with residential development and subdivision generally discouraged in favour of resource and agricultural use and development.

Under the Rural Living Zone, in the LIPS 2015, lots sizes should ideally be no less than 4ha, however the performance criteria does provide scope for a minimum lot size of no less than 1ha.

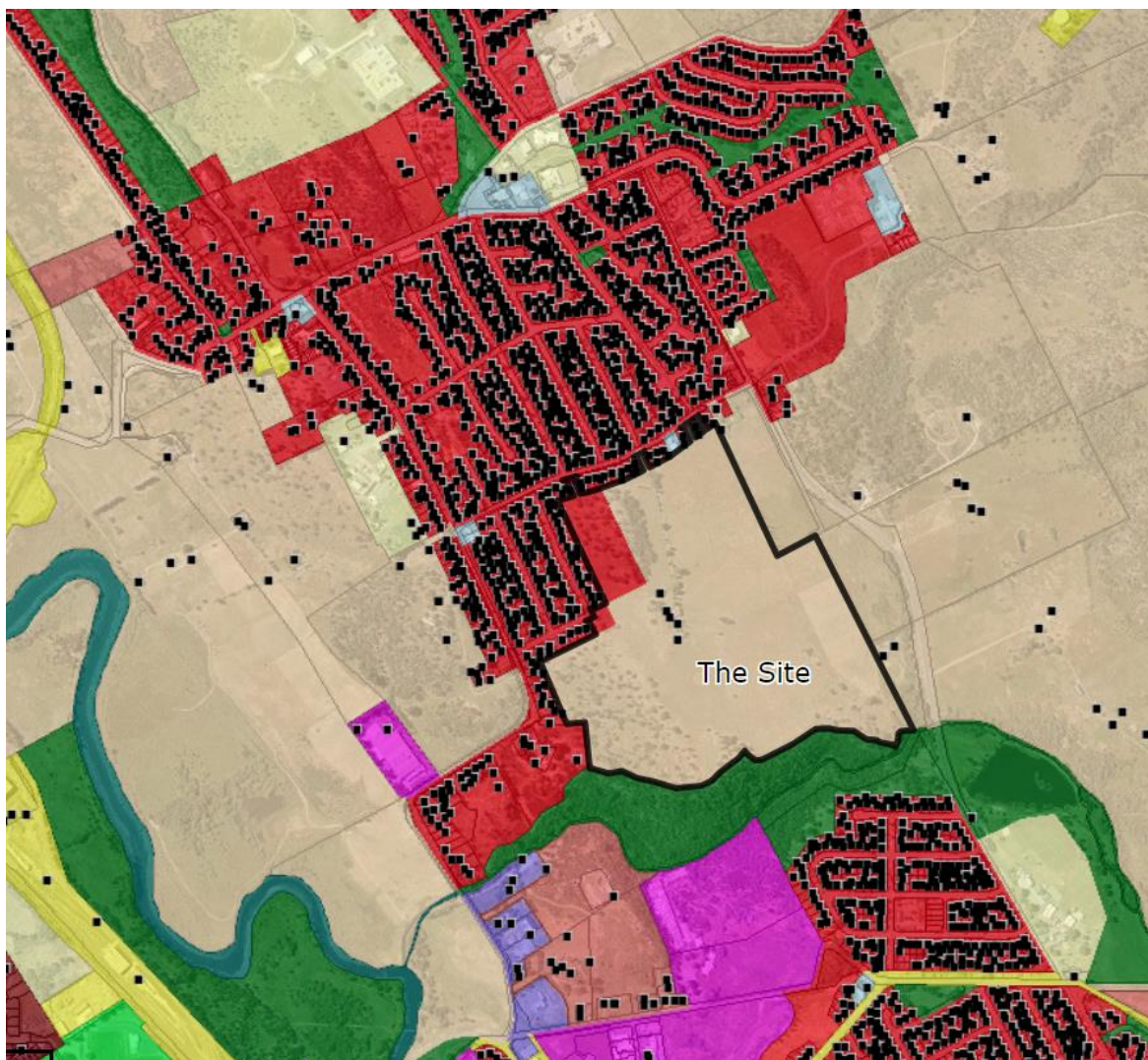


Figure 4: An overlay of building points and zoning illustrates the extent of vacant land within the existing settled land in Ravenswood (Source: The LIST)

2.3 NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

The NTRLUS, 2016 has been developed to provide a strategic framework, along with strategies and policies to manage growth, change and development within Northern Tasmania over the next 30 years.⁵ The Strategy provides numerous policies and directions to guide planning and development in Northern Tasmania, particularly strategies to address liveability and community as well as managing the spread of residential development within the greater Launceston area.

2.3.1 Liveability and Community

The proposed rezoning of the land at 38a Faulkner Street, Ravenswood will need to be prepared in consideration of the existing characteristics and likely growth of the residential population of Ravenswood. The NTRLUS outlines the importance of liveability and retention of people within suburban municipalities.

The NTRLUS includes the following Strategic direction:

⁵ Northern Tasmania Regional Land Use Strategy (2016, p: 8).

Goal 2:

...Enhancing community and social development through liveability measures to create healthy, strong and vibrant urban and rural settlements in accordance with the regional land use categories and related regional planning policies.

To be achieved by:

- *Encourage well designed communities that are accessible, healthy and safe to improve resilience;*
- *Acknowledge and reinforce the distinct land use and visual amenities characteristic of municipal areas and Northern Tasmania collectively; and*
- *Ensure the community has access to a range of quality open space and recreational opportunities.⁶*

The proposed rezoning would certainly increase the liveability of Ravenswood and provide new housing options within the suburb that would entice Tasmanian and Interstate buyers. According to the NTRLUS, there is a direct correlation between providing a variety of 'lifestyle' options and population retention, in that areas with improved liveability can strengthen various communities and enhance levels of community pride and inclusion. This is bolstered by the conclusion that combining land use policies and investment decisions can lead to enhanced liveability, and is a key objective of the NTRLUS, to improve and strengthen communities and long term economic performance.⁷

2.3.2 Urban Growth Boundary Areas

The purpose of the UGB is to define the extent of urban development to 2032, in the case of the NTRLUS. The UGB areas are not mapped to include existing low-density residential areas, including Rural Living areas, and are controlled separately under the NTRLUS. Despite this, the site at 38a Faulkner Road currently falls within mapped UGB areas, as per figure 5 below. The site is currently zoned Rural Resource, and the regional planning principals indicate that UGB areas are designed to manage, rather than accommodate regional urban growth.⁸ The strategies identified to achieve this include providing opportunities for increasing the capacity of existing UGB areas, and should be given priority, rather than expanding the UGB areas.

Considering that the site falls within existing UGB mapping, indicates that the site has been considered appropriate for future urban development, against the following general criteria:

- *be physically suitable;*
- *exclude areas with an unacceptable risk of natural hazards including predicted impacts of climate change;*
- *exclude areas with significant biodiversity values and be appropriately separated from incompatible land uses;*
- *be either a logical expansion of an existing urban area, or of sufficient size to support the efficient provision of social and economic infrastructure.⁹*

Although the site is currently zoned Rural Resource, the site is considered consistent with this criteria. Rural Living lots on the site would serve as a logical expansion of the existing Ravenswood

⁶ Northern Tasmania Regional Land Use Strategy (2016, p: 23).

⁷ Northern Tasmania Regional Land Use Strategy (2016, p: 12).

⁸ Northern Tasmania Regional Land Use Strategy (2016, p: 31).

⁹ Northern Tasmania Regional Land Use Strategy (2016, p: 31).

locality to revitalise and support the existing demographic, and provide new small scale lifestyle living opportunities in close proximity to the Launceston CBD and primary activity centres.

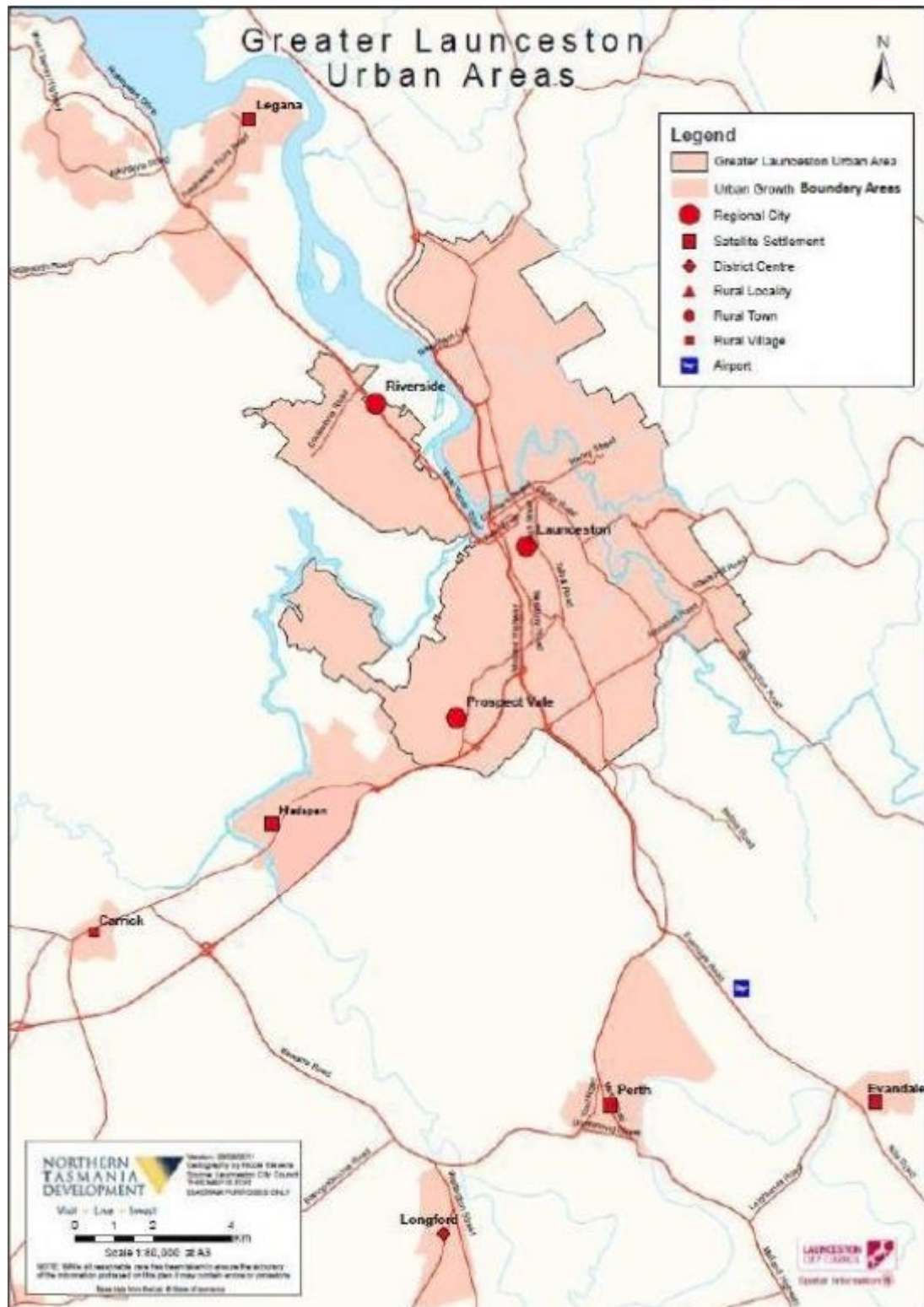


Figure 5: Mapped UGB areas (source: NTRLUS, 2016)

The NTRLUS acknowledges that Rural Living Areas can be provided to support opportunities for residential use on larger allotments. This sentiment is also adopted in the Launceston Residential Strategy 2009-2029, which states further that sites not explicitly identified as future rural living

areas may be rezoned to provide for rural living options. This will be detailed further under section 2.4 of this report.

The NTRLUS describes Rural Residential areas as:

Land that has no real potential for efficient or practical agricultural or rural resource use on a commercial basis where the land use pattern is characterised by:

- *Predominately residential land use i.e. lifestyle blocks, hobby farms or low density residential subdivisions; and*
- *Fragmentation of the cadastral base and property ownership; and may also include*
- *Topographical constraint resulting in physical impediments to rural resource use or connectivity, which may include bio-diversity protection and/or conservation.*¹⁰

Considering the above, the site is within close proximity to existing General Residential areas, and there is currently no buffer between Residential zoning and the existing Rural Resource zoning on the site. A Rural Living Zone in this area would provide a more appropriate buffer between existing Rural Resource use and Residential Use by providing larger 'lifestyle' lots.

The NTRLUS provides Regional Planning Principals and strategies in regard to the provision of Rural Living Areas, the following of which is relevant to the proposal:

2. Support Rural and Environmental Living areas in appropriately located areas where it does not fragment productive rural land.

*4. Provide and maintain appropriate levels of infrastructure and services to Rural and Environmental Living areas.*¹¹

The accompanying Agricultural Assessment has determined that the site does not contain productive rural land. In addition to this, rezoning the site would allow for a reasonable transition between existing higher density general residential development and potential rural resource use on adjacent properties. This is also supported by the following statement outlined in the NTRLUS, which relates to transitions between existing regional rural, natural productive resources and rural living areas and areas identified within the UGB:

*The transition from this land use area to that of the Urban Growth Boundary Area and natural environmental area should consist of a graduation of land uses and activities to reflect a scale of development that allows for adequate buffering and separation distances to protect the integrity and intent of the land use area and to manage/mitigate any potential land use conflicts.*¹²

The rezoning of the property to Rural Living A under the SPP and subsequent LPP would ensure an adequate buffer between high density general residential land and existing rural resource land, thus preventing potential land use conflicts. This issue will be addressed under section 6.2 of this report.

This statement leads directly into the following section regarding Rural and Environmental Living Development.

2.3.3 Rural and Environmental Living Development

According to the NTRLUS, the provision of new Rural Living/Rural Residential areas should demonstrate that such areas are a preferable alternative to existing undeveloped rural residential areas and can comply with objectives for sustainability under the Land Use Planning and Approval

¹⁰ Northern Tasmania Regional Land Use Strategy (2016, p: 33).

¹¹ Northern Tasmania Regional Land Use Strategy, (2016, p: 34)

¹² Northern Tasmania Regional Land Use Strategy, (2016, p: 32).

Act. An analysis of the proposed rezoning will be undertaken against the relevant sustainability provisions of LUPAA under section 7 of this report.

The NTRLUS provides specific policies and actions with regard to development involving Rural and Environmental Living.

The policies relevant to the proposal are detailed below, along with the corresponding actions:

Rural and Environmental Living Development	
Policy	Actions
RSN-P21 - Rural and environmental lifestyle opportunities will be provided outside urban areas. RSN-P22 - Rural and environmental lifestyle opportunities will reflect established rural residential areas. RSN-P23 - Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands. RSN-P24 - Growth opportunities for rural living and environmental living will maximise the efficiency of existing services and infrastructure.	RSN-A19 - Rural living land use patterns will be identified based on a predominance of residential use on large lots in rural settings with limited service capacity that are outside urban areas. RSN-A20 - Planning schemes should prioritise the consolidation of established rural residential areas over the creation of new rural residential areas. RSN-A21 - Target growth to preferred areas based on local strategy and consolidation of existing land use patterns. RSN-A22 - Planning scheme provisions must specifically enable subdivision opportunity to preferred areas by setting minimum lot sizes based on locality. RSN-A23 - Ensure future locations of the Rural Living zone will not require extension of the Urban Growth Boundary Areas, compromise productivity of agricultural lands and natural productive resources. RSN-A24 - Ensure future locations of the Environmental Living zone do not compromise environmental values RSN-A25 - Consolidation and growth of rural living and environmental living areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant): • Proximity to existing settlements containing social services; • Access to road infrastructure with capacity; • Onsite waste water system suitability; • Consideration of the impact on natural values or the potential land use

	limitations as a result of natural values; • Minimising impacts on agricultural land and land conversion; • Minimising impacts on water supply required for agricultural and environmental purposes; • Consideration of natural hazard management; • Existing supply within the region; • Potential for future requirement for the land for urban purposes; and • The ability to achieve positive environmental outcomes through the rezoning.
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Table 1: Rural and Environmental Living policies and actions (source: NTRLUS, 2016, p: 61-62).

Of particular relevance to the proposed rural living rezoning and subdivision, is the criteria outlined in RSN-A25, which details requirements to be considered when assessing consolidation and growth of rural living areas. The site at 38a Faulkner Road, Ravenswood can comply with all of the aforementioned criteria, in that the site is in proximity to the existing Ravenswood settlement and is located within 3km of East Launceston, where social services are available.

The site also has multiple access points to Faulkner Road and Faraday Street if required. Both roads are sealed and of a high standard to accommodate additional vehicle movements that would likely be generated by the proposed subdivision. The accompanying Agricultural Assessment has provided detailed land capability mapping for the site, which is discussed in further detail under section 3.3 of this report. The report does not detail the soil types on-site, and therefore a soil assessment may be required to determine the predominant soils on site and whether these would be appropriate for on-site waste water disposal.

The site is relatively clear of vegetation, except for sparsely vegetated areas on the western and south-western aspect of the site. A site assessment may be required to determine that these areas do not contain any important natural values.

The accompanying Agricultural Report has concluded that the site contains predominately Class 5 and 6 land, which is generally unsuitable for horticultural or significant agricultural activities. Therefore, the site would not result in the fettering of any potential agricultural use on adjacent sites.

The Ravenswood area, and wider residential areas (e.g. Waverly, Mayfield and St Leonards) would not be considered to be densely populated, and there are significant areas that could provide for additional Rural Living 'lifestyle' options and provide a more consolidated residential area. The pattern of existing development can be seen in figures 8 and 9 of this report (page 13 & 14).

2.3.4 Activity Centres and Economic Development

The following figure identifies the current activity centres in the wider Launceston area. Although Ravenswood is not identified on these maps, the site is in close proximity to several activity centres, particularly Launceston CBD which is identified as a principal activity centre. Ravenswood is also in close proximity to several other local suburbs such as St. Leonards to the south-west.

These areas provide essential community services, and are with 3.5km of Ravenswood. The NTRLUS provides policies and actions to ensure continued social and economic progress in lower order activity centres, to revitalise and strengthen local communities and improve existing conditions to sustain a viable population base in these areas and support the development of new neighbourhoods and local centres.¹³

As outlined previously in this report under section 2.2.1, Census data over the last 3 Census periods (2006, 2011, 2016) has demonstrated a decline in the population of Ravenswood over the last 11 years. The Census data indicates the population number for the following years 2016 (3,625 people), 2011 (3,974 people) and 2006 (4,147 people) based on State Suburbs data. Considering this, a new residential development in the locality providing a new option in lifestyle living would likely provide a much-needed boost to a currently stagnated area, and provide further opportunities for community growth in the area.

¹³ Northern Regional Land Use Strategy (2016, p: 73).



Figure 6: Activity Centre Network (source: NTRLUS)

2.3.5 Natural Hazards

There are a significant number of natural hazards that currently impact upon development in the greater Launceston area. Of these hazards, risks associated with bushfire and riverine inundation are of the highest risk to users and development within the Launceston area. As recently as 2016, Launceston has been subject to significant flood events, which have resulted in significant damage to numerous tourist destinations and industry areas. The NTRLUS provides policies and actions to guide planning and development in areas subject to these risks. Of these policies and actions, the ones relevant to the site at Ravenswood are detailed below:

Natural Hazards	
Policy	Actions
NH-P02 - Ensure that future land use and development minimises risk to people and property resulting from flooding.	NH-A04 - Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.
NH-P03 - Ensure that future land use and development minimises risk to people and property resulting from bushfire hazard.	NH-A05 - Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard. NH-A06 - Ensure subdivision design responds to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.

The site would be considered bushfire prone, and there is a densely vegetated area to the south of the site, contained within the Open Space Zone. A bushfire risk assessment may be required to ascertain whether this natural hazard warrants bushfire hazard reduction measures such as additional setbacks from the southern boundary of the site.

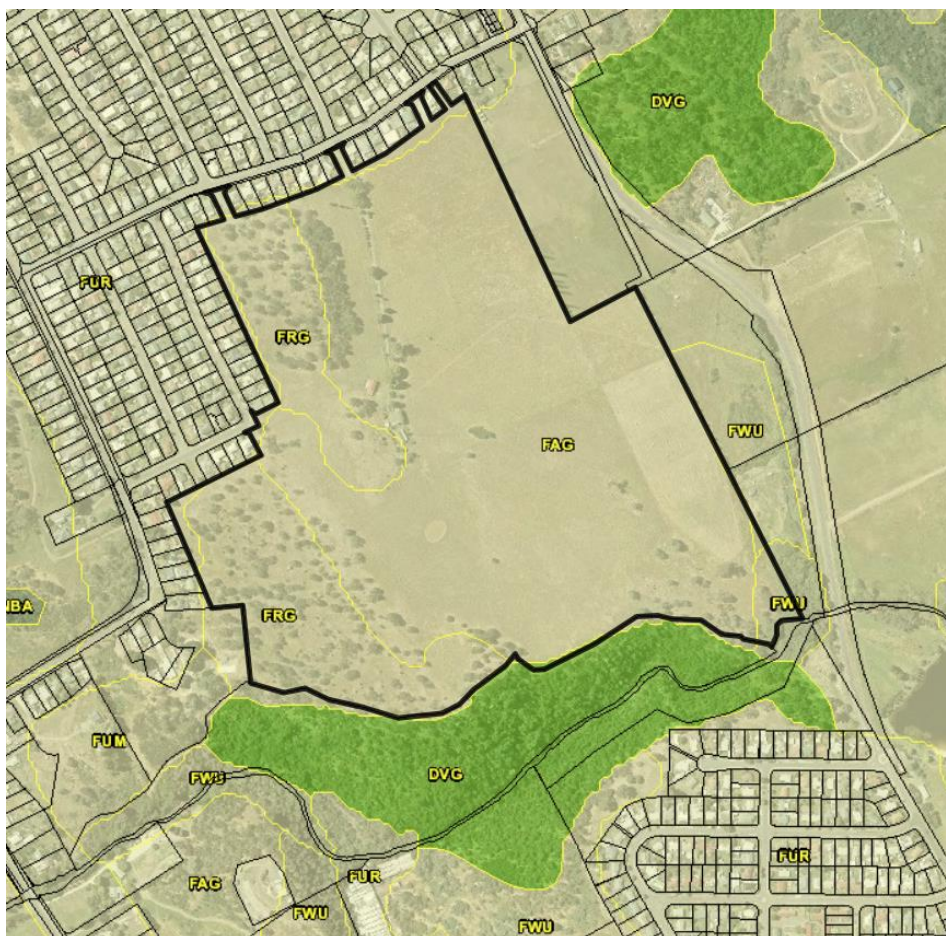


Figure 7: TASVEG 3.0 communities on and around the site (source: LISTMap)

As per figure 7, TASVEG 3.0 Mapping identifies the site has having predominately Agricultural, Urban and Exotic vegetation communities, as per the following:

FRG: Regenerating cleared land;

FAG: Agricultural Land.

The area to the south of the site, within the Open Space Zone, contains Eucalyptus viminalis grassy forest and woodland (DVG).

In terms of inundation risk, the site is located approximately 800m from the North Esk River and is unlikely to be subject to flood or inundation. Any such event may result in limited access to the site from Ravenswood Road, however there are two other roads that provide access to Ravenswood from the north and west.

2.4

LAUNCESTON RESIDENTIAL STRATEGY 2009-2029

This strategy was developed to guide housing provision in the Launceston area for the next 20 years and beyond. The following figure identifies current zoning areas within the Launceston LGA and provides an insight into the current spread and allocation of Rural Residential land (categorised as Rural Living and Environmental Living).

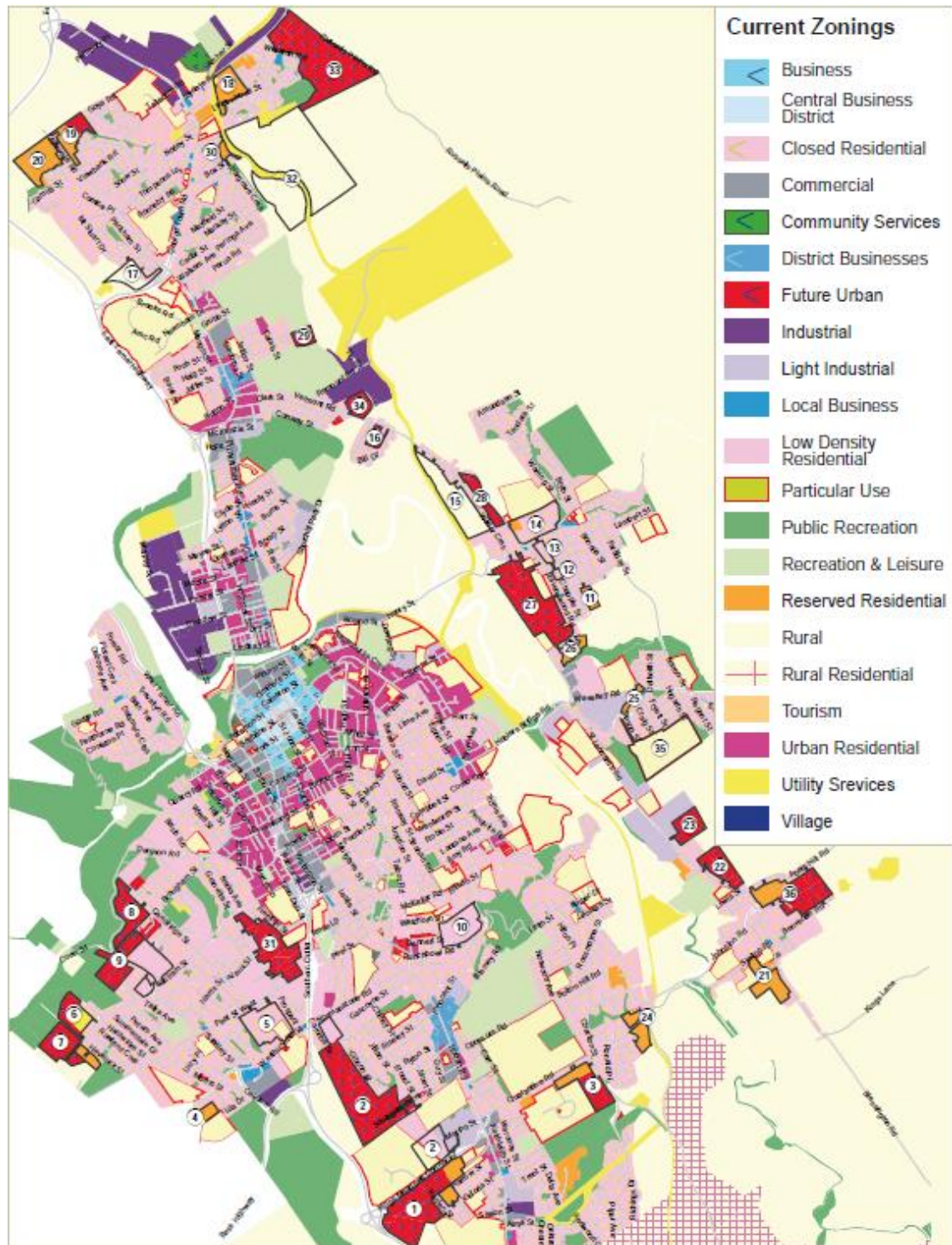


Figure 8: Current zoning and candidate areas for residential subdivision (source: LCC)

The purpose of the Strategy is not to allocate land to accommodate the entire expected demand for Rural Residential development, over the next 10 years. The reason for this is as follows (emphasis added):

1. *The proposed strategy is to not oversupply the market or encourage unfocused demand in the early years of the scheme; the strategy would thereby possibly increase the viability of individual developments.*
2. *Under the proposed strategy Council would retain flexibility and be able to respond to new proposals into the future without being constrained by an overly prescriptive strategy.*
3. *Council would be able to continually monitor and review the success of the strategy. Demand may not reach forecasts and as such additional land may not be necessary; alternatively, infrastructure may become available in an area currently deficient, and this approach would reserve capacity to respond.*
4. *The approach allows some role for the market. Rather than Council choosing all areas it would allow the flexibility to assess proposals by landowners there is considerably more land shown by Councils analysis as suitable for Rural Residential development that could sustainably be zoned.¹⁴*

A recent decision at the Tasmanian Planning Commission has provided the go-ahead for a similar piece of land at 30 Boomer Road, Waverley, located approximately 2.5km south-east of the proposed site at 38a Faulkner Road, Ravenswood. The approval was given for a significantly smaller site, however the Launceston Residential Strategy recognises that Rural Residential development diverts demand from rural areas, thereby minimising potential impacts on agricultural uses, and safeguards land with agricultural or rural resource potential. The Launceston Residential Strategy also identifies a considerable shortfall in Rural Residential Living options and that there is some justification for zoning, or rezoning additional land for Rural Living/Rural Residential living in the coming years, as demand increases for more ‘lifestyle’ oriented residential subdivisions.¹⁵

The NTRLUS recognises that the provision of a greater mixture of residential densities is required to provide people with a greater variety of housing choice, particularly as sustainable forms of living become increasingly popular. The NTRLUS provides a guide to dwelling densities in and around Launceston and provides general urban design outcomes for Rural Living areas, which includes:

large lot subdivision that consists of predominately detached housing set within a rural landscape setting that forms a transition to the Rural Resource Zone areas.¹⁶

2.5 GREATER LAUNCESTON PLAN - 2014 - 2029

The GLP has been developed as a community vision designed to guide sustainable development of Launceston and its suburbs and localities over the next 20 years and beyond. The plan provides a high level strategic policy framework which has been informed by the NTRLUS and supporting national, state and regional policy documents. The theme of Liveability and Amenity has been discussed in detail in accompanying strategic documents referenced as part of this report.

The GLP also provides an analysis of likely residential demand, in terms of land requirements over a 23 year period from 2013 to 2036. According to the GLP, residential land (including conventional and low density) accounts for approximately 91 per cent of the likely total urban land requirements

¹⁴ Launceston Residential Strategy 2009-2029, Launceston City Council (2009, p: 59)

¹⁵ Launceston Residential Strategy 2009-2029, Launceston City Council (2009, p:51)

¹⁶ Northern Tasmania Regional Land Use Strategy, (2016, p: 56)

over the 23 year period. The overall forecast for residential land requirements over this period, in terms of lots required, is approximately 12,210 lots.¹⁷ These estimates further support a need for new residential subdivisions in proximity to the Launceston CBD and adjoining activity centres.

In addition to this, the GLP provides attributes for Tier 5: Rural residential development:

- *Within 500m of reticulated water*
- *Sealed road frontage*
- *On current garbage collection route*
- *Not in Scenic Protection Special Area*
- *Not containing TASVEG native forest*
- *Continuous with existing rural residential zones.*¹⁸

The site at 38a Faulkner Road complies with 5 of the 6 positive attributes, as the site is within 500m of reticulated water, has sealed road frontage, is on a current garbage collection route, is not within a Scenic Protection Special Area and does not contain TASVEG native forest.

The site contains sparse TASVEG 3.0 vegetation communities, these areas are identified in figure 7 (page 19), however TASVEG 3.0 Mapping identifies these areas as predominately Agricultural, Urban and Exotic vegetation communities, as per the following and are not considered native forest:

FRG: Regenerating cleared land;

FAG: Agricultural Land.

2.6 CITY OF LAUNCESTON STRATEGIC PLAN 2014-2024

The purpose of the plan is to provide focus on the delivery of outcomes and significant projects identified in the Greater Launceston Plan (GLP). The Strategic Plan has been developed to provide actions and strategies that the City of Launceston will pursue to deliver on the objectives and actions of the GLP.

2.7 INFRASTRUCTURE

Infrastructure covers numerous areas including physical services such as water, sewerage, telecommunications and stormwater. According to the NTRLUS, the wider Launceston area is relatively well serviced, however due to an absence of broader strategic planning framework, some areas have been left with ageing infrastructure. Of the four key regional goals identified in the NTRLUS, Goal 1 aims to:

Facilitate economic development through competitiveness and innovation strategies (productivity) by integrating land use and infrastructure planning (inclusive of transport) that achieves leverage and value from the return of investment into infrastructure provision.

This regional goal is supported by strategic directions to guide planning and decision making, of these directions, Strategic Direction 2 identifies the following with regard to infrastructure:

SD2 - Adopt an integrated and coordinated approach to all of government infrastructure, transport and land use planning by achieving the following strategy objectives:

¹⁷ Greater Launceston Plan, *Renaissance Planning*, (2014, p: 33).

¹⁸ Greater Launceston Plan, *Renaissance Planning*, (2014)

- a. *Coordinate the provision of necessary transport, energy, communications and other infrastructure services with appropriate zoned and located land for development that can add value to the level and return of investment.*
- b. ...
- c. ...
- d. *Coordinate land use, future sewerage and water provision promoting effective and efficient use of existing service infrastructure.*
- e. ...¹⁹

The site at Ravenswood falls within existing transport network, with bus services and ample road access provided within the area. Direct links to activity centres at St Leonards and East Launceston are provided from Faraday Street (to St Leonards) and Ravenswood Road and Henry Street (to East Launceston). Vermont Road also provides direct access to northern-eastern suburbs of Mowbray, Newnham and Mayfield. Details regarding existing water, sewerage and stormwater services will be addressed in further detail under section 3.4 of this report.

¹⁹ Northern Tasmania Regional Land Use Strategy, (2016, p: 22).

3. SITE ANALYSIS

The following section provides specific detail about the features of the land and an assessment of the various constraints and opportunities from the site has been undertaken to inform the options for subdivision and development on the site.

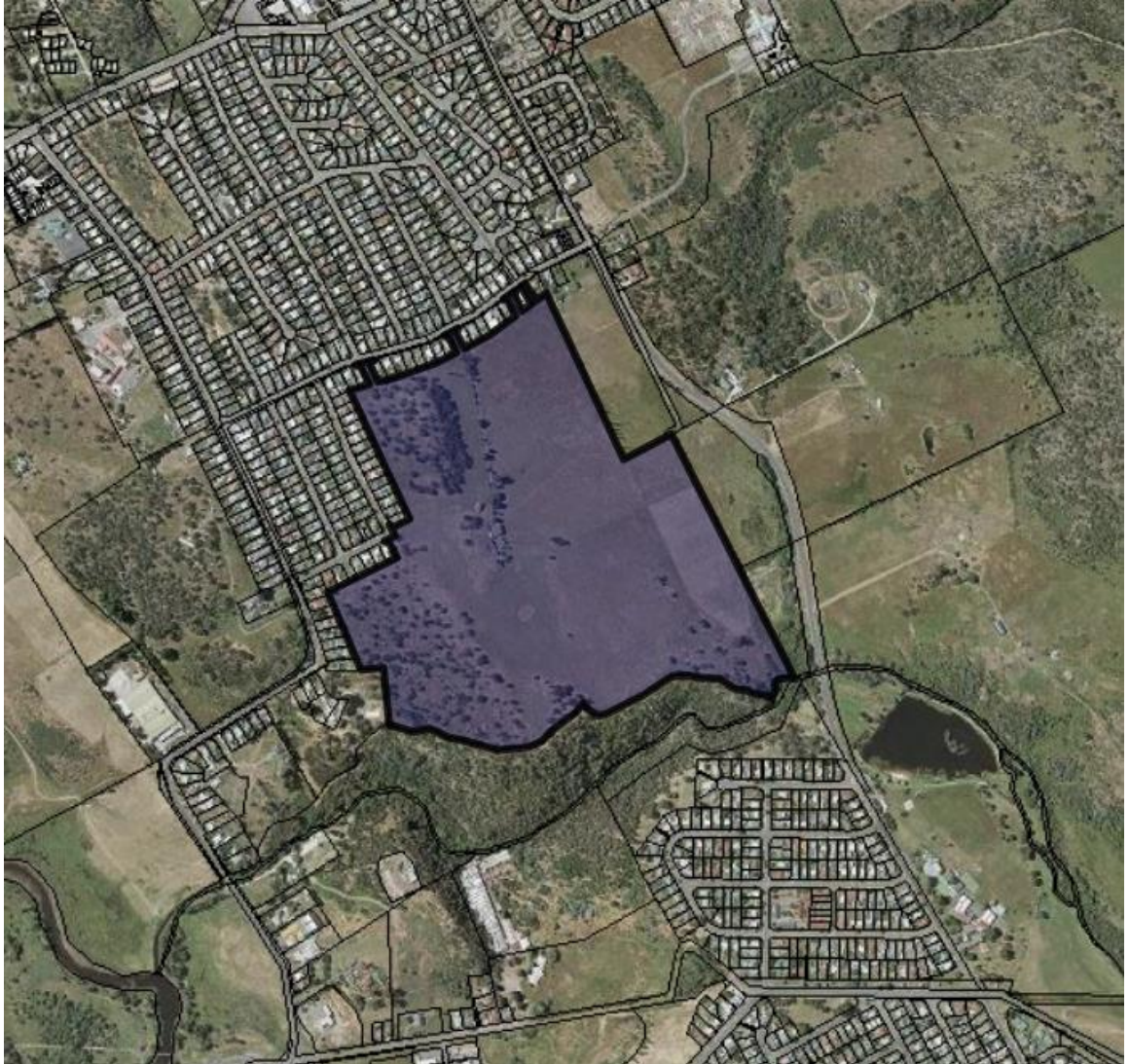


Figure 9: Aerial Photo (source: LISTMap)

3.1 SUBJECT LAND

The land that is the subject of this application is located within the greater Launceston Area. The subject land for this application comprises approximately 39ha and is currently utilised for hobby scale farming and grazing purposes. The site is relatively clear of native vegetation, with loosely vegetated areas along the western and north-western boundaries of the site. The site borders an area zoned Open Space to the south of the property, which is far more densely vegetated predominately consisting of dry Eucalyptus forest and woodland. This area may pose a significant bushfire risk, and setbacks from the southern boundary may need to take into account any potential bushfire hazard reduction measures.

3.2 EXISTING DEVELOPMENT

There are a number of existing buildings on the site predominantly in the centre of the site. These building form part of the existing 'Tara Hill Farm' which currently occupies the site. There are several existing access points to the site along Faulkner Road, however only one of these is currently used.

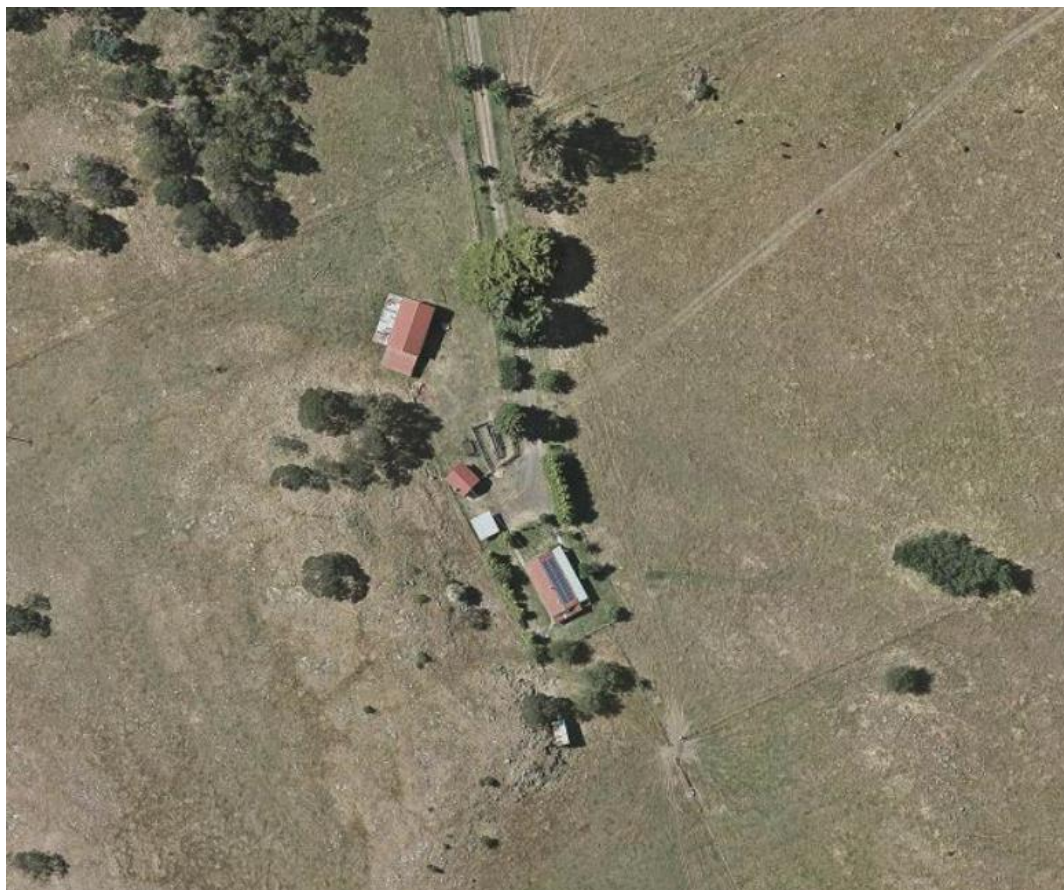


Figure 10: Extent of existing development on the site (source: LISTMap)

3.3 LAND CAPABILITY

An Agricultural Report has been undertaken by AK Consultants to provide a detailed analysis of the subject site and satisfy the requirements of the *Launceston Interim Planning Scheme*, and to enable assessment against the *State Policy on The Protection of Agricultural Land 2009*.

According to the report, the site has been identified as possessing predominately class 5 land, which is considered to be land unsuited to cropping and with slight to moderate limitations to pastoral use. An area of approximately 21ha has been identified as class 5 land, whilst 2ha has been classed as Class 5 & 6 land and 16ha of Class 6 land. Class 6 land is considered to be land marginally suited to grazing due to severe limitations. This is consistent with existing use on the property, primarily for grazing purposes and small scale 'hobby farm'. According to the report, recent mapping undertaken by the Department of Justice as part of the *Agricultural Land Mapping Project (ALMP)*, has considered the site to be 'unconstrained' and within the Agricultural Zone. This mapping was undertaken to guide local councils with segregating existing Rural Resource and Significant Agricultural Zones to the new Rural Zones and Agricultural Zones, under the SPP. According to AK Consultants, this mapping was not intended to provide a comprehensive analysis

of potential agricultural land, and is designed to provide a broad-scale analysis of land capability to guide more in-depth area specific land capability studies.

Therefore, the Agricultural Report has determined that there is scope to consider alternative zoning on the site, particularly as the Land Capability Assessment conducted as part of the report indicates that the site has limited potential for agricultural use, considering the apparent land classifications of Class 5 and 6 land. As such, the report finds that the rezoning of the land at 38a Faulkner Road to Rural Living would not result in a loss of land to the agricultural productivity of the Launceston area, and would not constrain nearby agricultural uses.

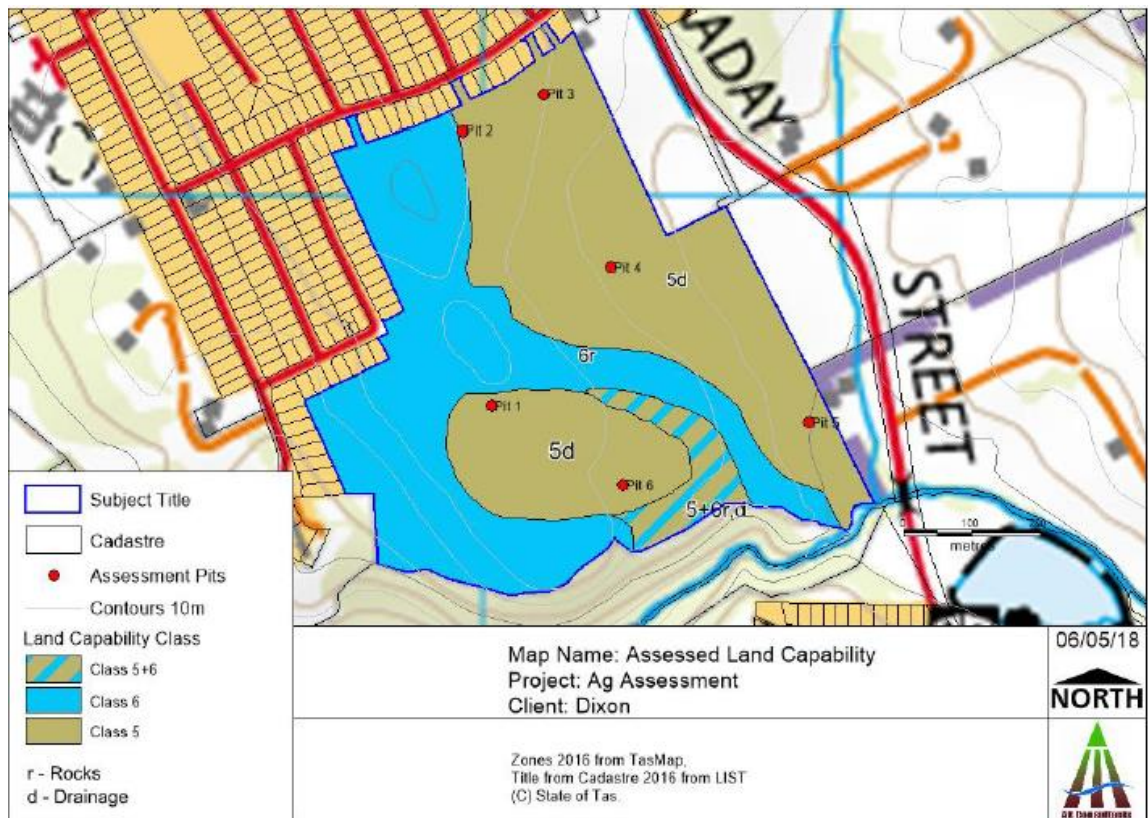


Figure 11: Mapped Land Capability on the site (source: AK Consultants)

3.4 INFRASTRUCTURE

3.4.1 Water

As illustrated in the figure below, the site is serviced by reticulated water infrastructure. However, recent conversations with the client and Council have determined that although the site can be serviced, the cost associated with providing service connections to the subdivision would be significant, and may not be economically viable to provide service to each proposed lot.

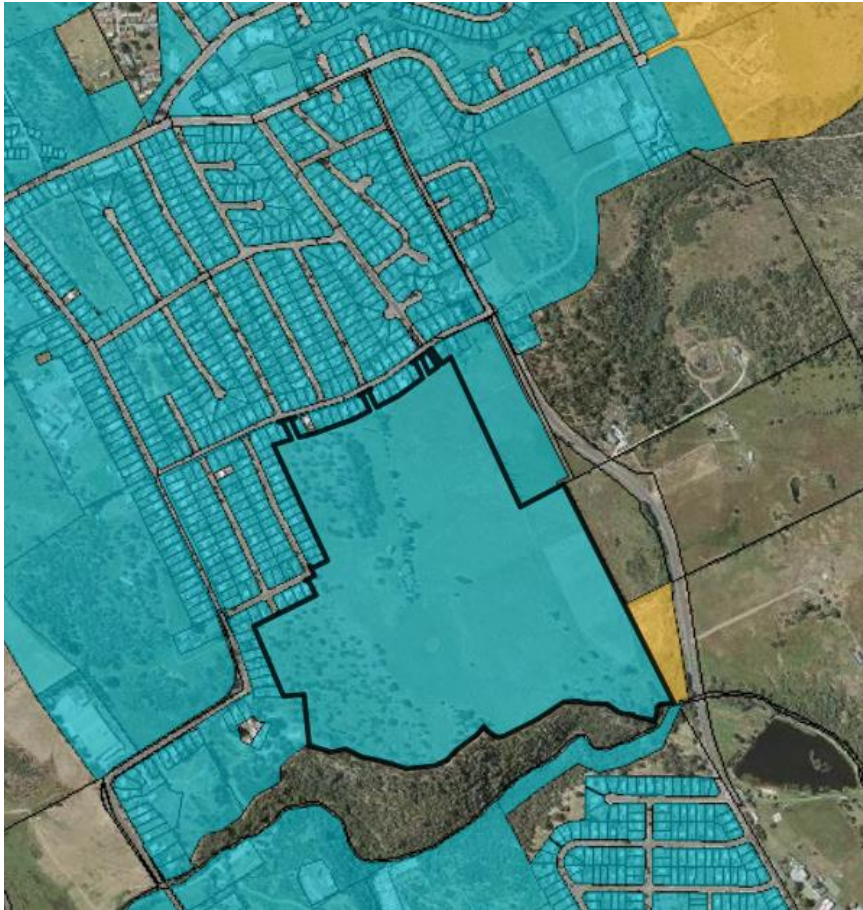


Figure 12: Water serviced land yellow = limited service, cyan = full service (source: LISTMap)

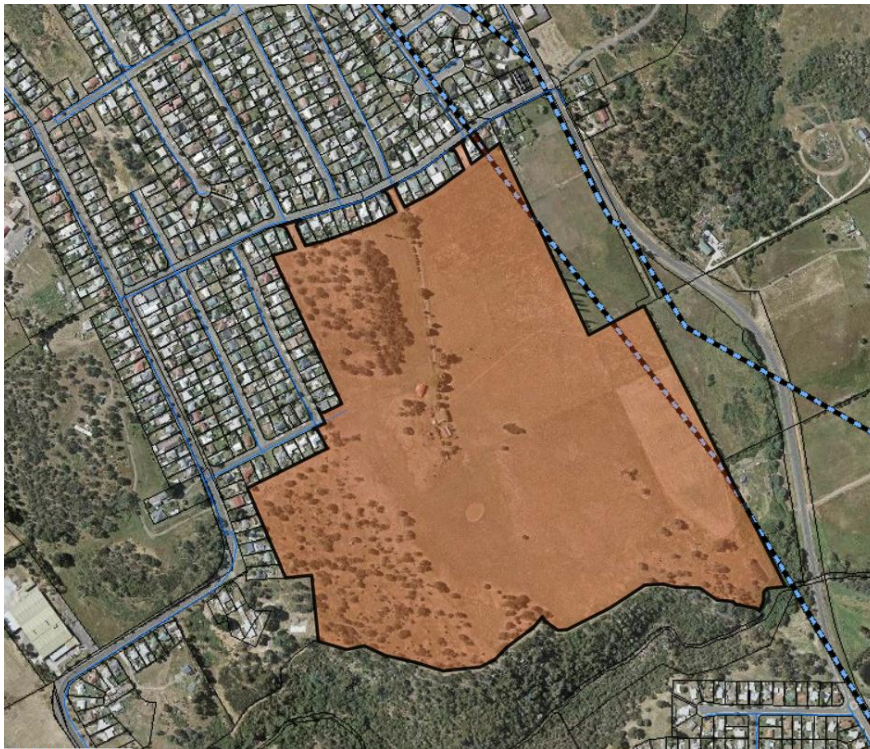


Figure 13: Water mains (blue lines) and the site (orange) (source: LISTMap)

3.4.2 Sewer

The site is serviced by reticulated sewerage mains and is capable of connecting via gravity feed. The likelihood of piping being provided to each proposed lot within the subdivision may be problematic, as the client has identified that such an undertaking would be extremely costly, considering the consistency of earth on site. Therefore, some sections of the site may include on-site waste-water treatment systems, which is considered fairly standard practice for Rural Living lots, particularly in un-serviced areas. Further investigations would need to be undertaken into the feasibility and capacity of surrounding land to provide sewerage facilities. The figure below demonstrates the areas currently serviced by sewerage infrastructure, including the location of existing sewage mains in the vicinity of the site.

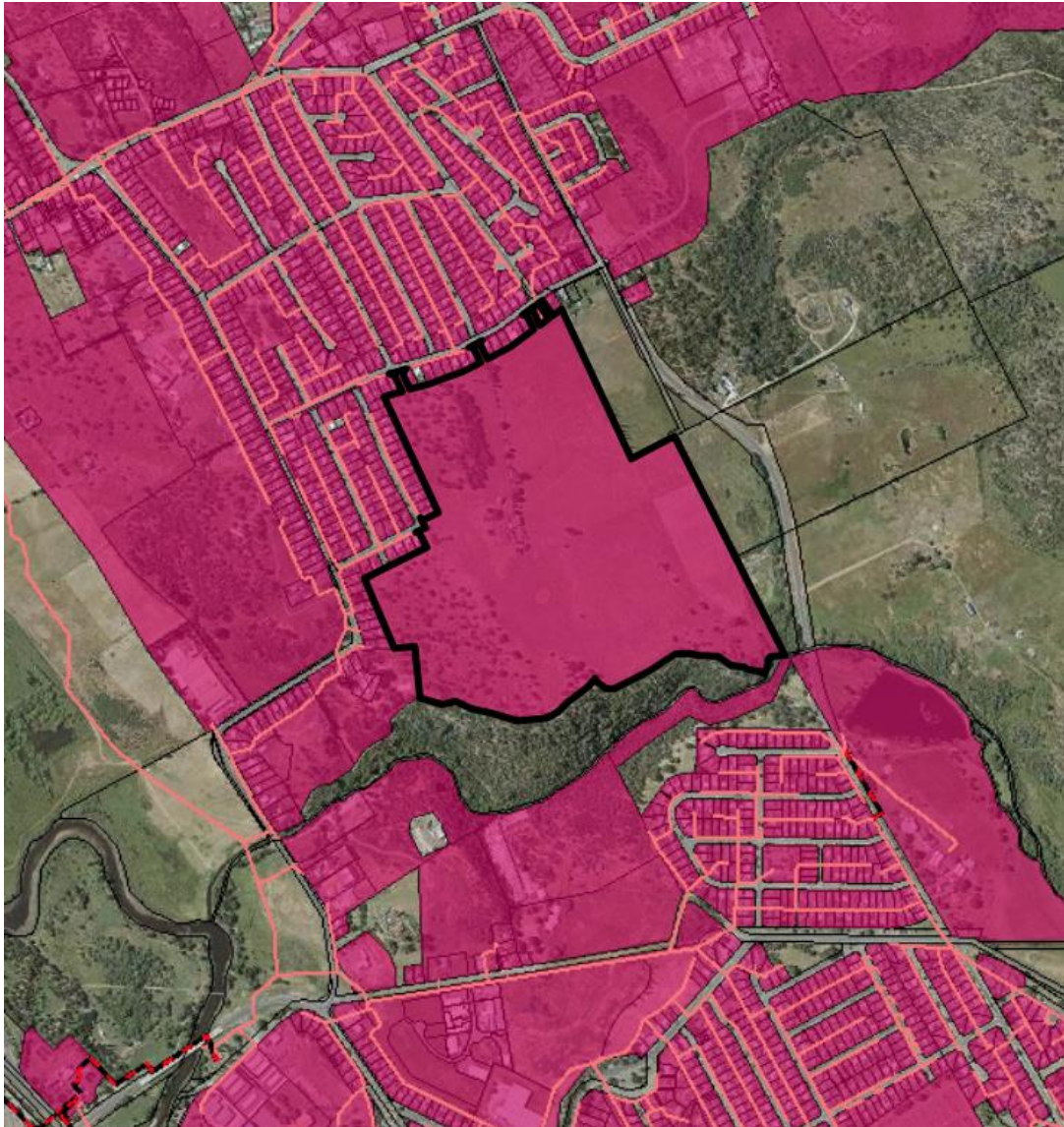


Figure 14: Sewer serviced land (Source: LISTMap)

3.4.3 Stormwater

According to overlay maps, the site is not serviced by reticulated stormwater infrastructure. However, Faulkner Road does have public drains that run along either side of residential roads, therefore advice from TasWater may be required to ascertain whether the current mapping is out-of-date. However, as mentioned previously, the cost of providing water, sewerage and stormwater infrastructure on the site would be costly, and therefore some proposed lots may require on-site

management of waste-water and stormwater. Therefore, future use and development would need to be designed for the harvesting, storage and reuse of any stormwater from impervious surfaces, which would assist with the shortfall in water infrastructure on site. Outflows would need to be designed with respect to Water Sensitive Urban Design Principles and to meet Water Quality targets.

4. PLANNING SCHEME PROVISIONS

The *Launceston Interim Planning Scheme 2015* applies to the site. The following is a consideration of the proposed development against the scheme provisions, highlighting areas of concern or further investigation.

4.2 ZONING

The following figure illustrates the zoning of the subject land and its surrounds.

The site is currently zoned Rural Resource under the LIPS, 2015. The proposed amendment is to rezone the property to Rural Living, including the small portion of the site zoned General Residential. The Rural Living Zone is an existing zoning under the LIPS and will be retained under the SPP.

The site adjoins the General Residential Zone to the north and west, including a small portion of land within the site, and Open Space Zone to the south of the site.

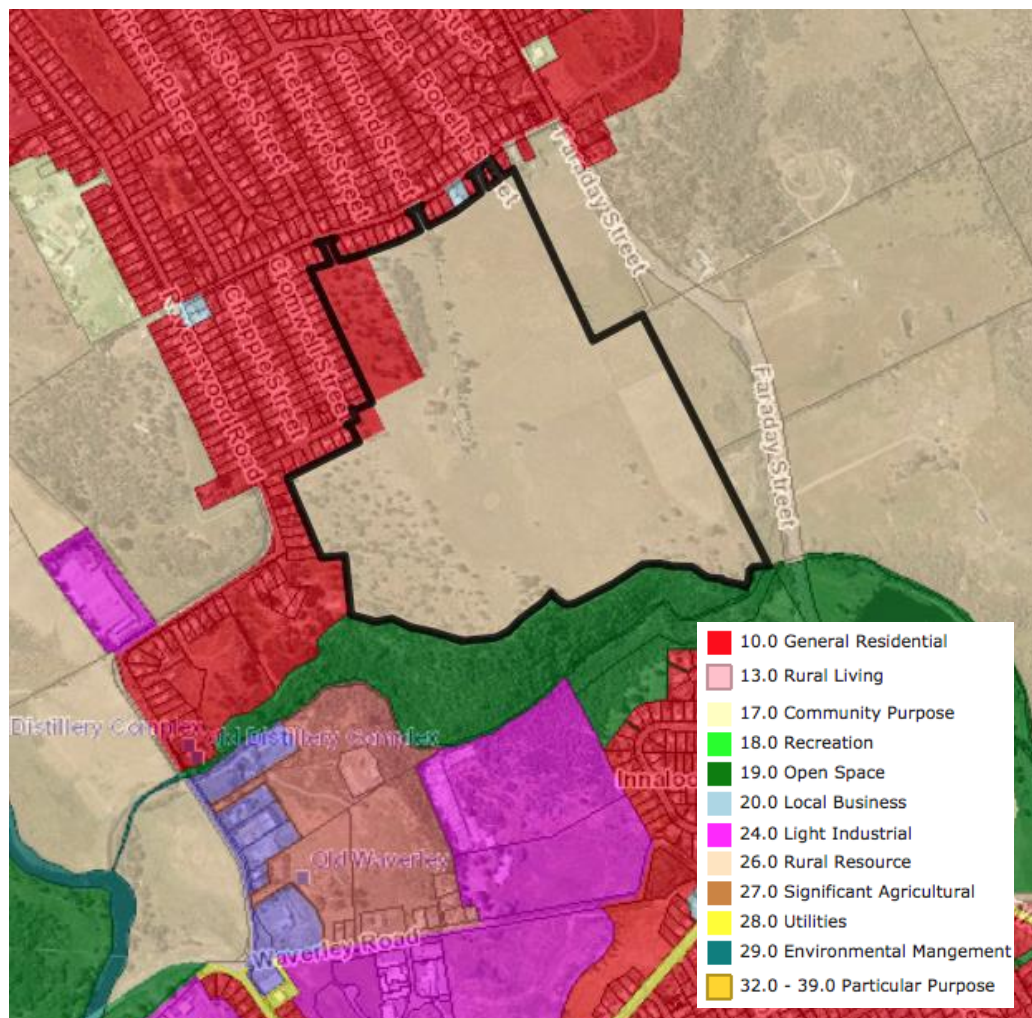


Figure 15: Zoning Plan (Source: LIPS)

4.3 PROPOSED DEVELOPMENT & USE CLASSIFICATIONS

The proposed development is for the construction of 1ha residential lots on the site to provide unique rural living options in close proximity to the Launceston CBD and surrounds. This development would be considered primarily under the following use class.

Residential Subdivision

Under the current Rural Resource Zoning, Residential use is restricted to extensions to existing buildings, single dwellings and/or home-based businesses. Under the LIPS, Residential Use is defined as:

***Residential** - use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.*

4.4 RURAL RESOURCE ZONE (EXISTING CONDITION)

26.1.1 Zone Purpose Statements

26.1.1.1 - To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 - To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 - To provide for uses that add value to primary industries.

26.1.1.4 - To provide for uses that support or service rural communities.

It is anticipated that land within the Rural Resource Zone will be considered within the Rural Zone under the SPP.

4.4.1 Use Standards

The LIPS 2015 has a number of use standards that are primarily concerned with preventing fettering of agricultural activities within the Rural Resource zone and adjoining land uses. These controls are consistent with the requirements of the Protection of Agricultural Land Policy. The existing scheme also provides specific standards for the development of dwellings within the Rural Resource Zone. These use standards provide opportunities for residential dwellings, provided that they are primarily ancillary or subservient to existing resource development, or agricultural use where the land has been identified as having a low capability for resource and agricultural production. The standards have been altered somewhat within the SPP, which deals specifically with Discretionary use.

4.4.2 Development and Subdivision standards

The development standards from the LIPS vary from the SPP, particularly with respect to setbacks. Permitted building heights are higher, at 12m as opposed to 8m for residential dwellings and substantial boundary setbacks are required in the current scheme, whereas the SPP specifies significantly lower setbacks. Residential use is considered a sensitive use under the current scheme as well as under the SPP, which specifies significant setbacks from Agricultural Zones. These zones are identified as Significant Agricultural Zone under the current scheme, however the site is not in proximity to any current Significant Agricultural Zones. It is unlikely that any of the land that borders the site at 38a Faulkner Road would be rezoned as Agricultural under the SPP. However, this cannot be confirmed until the LPP are declared.

There are also standards that relate to wastewater management and frontage and access requirements, however these provisions are relatively standard.

The current standards for subdivision in the Rural Resource Zone do not identify specific lot sizes, rather, the provisions relate specifically to lot sizes that are sufficient for resource development.

Residential use is not specifically addressed as it is considered a discretionary use within the zone, and only if for a single dwelling that is subservient to existing or proposed agricultural or resource development uses. The current scheme provides performance criteria that are designed to prevent the fragmentation and fettering of rural land. Likewise, the SPP have controls to prevent fragmentation.

Minor changes for boundary adjustments, if necessary, are dealt with in the special provisions of the scheme (clause 9.3). However, substantial boundary adjustments is unlikely.

4.5 RURAL LIVING ZONE

13.1.1 Zone Purpose Statements

13.1.1.1 - To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 - To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 - To provide for use and development that is compatible with local natural values.

The Rural Living Zone will be retained within the SPP, however each area zoned as such will be divided into 4 sub-categories as follows:

Rural Living Zone A = 1ha

Rural Living Zone B = 2ha

Rural Living Zone C = 5ha

Rural Living Zone D = 10ha

Where these zones will be applied will be detailed once local Councils finalise their LPPs, which will detail changes to existing zoning and new zoning areas. A recent application to the Launceston City Council for a similar rezoning of Rural Resource land to Rural Living was approved under delegation at the Tasmanian Planning Commission.

4.5.1 Use Standards

Under the current LIPS, residential use for single dwellings or home-based businesses, understandably, do not require a permit. As mentioned previously, under the SPP this zoning will remain, as will the existing use standards. The current LIPS provides discretionary use standards for a number of resource processing and other commercial uses, however this will be limited under the SPP, along with the addition of use standards for visitor accommodation.

As the proposed rezoning is to allow residential use on the site, the existing use standards and proposed standards under the SPP do not apply.

4.5.2 Development and Subdivision Standards

Under the LIPS, the development standards provide a maximum site coverage of no greater than 5% of the total size of the site. This standard would apply to each lot after the subdivision process. Any development resulting in a site coverage over 5% would be considered discretionary, and must have regard to topographical constraints, the capacity of the site to absorb runoff, the size and shape of each lot, any need to remove vegetation and have regard to the character of the surrounding area.

The development standards also provide provisions for building height and setback, where the permitted building height is 8m, with performance criteria to assess any proposed development exceeding 8m. The permitted setback from the frontage within the Rural Living Zone, under the LIPS, is 20m, as are required setbacks from side and rear boundaries. A reduction in this setback can be achieved through compliance with the performance criteria, which takes into account similar topographical constraints as mentioned previously, as well as height and bulk of any proposed buildings and solar access to private open space and habitable rooms.

All habitable buildings, including residential buildings are required to be setback no less than 200m from land zoned Rural Resource. Discretion can be sought for this setback requirement, provided that the proposed development can ensure that it will not constrain any adjoining primary industry uses, again having regard to the topography of the site, prevailing setbacks of existing buildings, the type and intensity of the use, any existing natural buffers and the character of the surrounding area and any potential emissions from primary industry use. Under the SPP the permitted setbacks from frontage and side and rear boundaries area significantly reduced.

Under the current LIPS zoning, rural residential lots must have a minimum lot size of 4ha and provide frontage to a road with no less than 4m. Discretion can be achieved to provide a lot size of no less than 1ha. Under the SPP, Rural Living zones will be divided into 4 separate zones, each allowing minimum lot sizes of 1ha to a maximum of 10ha. This will be discussed further in section 5.2.

In the case of water and stormwater management, the site is not serviced by public stormwater infrastructure, therefore any subdivision would need to ensure that stormwater can be collected and discharged from the site without causing undue environmental impacts. In terms of water services, the site is capable of being serviced by water mains, however the topography and consistency of the earth on-site may result in significant costs associated with providing such infrastructure to the entire site. In this instance, some properties may be required to provide on-site wastewater management, and water tanks may be required.

4.6 BUSHFIRE PRONE AREAS CODE

Much, if not all of the site would fall within the definition of a Bushfire Prone Area. The provisions of the code apply where an application is to be made for subdivision, or for a vulnerable use. A vulnerable use is defined as follows in the code:

means a use that is within one of the following Use Classes:

- (a) *Custodial Facility;*
- (b) *Educational and Occasional Care;*
- (c) *Hospital Services;*
- (d) *Residential if for respite centre, residential aged care home, retirement home, and group home.*

Single or Multiple dwellings are not considered vulnerable uses under the code, however the code does apply to subdivision.

Subdivision in a bushfire prone area is required to provide hazard reduction measures, unless the Tasmania Fire Service, or an accredited person certifies that the risk from bushfire is insufficient to warrant hazard management areas. Bushfire Prone Areas have not yet been mapped within the Launceston LGA, therefore where no mapping is evident, bushfire prone areas constitute any area at or greater than 1ha that consists of contiguous vegetation. The following definitions are provided from the LIPS, 2015.

Bushfire-prone area:

means:

- (a) *land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) *where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.*

Bushfire-prone vegetation:

means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

The site is within 100m of areas that may be considered bushfire prone, as there is also a large area vegetation to the south of the site, which is currently zoned open space, and identified as a Scenic Management Area. Therefore, a risk assessment may be required to determine if hazard management measures are required. Along with the above, subdivision in bushfire prone areas, or in proximity of bushfire prone areas must provide adequate emergency vehicle access to the site. The Bushfire Prone Areas Code provides several standards for the construction of roads and property access, as well as fire trails if required.

In addition to the above, a subdivision may also be required to provide on-site water tanks for firefighting purposes in areas not serviced by reticulated water mains. It is not currently known whether the site will be serviced by water mains.

Any development would need to be designed with careful consideration of the risk in order to satisfy further building requirements at building application stage. Planning for hazard management areas, fire fighting access, water supply, and BAL rating will need to be integrated with flora and fauna and traffic considerations prior to making a permit application.

4.7 POTENTIALLY CONTAMINATED LAND CODE

Considering the current use of the site as a small scale hobby farm, it is unlikely that the site would possess contaminated soils.

4.8 ROAD AND RAILWAY ASSETS CODE, & PARKING AND ACCESS CODE

There are currently 4 separate access points to the site, with only one currently being used for primary access to the existing dwelling. The provisions of the code relate specifically to the number of accesses provided, the safety and efficiency of those access points and the likely number of vehicles utilising these accesses.

It is likely that any subdivision of the property would significantly add to the number and frequency of traffic utilising these access points, however preliminary subdivision designs have indicated that the primary access utilised by the previous owners will remain as the primary access to the site. This may present issues in regard to accessibility, particularly for emergency vehicles, however provided the access road is designed appropriately, access should not pose any significant issues.

In regard to parking, all dwellings would require at least 1 car parking space and would need to be designed in accordance with Australian Standards. These standards do not differ significantly under the SPP.

SCENIC MANAGEMENT CODE

A portion of the southern aspect of the site is identified within a Scenic Management Area on the planning scheme overlays. This area is classed as part of the North Esk Flood Plain Precinct, however the development standards under the code do not identify any risks to inundation or flooding. Subdivision within a Scenic Management Area must adhere to the following performance criteria, unless the subdivision is in accordance with a Specific Area Plan.

P2

Development that involves only the clearance or removal of vegetation must have regard to:

- (a) *the scenic management precinct existing character statement and management objectives in clause E7.6.3;*
- (b) *the physical characteristics of the site;*
- (c) *the location of existing buildings;*
- (d) *the type and condition of the existing vegetation;*
- (e) *any proposed revegetation; and*
- (f) *the options for management of the vegetation.*

Clearance of a small area of vegetation on the south-west corner of the site would be required, which falls within the Scenic Management Area. A natural values assessment may be required to determine that no significant natural values are present within this area.

P3

Subdivision must have regard to:

- (a) *the scenic management precinct existing character statement and management objectives in clause E7.6.3;*
- (b) *the size, shape and orientation of the lot;*
- (c) *the density of potential development on lots created;*
- (d) *the need for the clearance or retention of vegetation;*
- (e) *the need to retain existing vegetation;*
- (f) *the requirements for any hazard management;*
- (g) *the need for infrastructure services;*
- (h) *the specific requirements of the subdivision;*
- (i) *the extent of works required for roads or to gain access to sites, including any cut and fill;*
- (j) *the physical characteristics of the site and locality;*
- (k) *the existing landscape character;*
- (l) *the scenic qualities of the site; and*
- (m) *any agreement under s.71 of the Act affecting the land.*

These standards will be refined under the SPP, and will be outlined under section 5.2.3 of this report.

Under the current LIPS, Local Scenic Management Areas are identified within the Scenic Management Code, including the North-Esk Flood Plain Precinct. This precinct provides the following management objectives:

The precinct is significant for its scenic and landscape values, being that it forms a significant part of the vista along many major roads on the eastern side of the city, particularly Blessington Road, the major tourist road to the Ben Lomond Ski Fields. It is also significant for its historic, geological, botanical and recreational values.

Management Objectives

- (a) *Development within the Precinct must either complement existing historic development located nearby, or be designed to minimise the visual impact within the landscape, particularly when viewed from major public thoroughfares and viewpoints. Where possible, visually prominent development should be avoided, particularly in the vicinity of the North Esk River.*
- (b) *Subdivision must only take place where it does not adversely affect the existing character of the Precinct.*
- (c) *Landscaping should be consistent with the character of its immediate setting. Along the agricultural sections of the flood plain, the retention of open pasture lands, with a mix of evergreen and deciduous trees, is encouraged.*
- (d) *Weed removal should be encouraged where infestations exist within the precinct, and more suitable replacement vegetation encouraged that is consistent with the prevailing character of its immediate setting.*
- (e) *Native vegetation maintenance and enhancement is encouraged in areas of the Precinct where tracts of native vegetation exist. Removal of native vegetation should only occur when it is unavoidable, and replacement species should include a mix of species that can support native wildlife.*

These management objectives are taken into account within the current code provisions. Under the SPP, the provisions relating to the North-Esk Flood Plain Precinct will be contained within the Flood Prone Area Hazard Code. It is likely that the management objective for this area will be retained, however LPP have not yet been released, and therefore the extent of these areas may be subject to change.

Considering the topography of the site, it is likely that the site would achieve a level of tolerable risk.

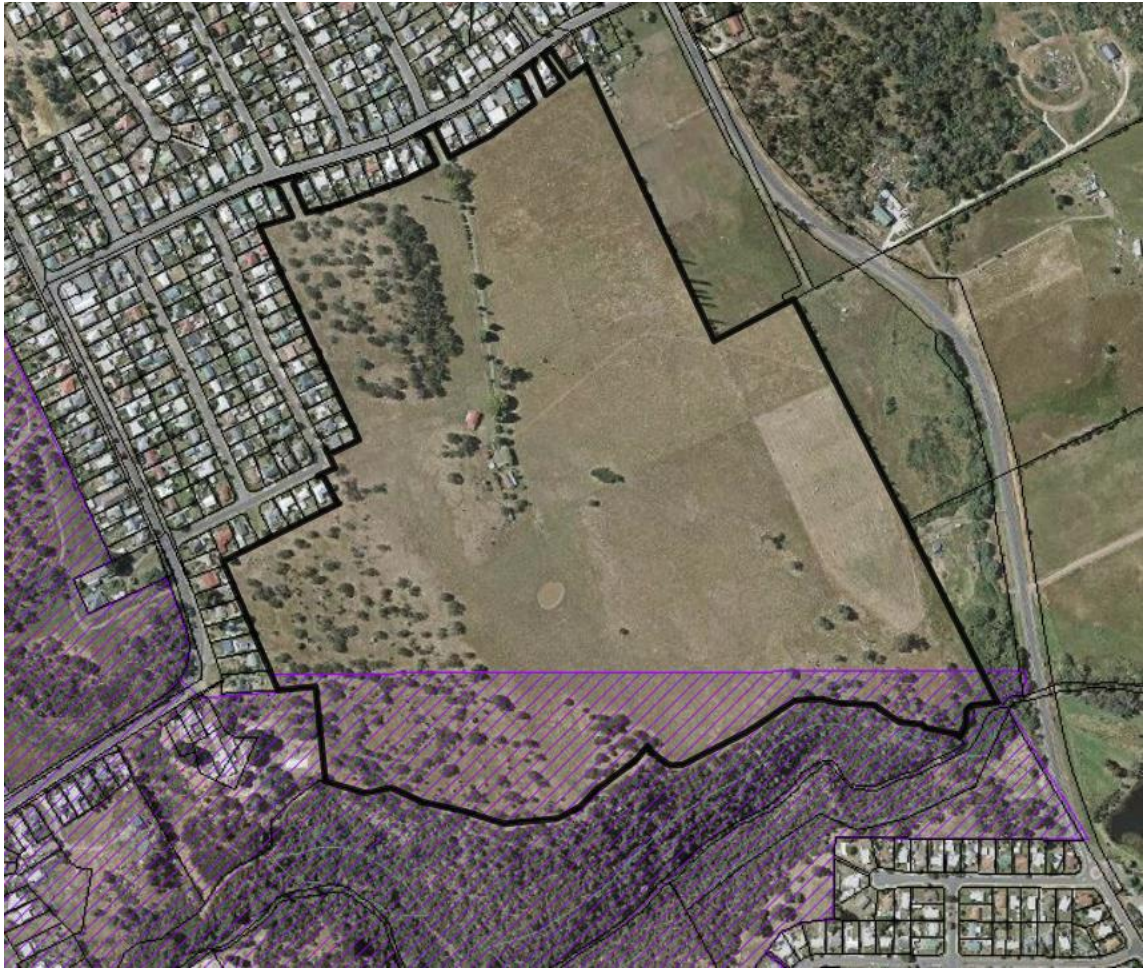


Figure 16: Scenic Management Area (North-Esk Flood Plain Precinct) (source: LISTMap)

4.10 BIODIVERSITY CODE

Under the LIPS, the Biodiversity Code applies to development within the Rural Living zone. The standards relate to clearance and disturbance of priority habitat. According the current LIPS priority habitat overlay, the site does not contain any priority habitat areas, however a site survey and/or natural values assessment may be required to determine that the areas of sparse vegetation on the southern and south-western aspect of the site do not contain priority vegetation.

4.11 WATER QUALITY CODE

This code applies to development within 30m of wetland or watercourse, or where development will result in discharge or stormwater or wastewater to land within 30m of watercourse or wetland. The nearest watercourse is Distillery Creek, which is approximately 65m from the boundary of the site at the shortest point. Therefore, the provisions of the code would not apply to the proposed subdivision. Care will need to be taken when designing on-site wastewater systems if and where they are implemented, and where overflow stormwater will be directed.

4.12 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE

The site is not within proximity to any identified attenuation areas on the LIST Map. Therefore, the provisions of the code do not apply.

FURTHER CODES

The following codes either do not apply to the proposed rezoning and subdivision or will not result in any significant impacts on development:

- Landslide Code
- Flood Prone Areas Code
- Biodiversity Code
- Open Space Code
- Environmental Impacts and Attenuation Code
- Airports Impact Management Code
- Local Historic Heritage Code
- Coastal Code
- Telecommunications Code
- Invermay/Inveresk Flood Inundation Area Code
- Cataract Gorge Management Area Code
- Signs Code
- Development Plan Code

5. PROPOSED AMENDMENT

5.2 INTENT OF THE AMENDMENT

It is intended to amend the current *Launceston Interim Planning Scheme 2015* to provide scope for the subdivision of the site for Rural Living opportunities, and to reinvigorate the Ravenswood area by increasing residential amenity and increased services where possible.

The primary intent of the amendment is to rezone the site to facilitate future development of the land to improve the capacity and options for Residential use within the region, by providing rural 'lifestyle' lots to entice prospective local and interstate buyers with an option for sustainable rural living lifestyles and provide an appropriate transition between current General Residential lots and Rural Resource land. Such a development is anticipated to reinvigorate the existing Ravenswood locality and improve economic and employment opportunities for current and future residents.

5.2.1 Zoning

It is proposed to rezone the existing land (approximately 39ha) from Rural Resource to Rural Living under the current Interim Planning Scheme, or Rural Living A under the SPP, to provide opportunities for rural 'lifestyle' Residential development. A small portion of land on the north-western aspect of the property was previously rezoned to General Residential. This area has remained undeveloped, and it is proposed to also rezone this area to Rural Living.

Rural Living Zones have been retained within the SPP, however these zones will be divided into 4 sub-categories, with corresponding lot sizes, as follows:

Rural Living Zone A = 1ha

Rural Living Zone B = 2ha

Rural Living Zone C = 5ha

Rural Living Zone D = 10ha

The proposed subdivision will result in approximately 35 1ha Rural Living lots, including a new road that will run through the property to provide access to the lots from Faulkner Road.

Under the current LIPS the Rural Living Zone does provide a desired lot size of 4ha per lot, however these requirements have expanded under the SPP, as detailed above, to provide additional lot design options. As per above, areas requiring lot sizes of 1ha, would be classified under the Rural Living Zone A.

5.2.2 Use

The site is proposed to be utilised for Rural Residential 'lifestyle' living, consisting of 1ha lots. Under the current zoning (Rural Resource) residential use is discretionary and only if for a single dwelling. Under the SPP, Rural Living Zones have been provided under 4 subcategories, Rural Residential A, B, C and D with lots sizes ranging from 1ha to 10ha. The proposed rezoning will fall under the Rural Living Zone, which has been retained from the existing LIPS. Under the Rural Living Zone residential use is a permitted use, and will remain so under the Rural Living Zone under the SPP.

5.2.3 Development and Subdivision Standards

The proposed amendment does not require any changes to existing development and subdivision standards, nor any changes to the SPP. Pending the outcome of this amendment, the proposed subdivision will be undertaken in accordance with the requirements outlined in the existing LIPS, or under the SPP and LPP, depending on the timing of the decision for this amendment.

5.3 FORMAT OF THE AMENDMENT

The proposed amendment is to amend the *Launceston Interim Planning Scheme 2015* as outlined to provide opportunity for new Rural Living 'lifestyle' lots to revitalise Ravenswood and provide enticing options for local and interstate buyers with low maintenance rural 'lifestyle' living on 1ha lots.

5.3.1 Mapping

Zoning

Amend the Zoning mapping as follows:

- Rezone CT 127363/1 from Rural Resource and General Residential to Rural Living A, as illustrated below in figure 15 & 16.

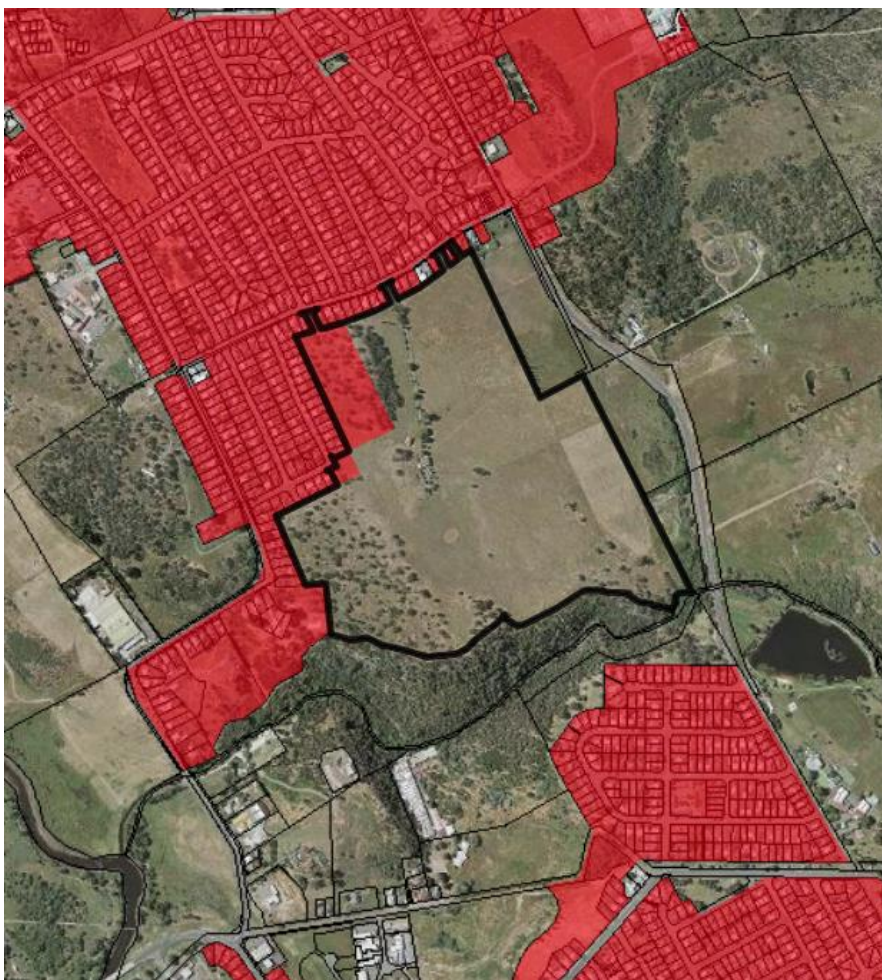


Figure 17: Extent of existing General Residential Zoning (source: LISTMap)



Figure 18: Extent of existing Rural Resource Zoning (source: LISTMap)

6. ASSESSMENT UNDER THE LAND USE PLANNING AND APPROVALS ACT

Section 32 of the *Land Use Planning and Approvals Act 1993* (The Act) requires amendments to planning schemes meet and be considered against the following:

- (1) *A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) -*
 - (a)
 - (b)
 - (c)
 - (d)
 - (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
 - (ea) *must not conflict with the requirements of section 300 ; and*
 - (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*
- (2) *The provisions of section 20 (2) , (3) , (4) , (5) , (6) , (7) , (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 20 also includes the following:

- (a) *seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
- (b) *prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and*
- (c)

The above provisions are considered in the following sections.

6.2 LAND USE CONFLICTS WITH ADJACENT USES - 32.1.E

The following is an assessment of the various zones that adjoin the proposed amendment area.

Rural Resource Zone

The site is currently zoned Rural Resource and a large portion of land borders the site to the north-east, all of which is contained within the Rural Resource Zone. No permit required uses in this zone include Natural and cultural values management, passive recreation, resource development, and utilities; and permitted uses are home-based child care, or business and professional services. It is not anticipated that the proposed rezoning would impact on any future or existing adjacent rural resource use and would provide a transition between the existing higher density general residential zone, and adjacent rural resource use.

General Residential

Land to the north and north-west of the site is currently zoned General Residential, including a small portion of the site which was previously rezoned General Residential. The proposed rezoning

would provide a more appropriate transition between existing General Residential development and potential Rural Resource uses on adjoining properties.

Open Space

The site is bordered to the south by Distillery Creek, which runs along a small valley where it then drains into the North-Esk River. This area is identified within the Open Space Zone, and no development is proposed within this zone.

6.3 REQUIREMENTS OF SECTION 30(O)

Section 30(O) provides as follows:

30(O). Amendments under Divisions 2 and 2A of interim planning schemes

- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*
- (2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if -*
 - (a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
 - (b) the amendment does not revoke or amend an overriding local provision; and*
 - (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*
- (3) Subject to section 30EA, an amendment may be made to a local provision if -*
 - (a) the amendment is to the effect that a common provision is not to apply to an area of land; and*
 - (b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*
- (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*
- (5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of -*
 - (a) taking an optional common provision out of the scheme; or*
 - (b) taking the provision out of the scheme and replacing it with another optional common provision.*

The amendment proposed is a rezoning to encompass the site, and is a local provision, which can be amended under Division 2 or 2A.

6.3.1

Recent Amendments to the Launceston Interim Planning Scheme, 2015

A recent amendment to the Launceston Interim Planning Scheme, 2015 was submitted for a similar rezoning of land at Waverly, approximately 2km from the subject site at 38a Faulkner Road. This application was to rezone approximately 25ha of Rural Resource land to Rural Living, providing 4 separate lots, all with varying lot sizes. This amendment was approved by the Tasmanian Planning Commission, and the Launceston City Council on the 24th of April, 2018.

The site at Waverley was identified as having class 6 land, similar to that found on the site at Ravenswood. The site at Waverly is not within the Greater Launceston Urban Area and was considered as a 'transitional area' rather than rural. The Commissioners consideration took into account the locality of the site and that purpose to provide rural 'lifestyle' lots that reflect established rural residential areas.

The merits of the proposed amendment at 38a Faulkner Road are considered to be similar to those considered at the TPC for the Waverley amendment, and the considerations are of a similar nature.

6.4 REGIONAL IMPACT

The *Northern Tasmanian Land Use Strategy 2010-2035* (NTRLUS) is the most recent regional strategic document that is relevant to this amendment application.

The proposed amendment is consistent with the following strategic directions of the NTRLUS:

Goal 2: *Enhance community and social development through liveability measure to create health, strong and vibrant urban and rural settlements in accordance with the regional land use categories and related regional planning policies.*

SD5 - Respond to socio-demographic changes by achieving the following strategy objectives:

b. Plan and encourage a diverse range of dwelling types such as small lot housing and multiple dwellings, specifically in more highly accessible locations to match changing household sizes and composition.

The proposed amendment will provide for 1ha Rural Living lots within close proximity to existing residential areas, activities centres (East Launceston, St. Leonards) and provide a unique 'lifestyle' living opportunity for local and interstate buyers. The proposal responds to the population decline in Ravenswood by proposing a more diverse range of dwelling types, and providing a buffer between existing higher density development and broadscale rural resource land to the north-east. As detailed in section 2.2 of this report, Ravenswood has seen a steady decline in population over the last three census periods conducted from 2006, 2011 and 2016. The proposal for approximately 35 Rural Living lots will aid in increasing the population numbers in Ravenswood, providing a necessary boost the existing demographic in the area, and encouraging further development of services and infrastructure in the area. In this regard, the proposed rezoning would respond to socio-demographic change and provide a range of dwelling types not normally available so close to existing activity centres.

SD7 - Enhance social inclusion by achieving the following strategy objectives:

c. Provide for mixed land uses such as the integration of residential and service uses.

The proposed rezoning will provide an integrated buffer between existing general residential use and rural resource use on adjacent land to the north-east. Providing a lower density residential area, between existing rural resource land and general residential land ensures that future uses on rural resource land would have a lesser potential impact on existing residential development in Ravenswood.

Goal 3: Adopt and maximise sustainability measures for new development and develop stronger community resilience to social and environmental change, such as threats of climate change, changing socio-economic demographics and prevailing economic development conditions.

SD8 - Recognise and respond to the Region's unique environment by achieving the following strategy objectives:

b. Manage impacts of natural hazards including salinity, areas of land instability, acid sulphate soils, bushfire prone areas, flood-prone areas and contaminated sites;

h. Preserve and protect areas of natural environmental significance, particularly:

i. areas of biodiversity value, particularly important flora and fauna communities including threatened species;

iii. regionally significant open space, visual (scenic) landscape amenity areas and outdoor recreation reserves.

Initial desktop surveys have not encountered any threatened flora or fauna communities or species on site, however detailed mapping may be required as part of the development application process. The most likely location for any biodiversity values would be within the Open Space zone to the south of the site, which contains an active waterway and comprises of predominately eucalyptus forest and woodland, according to TASVEG 3.0 mapping.

This area may increase the risk of bushfire on the site, and as such Council may request a bushfire hazard management plan.

SD9 - Develop planning scheme provisions to advance sustainability development, adapt to and mitigate the impacts of climate change and reduce energy emissions by achieving the following objectives.

Environmental Management (Air and Water)

b. Encourage reduced water consumption and use (conservation measures and practices) and promoting innovative water collection practices, reuse and/or recycling measures;

Due to the constraints of the site, and potential costs of providing water and sewerage services across the site - stormwater and sewerage on some lots may require on-site collection and management. This would reduce the load on existing public infrastructure and provide additional options for water management.

6.5 SCHEDULE 1 OBJECTIVES OF LUPAA

The objectives of The Act are considered in the following table:

PART 1 - OBJECTIVES	AMENDMENT RESPONSE
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	An Initial desktop review has not identified any natural or physical resources on site. The area of land to the south of the site contains reasonably dense vegetation and contains an active waterway that flows into the North Esk River. This area falls outside the site area and will not be impacted by the development. Aside from this area, the site is relatively clear of standing vegetation, with sparse areas of vegetation on the south-western aspect of the site.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and

The proposed amendment facilitates development and use that is respectful of the features of the site and is situated where it can consolidate and improve the existing amenity of Ravenswood. The provision of 1ha lots, also minimises impacts on potential future land use, and provides a buffer between existing higher density residential development.

(c) to encourage public involvement in resources management and planning; and

The planning process provides for public involvement.

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

The amendment will facilitate future use and development of the site for residential dwellings and is consistent with the land use strategy and relevant state and local strategies.

(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.

The planning process ensures shared responsibility of resource management and planning and allows for comprehensive public and community consultation.

PART 2 - OBJECTIVES

AMENDMENT RESPONSE

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

The amendment has been prepared based on the policies of the Northern Tasmanian Regional Land Use Strategy at a regional level and the Greater Launceston Plan and Launceston Residential Strategy at a local level. Strategic documents that have been referenced have been endorsed through a community consultation processes and by relevant tiers of government.

(b) to establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land;

The proposal is seeking to amend the planning scheme to rezone existing land in accordance with zoning under the SPP. This report has been prepared with respect to the existing provisions and those of the State Planning Provisions, to achieve the strategic intents consistent with relevant objectives and policies.

(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;

Investigations may need to be made to ensure any environmental values of the land have capacity to accommodate the anticipated development.

(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;

The Land Use Planning and Approvals Act, along with relevant state policies, local planning schemes and regional strategic documents ensures that land use and development is directly tied with environmental, social and economic conservation and resource management where applicable. This amendment has been prepared in accordance with the above.

(e) to provide for the consolidation of approvals for land use and development and

The LUPAA process provides statutory framework for approving land use and

related matters, and to co-ordinate planning approvals with related approvals;

development, and guides state and local government planning processes. As per LUPAA this amendment will be subject to all regulatory processes.

(f) to secure a pleasant, efficient and safe working environment for all Tasmanians and visitors to Tasmania;

The proposed amendment will aid in revitalising Ravenswood, and improving liveability and community in the area, and ensure a safer and more economically vibrant locality.

(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

The amendment does not involve any places of scientific, architectural or historical interest.

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

The proposed amendment will provide access to existing public services where feasible. Future development will need to comply with relevant standards at the development stage of the application.

(i) to provide a planning framework which fully considers land capability.

The agricultural assessment undertaken as part of the amendment into the land capability of the site improves knowledge of the capability of the subject land. Amendments proposed consolidate the existing planning framework for the protection of agricultural land.

7. STATE POLICIES

7.1 THE STATE POLICY ON WATER QUALITY MANAGEMENT 1997

The purpose of this Policy is:

To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

The Policy applies to:

all surface waters, including coastal waters, and groundwaters, other than:

- (i) 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*
- (ii) waters in any tank, pipe or cistern.*

The proposal is required to be considered against the relevant objectives of the Policy and consider the sustainable management of surface and ground water resources.

The objectives of this policy are to:

- (a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
- (b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
- (c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
- (d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and*
- (e) apply the precautionary principle to Part 4 of this Policy.*

The subject site of this amendment is located within the vicinity of Distillery Creek, which runs through the adjacent Open Space zone to the south of the property. Any stormwater discharge to this area should be ideally discouraged, however the site is not serviced by existing stormwater infrastructure. Therefore, individual stormwater capture, reuse and disposal systems will be required to ensure that water quality targets can be met, and the rezoning and subsequent subdivision will not result in detrimental effects on Distillery Creek.

7.2 THE STATE POLICY ON THE PROTECTION OF AGRICULTURAL LAND 2009

The purpose of this Policy is:

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

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimising:

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

The policy refers in many areas to Prime agricultural land. Prime agricultural land is defined as being agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the *Land Capability Handbook, Second Edition*, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

A detailed assessment of the capability of the land on site has been undertaken by AK Consulting, and is summarised under section 3.3 of this report. The report has determined that the site contains primarily Class 5 and 6 land, and rezoning of the property would not result in a loss to the agricultural productivity of the Launceston area.

Notwithstanding the above, existing rural resource land to the north-east of the site has been mapped as class 4, 5 & 6, none of which fall within the definition of prime agricultural land.

Non-agricultural uses proposed will need to be prepared in accordance with the objectives of the Policy. The principles of the State Policy on the protection of Agricultural Land 2009 which apply to non-prime agricultural land are considered below:

POLICY	RESPONSE
<i>1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</i>	The subject amendment has been prepared with respect to the agricultural capability of the land, as well as other planning considerations including natural assets and bushfire risk. The proposed amendment will not impact on agricultural land to the east and north-east, and aims to provide a transition in dwelling density from General Residential to Rural Living 'lifestyle' lots. The accompanying Agricultural Assessment has indicated that rezoning of the site would not impact on nearby agricultural uses, and recommends a 50m buffer between any potential residential lots and adjoining rural resource land to the north-east and east, to ensure that the proposal will not impact on any future agricultural use on adjoining land.
<i>5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</i>	The accompanying Agricultural Assessment has indicated that rezoning of the site would not result in a detrimental impact, or place any additional constraints on nearby Rural Resource land. These findings, along with the capability mapping of class 5 and 6 land, indicates that the proposed rezoning would comply with this policy.
<i>7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and</i>	The accompanying Agricultural Assessment undertaken by AK Consulting has concluded that the site does not

regional significance of that land for agricultural use.

possess land suitable for commercial agricultural use, and rezoning of the site for non-agricultural use would be of no loss to the agricultural productivity of the Launceston area.

The land is not currently identified within the regional strategy as significant agricultural land and the limitations created by the soil classification suggest that significant agricultural use at a commercial scale would not be feasible.

8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

The site is not located within an identified irrigation district.

9. Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.

The amendment does not propose agricultural use, and does not depend on soil as a growth medium.

10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise...

No plantation forestry is proposed.

11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

No plantation forestry is proposed.

7.3 TASMANIAN STATE COASTAL POLICY 1996

The *Tasmanian State Coastal Policy 1996* applies to all land within 1km of the high-water mark. The North Esk River is subject to flooding but is a significant distance from the coast, and is therefore not considered to have a 'coastal edge' in vicinity of the site. The site also falls outside of mapped flood inundation areas. Therefore, the site is not considered to be within the 'Coastal Zone'.

7.4 NATIONAL ENVIRONMENT PROTECTION MEASURES (NEPMS)

NEPMs are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation, and given effect in Tasmania through the State Policies and Projects Act.

The current NEPMs are:

- Air Toxics
- Ambient Air Quality
- Assessment of Site Contamination

- Diesel Vehicle Emissions
- Movement of Controlled Waster
- National Pollutant Inventory
- Used Packaging

The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of the submitted application can be undertaken against the appropriate Use and Development Standards. The proposed amendment is not considered to be affected by the other NEPMS.

8. SUMMARY

This amendment report has been undertaken to facilitate the rezoning of the land at 38a Faulkner Road, Ravenswood from Rural Resource, to Rural Living A. The amendment has been prepared in accordance with relevant provisions and schedules of the *Land Use Planning and Approvals Act, 1993*.

The proposal is considered to be consistent with the relevant Goals and Strategic Directions of the Northern Tasmania Regional Land Use Strategy, revision 5 (2016) and with the relevant State Policies, as detailed in this report. The only impediments to the site would be the delivery of services, depending on the costs associated with this, and the risk of bushfire from the north-east and south. Adequate setbacks may need to be provided from these boundaries and to provide setbacks from any potential agricultural use on adjacent properties. The accompanying Agricultural Assessment suggests 50m setbacks from the northern boundary to further ensure that any potential impacts on future agricultural use on adjoining properties is minimal.

The amendment would provide a reasonable buffer or transition between existing higher density general residential development and existing, and or future rural resource or agricultural use on adjoining properties to the north-east.

The accompanying Agricultural Assessment undertaken by AK Consultants has identified that site is not generally suitable for agricultural purposes, with an identified land capability class of 5 & 6. Considering the land capability mapping and surrounding development and use, the agricultural report concludes that rezoning the property at 38a Faulkner Road to Rural Residential, would not result in a loss to Launceston's agricultural productivity.

Any proposed subdivision will need to comply with requirements set out under the Scenic Management Code, which is retained under the SPP, along with all other relevant planning scheme provisions and code requirements.

APPENDIX A - TITLES

Agricultural Report



Report for:

C. Dixon – Butler McIntyre



Property Location:

CT 127363/1
38A Faulkner Rd
Ravenswood 7250

Prepared by:

Astrid Ketelaar & Michael Tempest
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS 7250

Date:

15th May 2017



**Summary
Client:**

C. Dixon – Butler McIntyre

**Property
identification:**

38A Faulkner Rd, Ravenswood
 Zoning: Rural Resource(36.5ha) General Residential (2.5ha) (*Launceston Interim Planning Scheme 2015*).
 CT 127363/1 PID 6918832 (39ha).

Proposal:

Rezoning of title to enable future development.

**Land
Capability:**

Assessed Land Capability (1:25,000) Class 5 (21ha), Class 5+6 (2ha), Class 6 (16ha).

**Assessment
comments:**

An initial desktop feasibility assessment was undertaken followed by a field inspection on the 26th of April 2018 to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.

Conclusion:

The loss of approximately 39ha of Class 5 (21 ha), Class 5+6 (2ha) and Class 6 (16ha) land on this title is considered insignificant because of the characteristics of the land which limit the agricultural potential. The title is also significantly constrained by the adjacent General Residential Zone and has no connectivity with agricultural land that has Commercial Scale potential. Due to the physical characteristics, the presence of the existing house and the geographical location, it is unlikely that this title would be attractive for farming in conjunction with other holdings. It is also unlikely that rezoning would place any further constraints on nearby Rural Resource land than already exists. Any proposed lots that adjoin the three blocks with Lifestyle characteristics to the east of the subject title, that are currently in the Rural Resource Zone should retain sufficient area to provide for a 50m buffer from any proposed future dwellings on those lots to the eastern boundary. However, if these titles to the east are also zoned Rural Living in the future, then the standard setbacks required in the Rural Living Zone would be appropriate.

**Assessment
by:**

A. Ketelaar

Astrid Ketelaar, Natural Resource Management Consultant,
 Member, Agricultural Institute Australia (current).

M. J. Tempest

Michael Tempest,
 Natural Resource Management Consultant



INTRODUCTION

The title (CT 127363/1) is located at 38A Faulkner Rd, Ravenswood. Current zoning for the title is predominately Rural Resource with 2.5ha zoned as General Residential in the north west corner (*Launceston Interim Planning Scheme, 2015*).

The proponent seeks to gain discretionary approval for the title to be rezoned from its current zoning to Rural Living to enable a 34 lot subdivision on the site. Under the *Launceston Interim Planning Scheme 2015*, consideration of the impact on agriculture is required.

All relevant information available at desktop level was considered to determine the site's ability to support agricultural use either individually or with land in the vicinity. A site assessment was conducted on the 26th of April 2018 to confirm or otherwise the desktop study findings.

DESCRIPTION

The title is approximately 39ha in area. The title is on a ridge line, with the eastern portion having a south easterly aspect, while the western portion of the title has a south westerly aspect. The title is gently undulating. There is an existing dwelling centrally located on the title. The title is mostly managed as pasture for grazing. TasVeg 3.0 primarily maps the title as agricultural land, with regenerating cleared land along the western boundaries and a weed infestation in the south eastern corner.

Adjacent to the north western and northern boundary of the subject title are 44 titles, these are all zoned General Residential and have existing dwellings located on them. Adjacent to the eastern boundary are three titles zoned Rural Resource. These range in size from 1.3 to 3ha in area, the most northern and most southern have existing dwellings. These titles would best be described as having 'Lifestyle'¹ characteristics. South of the title is Distillery Creek, where it runs through a steeply sloped gully. This area is zoned as "Open Space". Further south of the Open Space Zone is another Area of the General Residential Zone. There are at least 10 dwellings in this area that are within 200m of the subject title.

The soil type of the title has not been mapped, however, based on Enterprise Suitability data (LIST) all soil is slightly acidic with a pH between 4.1 and 7 (majority of soil with a pH range of 5.1-6) and is classed as either slowly or moderately permeable soil that is imperfectly or moderately well drained.

¹As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* which was a paper written for Northern Tasmania Development.

Land Capability has not been mapped for the title. Land Capability has been mapped at 1:100,000 to the east of the title (minimal distance of approximately 58 m), which shows the land changes progressively from Class 4, to Class 5 (approximately 277 m from boundary), to Class 6 (approximately 602 m from boundary). During the site inspection, a Land Capability Assessment was conducted, which involved auguring 6 assessment pits as well as visual inspection of land characteristics. From this assessment, it was determined that there is 21ha of Class 5 land, 2ha of Class 5+6 land and 16ha of Class 6 land. The main limiting factors in the Class 5 area are poor drainage characteristics and moderate amount of coarse fragments throughout the profile. The Class 6 areas had frequent rocky outcrops (dolerite), while the Class 5+6 land showed a mix of these characteristics. Land Capability Class descriptions are in Appendix 4 and full descriptions of the assessment pits and Land Capability assessment method are in Appendix 5.

While the land is mostly managed as pasture, in the south western corner is an area of native grasses that is mixed with weeds and has a sparse coverage of native trees. This area coincides with the sloped rocky areas of the Class 6 Land on the title. There is also a rocky ridge line from the dwelling following a contour toward the south eastern area of the title. this ridge line also coincides with Class 6 land. There are two stock dams on the property, one in the south eastern corner and one near the middle of the property.

In the south eastern corner, the title has direct access to Distillery Creek which flows to the west into the North Esk River. The Department of Primary Industry, Parks, Water and Environment (DPIPWE) Water Assessment Tool (WAT) indicates that there is sufficient yield to support an irrigation allocation for a winter take water of approximately 309ML of Surety 5 and 380ML of Surety 6 at an offtake point on Distillery Creek adjacent to the title. Surety 5 water is expected to be available 8 out of 10 years, while surety 6 water is expected to be available approximately 6 to 7 years out of 10. To utilise this water during the summer irrigation period, a storage would need to be constructed and it may be feasible to construct a 20 – 30ML hillside dam adjacent to Distillery Creek and pump fill from Distillery Creek during the winter take period. The amount of water potentially available is more than enough to establish a high value horticultural operation on the title.

Enterprise Suitability Mapping indicates that blueberries and sparkling wine may be suitable to be established on this land, especially with the above water potentially available. However, a key requirement for both of these perennial crops according to DPIPWE's Crop Rules are well-drained soils, which as demonstrated in the Land Capability Assessment is not a feature of this site. Currently the title is utilised for small scale dry land grazing (beef). On the date of the site visit, there were 28 cows on the property which equates to approximately 288-360 DSE² for the 39ha property (7-9DSE/ha). This is under what the likely carrying capacity of this land is. Land with these characteristics, if well managed could expect an average carrying capacity of around 15DSE/ha (585 DSE total). Historical Google Earth Imagery to 2010 does not indicate any evidence of previous cropping occurring on the title. Current land use and future potential agricultural use is best summarised as being at 'hobby farm' scale.

² DSE – Dry Sheep Equivalent is a term used to describe the amount of feed or dry matter (kg DM) required to maintain a wether or non lactating ewe per day (weighing 45-50kg). It is used as a standard to compare different classes of livestock and to determine stocking rates and carrying capacity of a property.

Under the new State-wide Planning Scheme the Department of Justice, *Agricultural Land Mapping Project (ALMP)*, shows the title as ‘unconstrained’ and in the Agricultural Zone. The ALMP, was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource Zone (and Significant Agriculture Zone where relevant) into the Rural and Agriculture Zones, as required under the new State-wide Planning Scheme. The constraints analysis that was utilised in the ALMP was not aimed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land as it was perceived to not be feasible to develop a model at state-wide level that could consider all factors of each individual title. Instead it was developed to provide a tool for Councils to utilise to identify areas for further investigation that could be potentially constrained.

In this instance, the analysis tool would have identified that the subject title was more than 1ha, adjacent to a water resource, have at least one enterprise suitability crop mapped as suitable and that there is sufficient area on the title to support that enterprise. A title with these characteristics would be mapped as ‘unconstrained’. The tool is appropriately conservative in its approach, and these observations are weighted higher in their importance than other factors which should also be considered when determining the potential constraints of the title. Whilst the ALMP has mapped the title as unconstrained and appropriate for Agricultural Zone there is scope to consider alternate zoning if there is sufficient evidence through more detailed assessment that the agricultural potential of the title is compromised.

The title is adjacent to the General Residential Zone and is separated from agricultural land with ‘Commercial’ scale characteristics by land with ‘Lifestyle’ scale characteristics. The most northern of the three lots with Lifestyle scale characteristics is not mapped with a constraint class, which strongly indicates it will be zoned as ‘Rural’, rather than ‘Agriculture’. The most southern of these titles was mapped as ‘Potentially Constrained 2A’, this strongly indicates there is limited ag potential for this title especially with an existing dwelling located on it. While the middle title was mapped as ‘unconstrained’, with the existing dwelling on similar sized titles to the north and south and poor connectivity to land to east due to Faraday Rd, the agricultural potential of this title is also questionable. These titles are all likely to be more suited to the Rural Zone than the Agriculture Zone. Hence, the subject title is more likely to be assigned to the Rural Zone rather than the Agricultural Zone if this area is reviewed prior to finalising the Local Provisions Schedules.

DISCUSSION

Currently the land is utilised for small scale grazing that would be described as ‘hobby farm’ scale (Armstrong Ketelaar 2012). There is some potential for increasing the size of the existing dam and creating an irrigation water resource to utilise on the property for a high value horticultural pursuit. However, the land area available and the encroaching General Residential Zone to the west limits the potential for a commercial scale operation on this site.

The Land Capability Assessment conducted also indicates that the site has characteristics that limit the potential for high value horticultural operations that rely on the soil as a growth medium. The site characteristics and limitations are not favourable for a commercial venture which requires very high capital investments.

Class 5 land has no potential for cropping and can have limited potential for grazing. The improved pasture areas of the land appeared to be in good condition, although currently there is only a stocking rate of around 7-9DSE/ha. There is scope to increase the stocking to an average of approximately 15DSE/ha. However, even through increasing the stocking rate it is unlikely that an enterprise beyond 'hobby scale' could be developed. Commercial beef operations generally require large areas of land to be commercially viable, to be able to have greater herd numbers and to be able to adequately rotate land so that is occasionally rested. This is especially important for land like this that has a Land Capability Class of 5 and shows signs of being poorly drained. This indicates that during wet times of the year there would be significant areas that would need to be rested to avoid irreversible compaction and degradation caused by stock. Land such as this can be utilised more productively and with less risk of degradation if farmed as part of a larger holding. However, given it's location, the presence of the dwelling and lack of connectivity with a larger holding this is unlikely in this instance.

If the title is to be rezoned to a non-agricultural zone then the impacts of future development on surrounding agricultural use needs to be considered. There is no land immediately adjacent with Commercial Scale characteristics, with the three Rural Resource Zone titles to the east displaying Lifestyle characteristics only. The closest land that displays Commercial Scale characteristics is further to the south east beyond Faraday St, this is a 241ha title that appears to be utilised for grazing.

There are a range of activities associated with grazing and cropping, Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses such as residential use in (or adjacent to) the Rural Resource zone which can constrain agricultural activities (see Appendix 3). The types of activities associated with irrigated cropping enterprises which may affect residential amenity are generally much more frequent and of greater concern than activities associated with grazing activities.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m.

In this case, consideration of setbacks to the adjacent Lots with Lifestyle characteristics to the east needs to be undertaken. The scale and intensity of grazing on these titles is low. A setback of 50m separation distance between these titles and any future dwellings on the subject title is considered appropriate to minimise the risk of constraining adjacent agricultural use on the

titles. If these titles were also zoned Rural Living in the future, then the 50m setback would not be required and standard Rural Living Zone setbacks would be appropriate.

The most likely use of the land is improved, semi-improved and native grassland for grazing at a hobby scale. If this title was rezoned from Rural Resource and General Residential to Rural Living Zone to facilitate the future development on the site of a 34 lot subdivision, the loss of this land to the agricultural productivity of the Launceston area would be of no significance. Furthermore, it is unlikely that rezoning would place any further constraints on nearby agricultural uses than already exists.

CONCLUSIONS

The loss of approximately 39ha of Class 5 (21 ha), Class 5+6 (2ha) and Class 6 (16ha) land on this title is considered insignificant because of the characteristics of the land which limit the agricultural potential. The title is also significantly constrained by the adjacent General Residential Zone and has no connectivity with agricultural land that has Commercial Scale potential. Due to the physical characteristics, the presence of the existing house and the geographical location, it is unlikely that this title would be attractive for farming in conjunction with other holdings. It is also unlikely that rezoning would place any further constraints on nearby Rural Resource land than already exists. Any proposed lots that adjoin the three blocks with Lifestyle characteristics to the east of the subject title, that are currently in the Rural Resource Zone should retain sufficient area to provide for a 50m buffer from any proposed future dwellings on those lots to the eastern boundary. However, if these titles to the east are also zoned Rural Living in the future, then the standard setbacks required in the Rural Living Zone would be appropriate.

REFERENCES

- City of Launceston Council. (2015) *Launceston Interim Planning Scheme*, City of Launceston Council
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- Grose, C. J. (1999). *Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.
- Learmonth, R., Whitehead, R., Boyd, B., & Fletcher, S. (2007). *Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast*. Centre for Coastal Agricultural Landscapes in Partnership with the Northern Rivers Catchment Management Authority.
- West Australian Government. (2012). *Guidelines for Separation of Agricultural Land and Residential Land Uses*. Department of Health, WA.

APPENDIX 1. MAPS

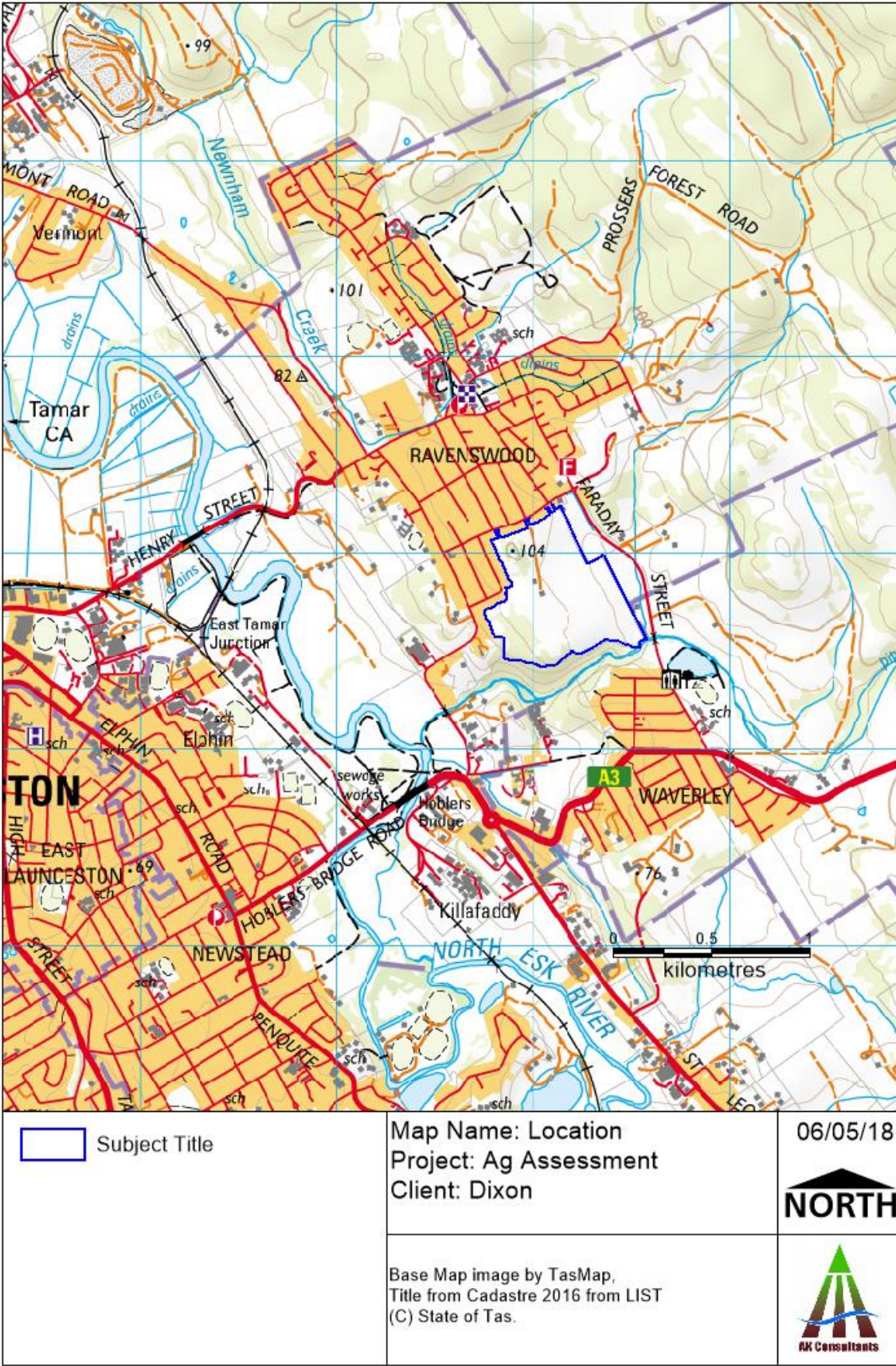


Figure 1. Location Map.

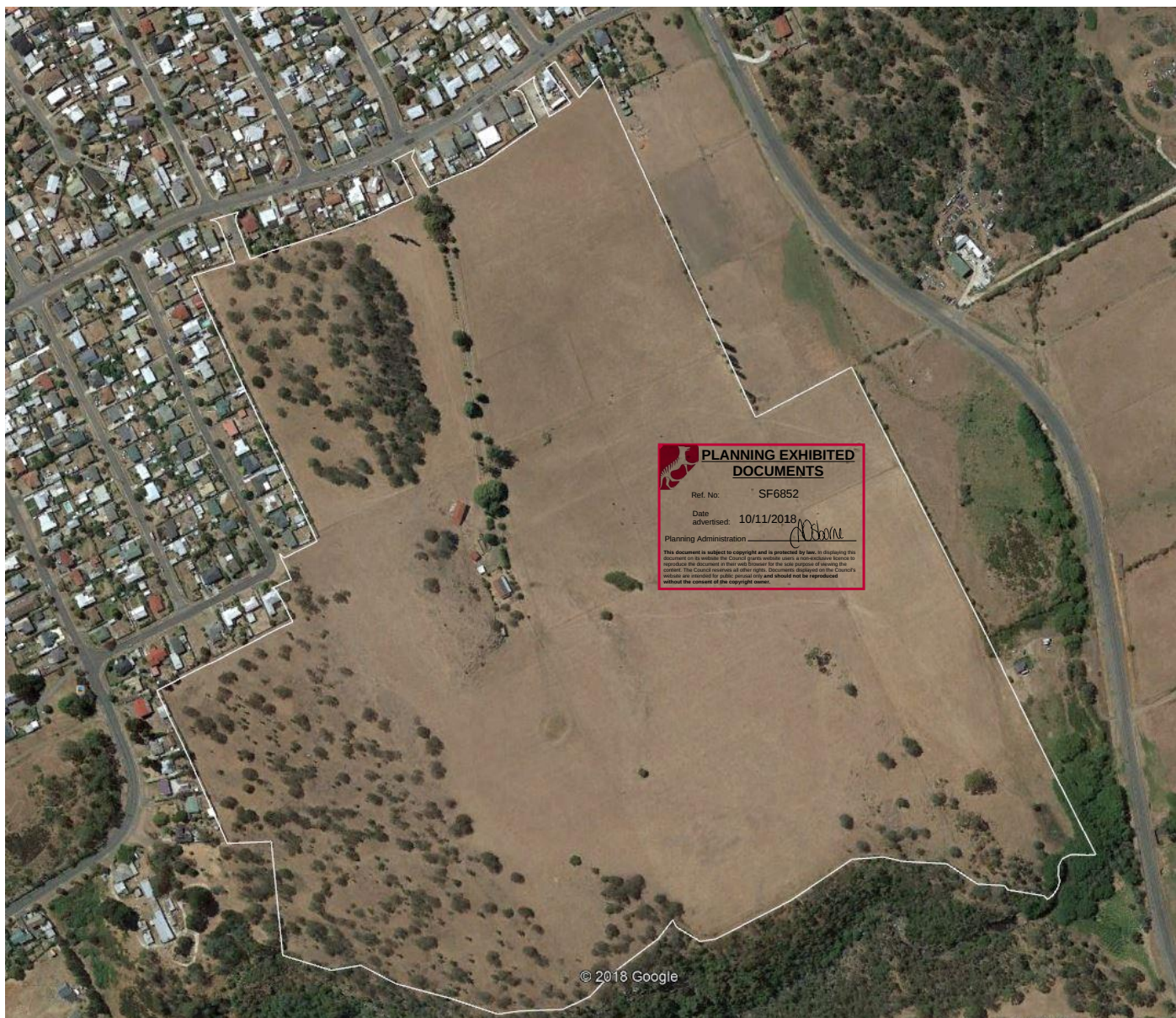


Figure 2. Aerial Image.

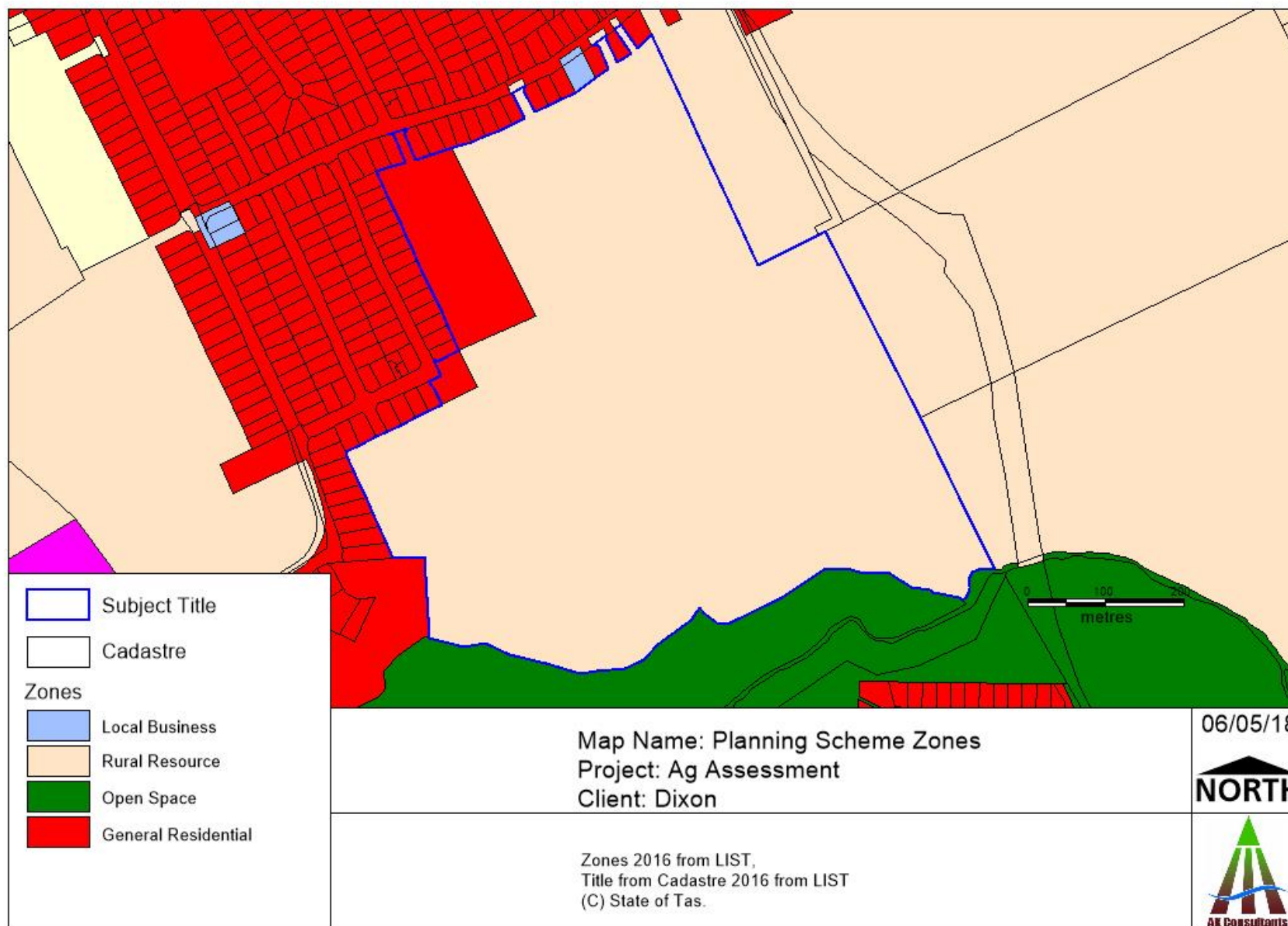


Figure 3. Current Zoning Boundaries and Surrounding Titles

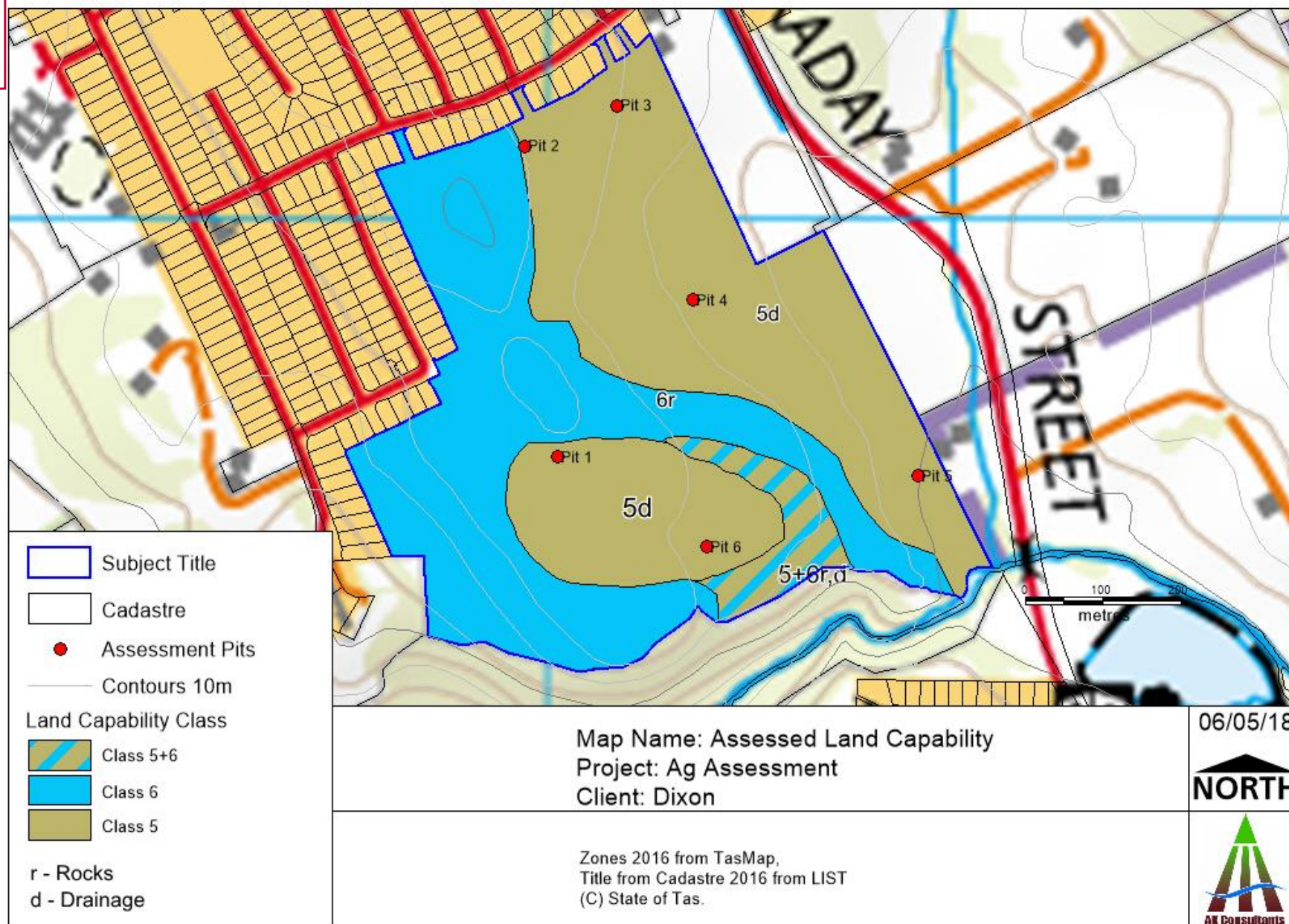


Figure 4. Land Capability.

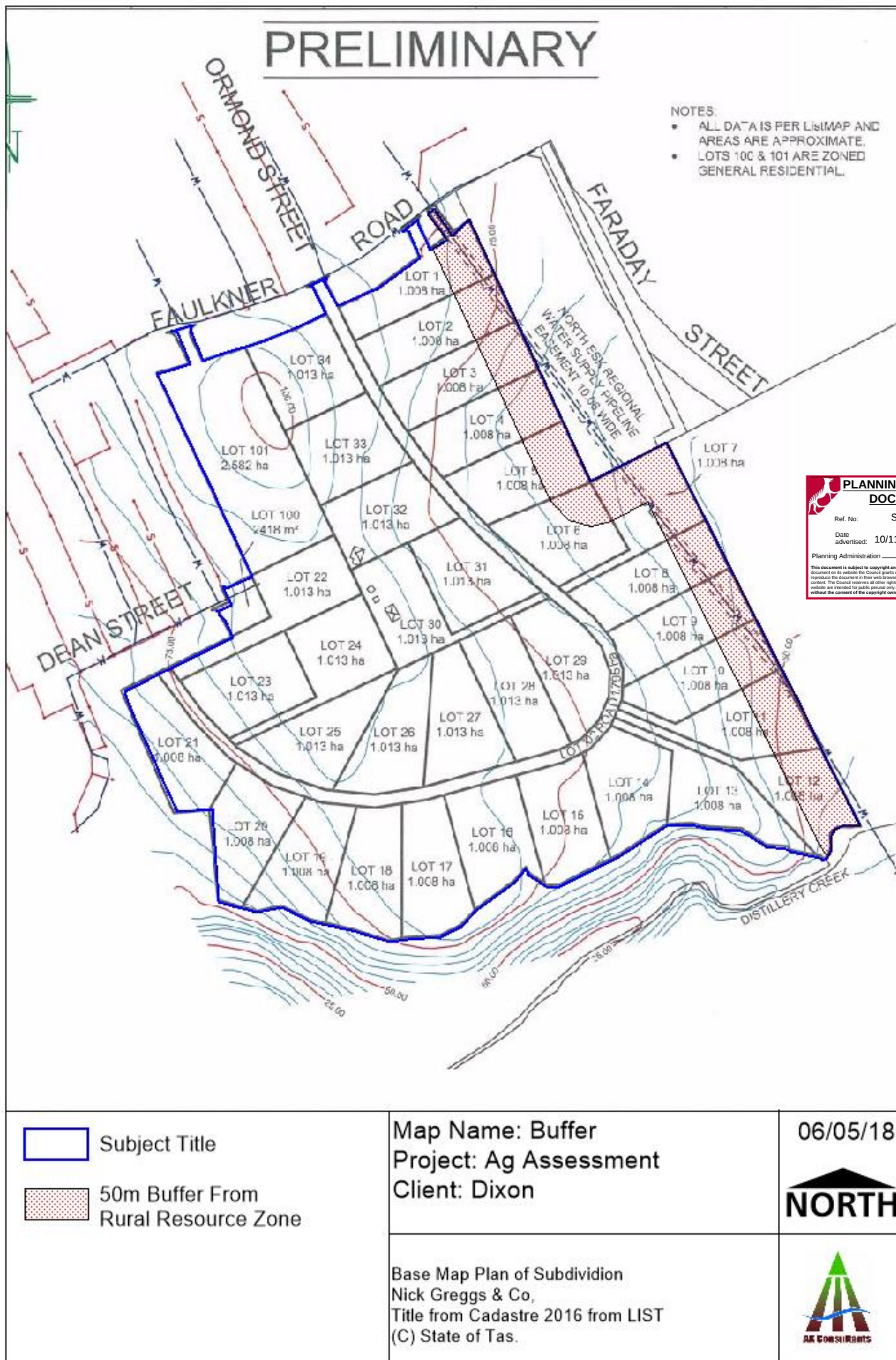


Figure 5. 50m Buffer from Rural Resource Zone to East (if retained in Rural Resource Zone)

APPENDIX 2. PHOTOS



Photo 1. Rocky outcrops in north western area of title



Photo 2. Class 6 pastured area in north western area of title..



Photo 3. Class 5 pasture on eastern area of title, looking east.



Photo 4. Dwellings to north.



Photo 5. One of three adjacent small lots to the east in the Rural Resource Zone with ‘Lifestyle’ characteristics.

APPENDIX 3. POTENTIAL CONFLICT ISSUES

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

Table 1. Typical rural land use conflict issues in the north coast region

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
<i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i>	

APPENDIX 4. LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

CLASS 1. Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2. Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land.

This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3. Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2.

Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

CLASS 4. Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.)

CLASS 5. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6. Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7. Land with very severe to extreme limitations which make it unsuitable for agricultural use.

APPENDIX 5. PROTOCOL FOR LAND CAPABILITY ASSESSMENT USED BY AK CONSULTANTS

This protocol outlines the standards and methodology that AK Consultants uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

Scale	Area (ha) per observation	Minimum width of map unit on ground	Minimum area of map unit on ground	Recommended use
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping
1 : 25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land
1 : 10 000	4ha	30m	2 000m ³	Area assessments of less than 15ha
1 : 5 000	1ha	15m	500m ³	Site specific assessments for houses and areas less than 4ha
1 : 1 000	0.04ha	3m	20m ³	Shown for comparison purposes

Based on 0.25 observations per square cm of map, minimum width of mapping units 3mm on map as per (Gunn, et al. 1988).

ASSESSMENT METHODOLOGY

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit. For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

DEFINITIONS

Land Capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

PROTOCOL REFERENCES

Grose, C J. *Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

Gunn, R H, J A Beattie, R E Reid, and R H.M van de Graaff. *Australian Soil and Land Survey Handbook: Guidelines for Conducting Surveys*. Melbourne: Inkata Press, 1988.

Isbell, R F. *The Australian soil classification*. Revised Edition. Melbourne: CSIRO Publishing, 2002.

McDonald, R C, R F Isbell, J G Speight, J Walker, and M S Hopkins. *Australian Soil and Land Survey Field Handbook*. Second Edition. Canberra: Australian Collaborative Land Evaluation Program, CSIRO Land and Water, 1998.

ON SITE LAND CAPABILITY ASSESSMENT

At the site inspection, 6 assessment pits were augured across the eastern third of the property along with a visual inspection of the remainder of the property. One representative pit was described.

The Land Capability Assessment was conducted at a scale of 1:25000 and determined that there is 21ha of Class 5d land, a total of 2ha of Class 5+6rd and 16ha of Class 6r. There were two main limiting factors that distinguished the Class 5 land. These factors were;

- drainage (d) – Class 5 areas showed poor drainage characteristics through mottling (common & distinct)
- coarse fragments (g) – presence of gravel and ironstone throughout the surface horizon of the soil profiles.

The main distinguishing feature of the Class 6 land was;

- rock outcrops (r) – presence of surface rocks. The dominant rock type was dolerite and this was prevalent throughout the Class 6 area to the extent that cultivation was not feasible.

The Class 5+6 area displayed a mix of the above characteristics whereby the improved pasture was interspersed with rocky out crops. Cultivation could occur around the rock outcrops

Pit 1



Site: 38A Faulkner Rd
 Date: 26th April 2018
 Pit: 1
 Flood Risk: Low
 Slope: 5-12%
 Morphology: south easterly hill slope
 Surface condition: Pasture.

Profile description

Depth (cm)		Munsell Colour		Structure	Texture	Gravel	Mottle	Comments
0	15	10YR	2/2	S	CL	2-20	-	Some ironstone nodules present.
15	50	10YR	2/2	V	HC	-	5	Mottling Common and distinct

Duplex profile with well-structured soils with Clay Loam at the surface and Heavy Clay at depth. The presence of mottling and ironstone nodules indicates these soils are 'poorly drained' which dictates a Land Capability Classification of Class 5d. All pits displayed the same characteristics. The only change noticed across pits was that Pits 5 and 6, A horizons had a depth of 30cm compared to 15cm.

TITLE: 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living

FILE NO: SF6852

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)



DECISION STATEMENT:

To determine the rejection or initiation of Amendment 47 to the Launceston Interim Planning Scheme 2015, to rezone the land at 38A Faulkner Road, Ravenswood from Rural Resource and General Residential to Rural Living.

PLANNING APPLICATION INFORMATION:

Applicant: Jaffa International Pty Ltd
Property: 38A Faulkner Road, Ravenswood
Current Zoning: General Residential and Rural Resource
Receipt Date: 17/09/2018

RECOMMENDATION:

That Council:

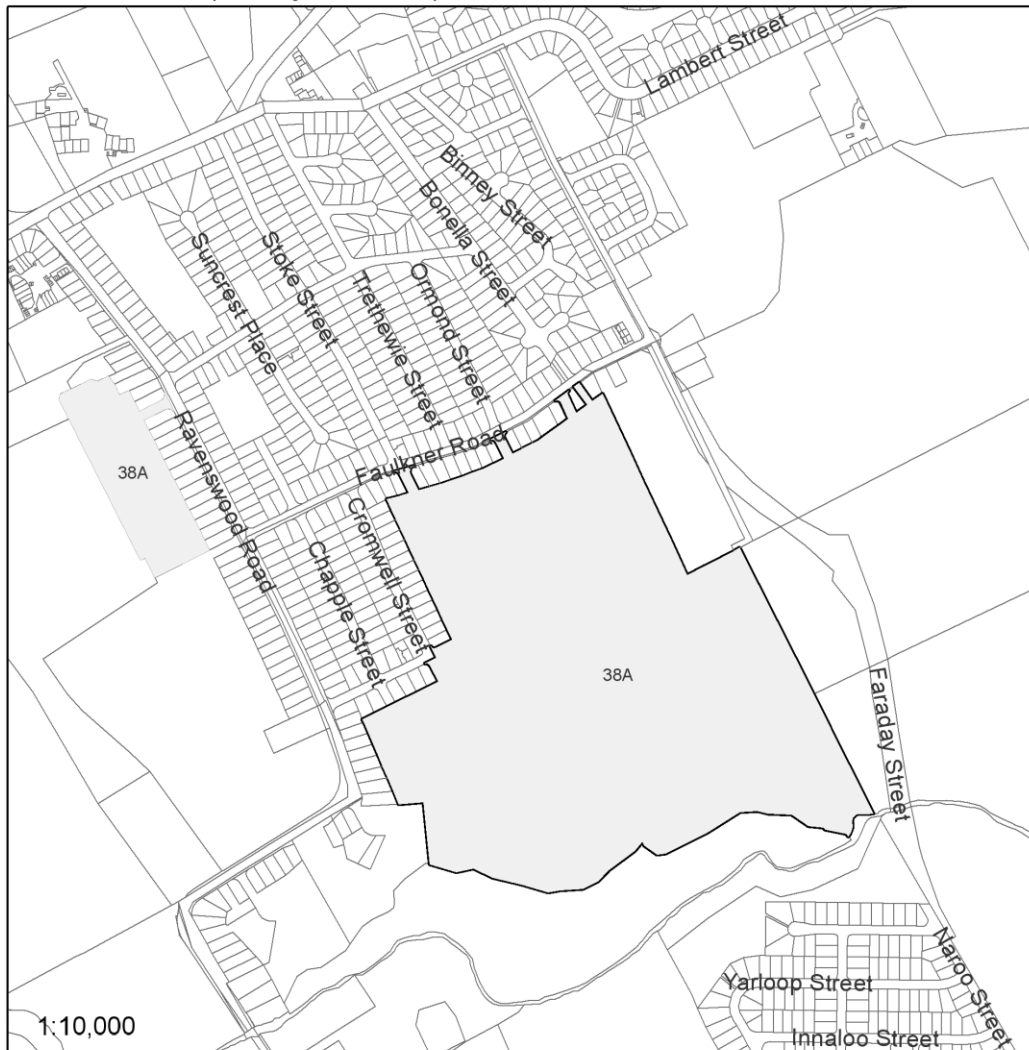
1. pursuant to the former sections 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 47 to change the zoning at 38A Faulkner Road, Ravenswood from Rural Resource and General Residential to Rural Living.
2. pursuant to the former section 35 (1)(a) of the *Land Use Planning and Approvals Act 1993*, certify the draft amendment as shown below:

Launceston Interim Planning Scheme 2015

AMENDMENT 47



Amend the interim planning scheme maps as below:



Rezoning from Split Zone, 26.0 Rural Resource and 10.0 General Residential to 13.0 Rural Living
(38A Faulkner Road, RAVENSWOOD (PID: 6918832 - 127363/1))

THE COMMON SEAL
of the Launceston City
Council was
hereunto affixed in the
presence of: -

Louise Foster
Director
Corporate Services

Leanne Hurst
Director
Development Services

Date

Note: Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the former provisions remain in force until a Local Planning Scheme comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

REPORT:

PART A - APPLICATION FOR PLANNING SCHEME AMENDMENT



1.1 Introduction

An application has been made under sections 33 and 34 of the *Land Use Planning and Approvals Act 1993*, by Jaffa International Pty Ltd, for a change of zoning to the Launceston Interim Planning Scheme 2015 from General Residential and Rural Resource to Rural Living.

1.2 Background

The aim of the proposed rezoning is to provide for a large scale rural residential development, consisting of approximately 35, 1ha residential lots, however, subdivision does not form part of the current application. The development aims to encourage an increase in the current demographic of Ravenswood, to provide further residential property options for Tasmanians and interstate buyers looking for rural/residential living options.

Ravenswood is defined predominately by land zoned General Residential, developed on smaller lots (700m²) containing single detached dwellings with sporadic multiple dwelling development. It is surrounded, almost in its entirety by Rural Resource land with no connecting buffer, to other outer suburbs of greater Launceston. By re-zoning a large parcel of land to Rural Living, it will allow larger lots on rural living land that will expand the community and allow for unfettered large scale residential development. This will diversify the current housing market and allow a connection to the nearby suburb of Waverley.

1.3 Proposed Amendment

The proposed amendment seeks to change the zoning at 38A Faulkner Road, Ravenswood from General Residential and Rural Resource to Rural Living. The site is approximately 38.96ha in size, with approximately 2.75ha being zoned General Residential whilst the remaining 36.21ha is zoned Rural Resource. The amendment proposes to rezone the entirety of the site to Rural Living.

1.4 Act Requirements

The legislation allows for an amendment to the planning scheme under sections 32 and 33 of the *Land Use Planning and Approvals Act 1993* (the Act).

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –

- (a)
- (b)
- (c)
- (d)
- (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- (ea) *must not conflict with the requirements of section 30O ; and*
- (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*
- (2) *The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*
- Section 20 also includes the following:*
- (a) *seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
- (b) *prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*
- (c)

The amendment must be decided under section 33(3) which reads:

33. Request for amendment of planning scheme

- (3) *A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.*
- (3AA) *If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –*
 - (a) *initiate the amendment under section 34; and*
 - (b) *certify the draft amendment under section 35 – within 42 days of receiving the request or such longer time as the Commission allows.*

The matters, which Council must consider when making a decision whether to reject or initiate the application for an amendment, are listed in section 32 (as stated above) of the Act.

2. Site and surrounding area

The subject site is located at 38A Faulkner Road, Ravenswood. The site is 38.96ha in size and is of an irregular shape. The site has access via the corner of Dean Street and Cromwell Street, as well as four separate road frontages to Faulkner Road. The site is split zoned, with approximately 2.75ha being zoned General Residential whilst the remaining 36.21ha is zoned Rural Resource.

The site adjoins 16 residential lots zoned General Residential, and one lot zoned Local Business to the north, 28 residential lots zoned General Residential to the west, an Open Space zoned corridor to the south, and four rural lots zoned Rural Resource to the east. Below is an aerial image of the site.



Figure 1 - Site Aerial Photo

The land is currently developed and utilised as 'Tara Hill Farm', an active grazing farm with several outbuildings and a single dwelling. The General Residential Zone adjoins the site to the north, and Open Space zone to the south, as shown below:

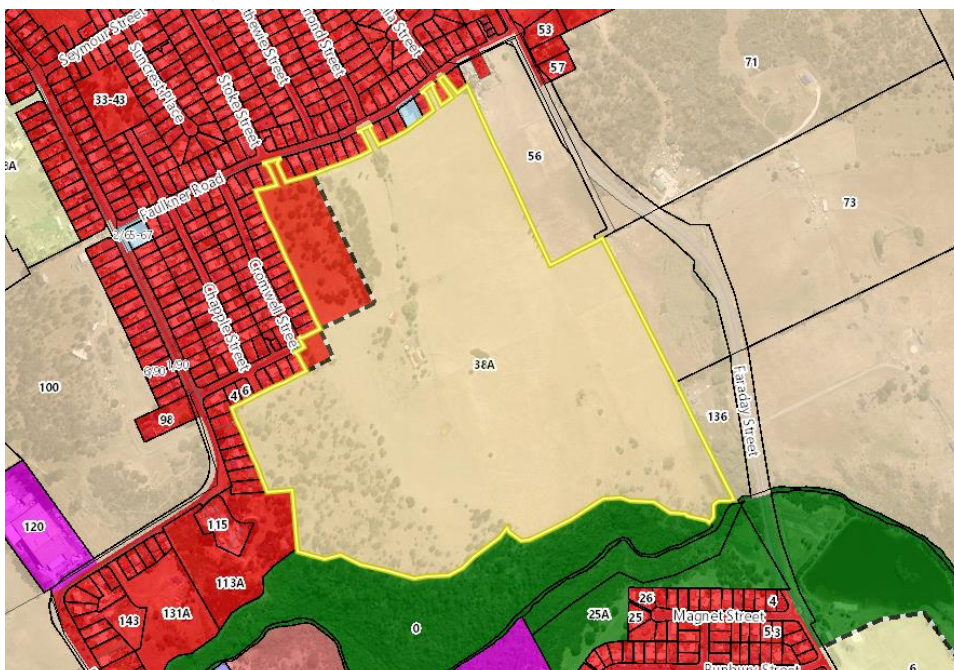


Figure 2 - Zoning

The land to the south is owned and maintained by the City of Launceston and is known as Distillery Creek Gorge Reserve. This reserve has a high level of bushfire risk due to its steep nature and any future subdivision will need to consider this risk. There is a high potential that this land also contains threatened fauna or flora which may extend into the subject site. Again, any future subdivision application will need to take this into consideration.



3. Existing conditions on the site

3.1 Heritage Values

The subject land is not listed in Local Historic Heritage Code under the planning scheme or within a state listed property on the Tasmanian Heritage Register. Additionally, there are no adjoining heritage listed properties.

An Aboriginal Heritage Property Search (PID: 6918832) did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

3.2 Scenic Values

The southern section of the site, approximately 6.8ha, is within the Local Scenic Management Area - North Esk Floor Plain Precinct 6, as shown below:

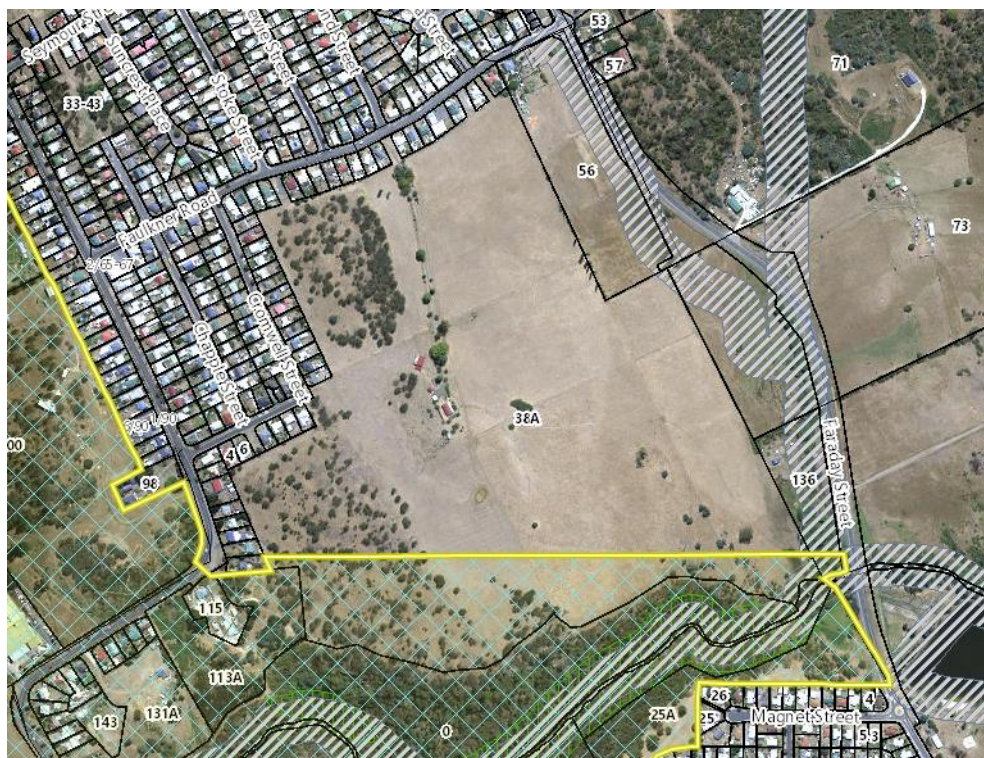


Figure 3 - Scenic Management Area (Blue Hatched)

3.3 Land capability

The subject land is mapped as Land Capability 5 and 6. Approximately 21ha has been identified Class 5, whilst 16ha classified as Class 6. Guidelines for the Classification of Agricultural Land in Tasmania (1999) define Class 5 as:

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

And Class 6 as:

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

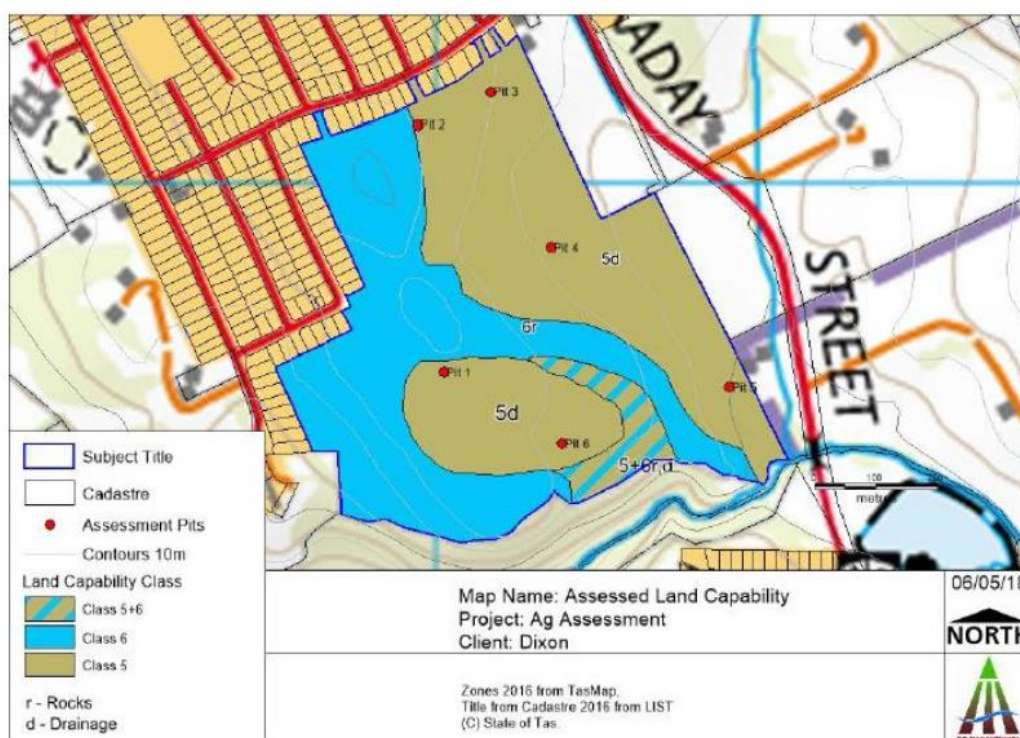


Figure 4 - Land Capability (Source: AK Consultants)

An Agricultural Report, prepared by AK Consultants, and dated 15/05/2017 was prepared and submitted as part of the application. The report concluded:

'It is unlikely that this title would be attractive for farming in conjunction with other holdings. It is also unlikely that rezoning would place any further constraints on nearby Rural Resource land than already exists. Any proposed lots that adjoin the three blocks with Lifestyle characteristics to the east of the subject title, that are currently in the Rural Resource Zone should retain sufficient area to provide for a 50m buffer from any proposed future dwellings on those lots to the eastern boundary. However, if these titles to the east are also zoned Rural Living in the future, then the standard setbacks required in the Rural Living Zone would be appropriate'.

3.4 Environmental Hazards

3.4.1 Bushfire

The subject site is located within a bushfire prone area and contains bushfire prone vegetation. It is considered that future subdivision will be required to address bushfire issues under E1.0 Bushfire Prone Areas Code under the current planning scheme. Advice from Council's Natural Environment Department has indicated that the gorge reserve adjoining the property to the south has a high bushfire risk. Any future subdivision will need to take this risk into consideration.

3.4.2 Riverine Inundation

There is no flood risk on site.

3.4.3 Landslip

The subject site also medium and low risk landslip mapped by the State government, as shown in the below image:



Figure 5 - State Landslip Mapping (Council SAM)

It is noted, however, that under the current provisions of the Launceston Interim Planning Scheme, State provided landslip mapping does not currently trigger any assessment. This would be considered at subdivision stage.

3.5 Infrastructure

Sewer, water, and stormwater infrastructure surrounds the subject site, however, it is not currently connected. The site is also able to connect into the gas and electricity network, and is located within the existing transport network. A large 450mm TasWater water main runs through the site along the eastern side as the following image illustrates:

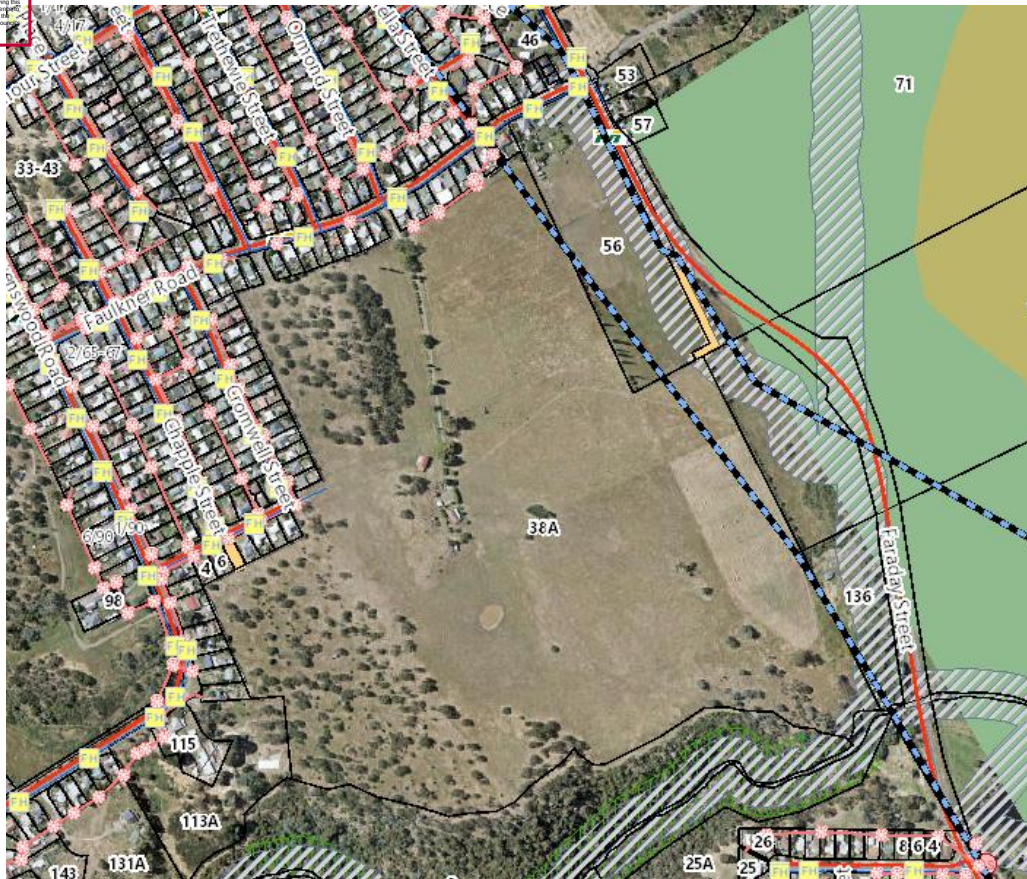


Figure 6 - TasWater Water Main (Source: Council SAM)

Discussions with Council's Infrastructure Department have indicated that 40% of the site can theoretically be serviced, however, the majority of the site cannot be reticulated to the current system. These constraints were taken into consideration when proposing to introduce the Rural Living Zone which allows for onsite services, noting that development of the site will not support the provision of significant reticulated services as this would make the project unfeasible.

4. Proposal

The proposal seeks:

- to amend the Scheme for rezoning of the subject land from Rural Resource Zone to Rural Living Zone at 38A Faulkner Street, Ravenswood.

4.1 Landowner Consent

The land is owned by Jaffa International Pty Ltd and consent was provided on 21 September 2018.

4.2 Considerations for an Amendment

4.2.1

- (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.**

Rural Resource Zone

The site is currently zoned Rural Resource and a large portion of land borders the site to the northeast, all of which is contained within the Rural Resource Zone. No permit required uses in this zone include natural and cultural values management, passive recreation, resource development, and utilities; and permitted uses are home-based child care, or business and professional services. It is not anticipated that the proposed rezoning would impact on any future or existing adjacent rural resource use and would provide a transition between the existing higher density General Residential Zone, and adjacent Rural Resource use.

It is noted that the adjoining Rural Resource land to the east is currently constrained by Faraday Street, a waterway, landslip, and a TasWater water main. The immediate rural land also has Class 3 and 5 land capability. It is noted that the land use for these adjoining titles are existing and contains fettered rural uses.

General Residential Zone

Land to the north and north-west of the site is currently zoned General Residential, including a small portion of the site which was previously rezoned General Residential. The proposed rezoning would provide a more appropriate transition between existing General Residential development and potential Rural Resource uses on adjoining properties.

By creating this transition, it creates a natural urban buffer between rural and higher density residential use. The rezoning would also protect the existing sensitive uses from potential rural development on the existing subject site, which have the potential to cause nuisance.

Open Space Zone

The site is bordered to the south by Distillery Creek, which runs along a small valley where it then drains into the North-Esk River. This area is identified within the Open Space Zone, and no development is proposed within this zone.

4.2.2

(ea) must not conflict with the requirements of section 30O.

30(0) states:

30O. Amendments under Divisions 2 and 2A of interim planning schemes

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

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

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

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

Response:

The amendment is being made to the Launceston Interim Planning Scheme 2015, a local provision. An assessment of the Northern Regional Land Use Strategy (NRLUS) 2018 has been undertaken, where it has been deemed it is consistent.

The proposal is not amending, removing, or inserting a common provision, but is for a change in zoning, which is considered to be a local provision and is able to be amended under Division 2 or 2A.

4.2.3 Land Supply

Rezoning of the site would allow for further infill residential development within the Ravenswood area, and would result in a consistent pattern of development through to Waverley to the southeast and join with existing higher density General Residential development to the north-east.

4.3 State Policies

4.3.1 State Policy on the *Protection of Agricultural Land 2009*

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimising:

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

Prime agricultural land is defined as being agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the *Land Capability Handbook*, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania. A detailed assessment of the capability of the land on site has been undertaken in the submitted report *Agricultural Report*, prepared by AK Consultants, dated 15 May 2017.

According to the report, the site has been identified as possessing predominately class 5 land, which is considered to be land unsuited to cropping and with slight to moderate limitations to pastoral use. An area of approximately 21ha has been identified as class 5 land, whilst 2ha has been classed as Class 5 and 6 land and 16ha of Class 6 land. Class 6 land is considered to be land marginally suited to grazing due to severe limitations. This is consistent with the existing use on the property, primarily for grazing purposes and small scale farming. According to the report, recent mapping undertaken by the Department of Justice as part of the Agricultural Land Mapping

Project (ALMP), has considered the site to be ‘unconstrained’ and within the Agricultural Zone.

This mapping was undertaken to guide local councils with segregating existing Rural Resource and Significant Agricultural Zones to the new Rural Zones and Agricultural Zones, under the state planning provisions. According to AK Consultants, this mapping was not intended to provide a comprehensive analysis of potential agricultural land, and is designed to provide a broad-scale analysis of land capability to guide more in-depth area specific land capability studies. Therefore, the Agricultural Report has determined that there is scope to consider alternative zoning on the site, particularly as the Land Capability Assessment conducted as part of the report indicates that the site has limited potential for agricultural use, considering the apparent land classifications of Class 5 and 6 land. As such, the report finds that the rezoning of the land at 38a Faulkner Road to Rural Living would not result in a loss of land to the agricultural productivity of the Launceston area, and would not constrain nearby agricultural uses

The report has determined that the site contains primarily Class 5 and 6 land, and rezoning of the property would not result in a loss to the agricultural productivity of the Launceston area. Notwithstanding the above, existing rural resource land to the north-east of the site has been mapped as class 4, 5 and 6, none of which fall within the definition of prime agricultural land. Non-agricultural uses proposed will need to be prepared in accordance with the objectives of the Policy.

An assessment of the relevant principles of the policy have been considered below:

Policy	Response
1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.	The proposal to rezone the land from rural resource to rural living will provide a transition between higher density dwellings to outer rural resource land to the east. An agricultural report has been submitted that has stated the rezoning of the land will not impact or confine nearby rural uses. It has also recommended a 50m buffer between the subject site to the adjoining rural uses. Whilst no development application has been lodged with this re-zoning application, the 50m buffer can be taken into consideration should a subdivision application be lodged in the future.
2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.	The land is not categorised as prime agricultural land.
3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this	The zoning would be for residential use.

Policy.	
4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following: (a) minimising the amount of land alienated; (b) minimising negative impacts on the surrounding environment; and (c) ensuring the particular location is reasonably required for operational efficiency.	The zoning would be for residential use.  A rectangular stamp with a red border. At the top, it says 'PLANNING EXHIBITED DOCUMENTS' in bold. Below that, 'Ref. No: SF6852' and 'Date advertised: 10/11/2018'. There is a signature over the date. At the bottom, it says 'Planning Administration'. A small disclaimer at the very bottom states: 'This document is subject to copyright and is protected by law. It is displayed on this website as a courtesy of the Council. It is not to be used for any purpose other than the one for which it was intended. The Council reserves all other rights. Documents displayed on the Council's website are provided for public personal use only and should not be reproduced without the consent of the copyright owner.'
5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.	The agricultural report has indicated that the rezoning will not result in a detrimental impact or constrain nearby rural uses.
6. Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.	No prime agricultural land will be lost.
7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.	The agricultural report has stated that the land is not suitable for commercial agricultural use, and rezoning of the site for non-agricultural use would be of no loss to the agricultural productivity within the Launceston municipality.
8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> and may be made for the protection of other areas that may benefit from broad-scale irrigation development.	The site is not located within an irrigation district.
9. Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.	Not applicable.
10. New plantation forestry must not be established on prime agricultural land	No plantation forestry is proposed.

unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.	 A rectangular stamp with a red border. At the top, it says 'PLANNING EXHIBITED DOCUMENTS' in bold. Below that, 'Ref. No: SF6852'. Then 'Date advertised: 10/11/2018'. Below that, 'Planning Administration' followed by a signature. At the bottom, there is a small disclaimer: 'This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive license to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal use only and should not be reproduced without the consent of the copyright owner.'
11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.	No plantation forestry is proposed.

As the above has demonstrated, the rezoning is consistent with the policy and would be able to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

4.3.2 State Coastal Policy 1996

The State Coastal Policy applies to 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. The subject site is located outside this distance. Therefore, this policy is not applicable.

4.3.3 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:

- (i) 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
- (ii) waters in any tank, pipe or cistern.

The objectives of the policy are as follow:

- Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;
- Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;

- Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;
- Facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and
- Apply the precautionary principle to Part 4 of this Policy.

Being zoned Rural Living would not require any connection to reticulated stormwater services, with all stormwater discharge to be maintained on site. The site is located within the vicinity of Distillery Creek, which runs along the southern adjoining property within the Open Space Zone. Any future subdivision and subsequent developments will be required to address the provisions of the Interim Planning Scheme which require all stormwater to be maintained on site, protecting the water quality of this natural asset.

As such objectives of this policy are met.



4.3.4 National Environment Protection Measures (NEPM)

NEPMs are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation, and given effect in Tasmania through the *State Policies and Projects Act 1993*.

The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of future development applications over the site would be undertaken against the appropriate Use and Development Standards. The proposed amendment is not considered affected by the other NEPMs.

5. Gas Pipelines Act 2000

The gas pipeline is not available in proximity to the subject land. Therefore, the *Gas Pipelines Act 2000* is not applicable to the proposed development.

6. Planning Strategies

6.1 Launceston Residential Strategy (LRS) 2009-2029

The LRS provides a strategy for housing within the Launceston municipality over the next 20 years. The strategy focuses on five tiers of development. The most relevant to the current proposal is Tier 5: Rural Residential Development. It is noted that the equivalent current zoning is Rural Living. This type of zoning provides people with the possibility of living in a rural setting without conflicting with primary industries and without the obligation to purchase and maintain a significant landholding.

There are currently 54 vacant parcels of residential land and it is estimated that between 96 and 201 additional lots may be sought up to 2024. This suggests that, depending on the lot sizes taken up, there is a considerable shortfall in supply and some justification for zoning additional Rural Residential land in the period up to 2024. At this level, Rural Residential development is considered to have relatively small impact on the overall residential pattern.

The methodology to identify Rural Living Lots includes a attributes table of land that is considered suitable and unsuitable for rural residential development. These are discussed below:

Negative attributes for Rural Residential development

Attribute	Comment
High conservation value forest	There is no high conservation value forest on the site. This is supported in the provided agricultural report.
Land zoned for other uses i.e. industrial or closed residential.	The site is zoned Rural Resource which has limited potential for residential or industrial uses.
Potential landslip.	The site contains some areas of low and medium landslide hazard.
Within a water catchment protection area.	There are no water catchments on the site.
Within identified buffer areas.	No identifiable buffer areas are located on site. The placement of a Rural Living Zone will help buffer nearby, higher density lots from rural resource uses.
Prime land under the PAL policy.	The land is not classified as prime agricultural land.
Can be sewered (land with sewerage should be developed at a higher density than rural residential).	The site is not connected to reticulated services, including sewer. Whilst there is potential for any lot to be sewered, the Rural Living zone allows for onsite wastewater.
Flood risk.	There is no flood risk on site.
Non-freehold land.	The site is a freehold title.
Slope greater than 17 degrees.	The site is generally flat, but there are areas of significant slope.
No road frontage.	The site has multiple road frontages.

Positive attributes for Rural Residential development

Attribute	Comment
within 500m of reticulated water.	The site is within 500m of reticulated water.
Sealed road frontage.	All frontages are sealed.
Gravel road frontage.	No gravel frontages exist.
On current garbage collection route.	The site is within a current garbage collection route.
Not in Scenic Protection Special Area1.	Approximately 6.8ha, is within the Local Scenic Management Area - North Esk Floor Plain Precinct 6.
Not containing TASVEG native forest.	The site contains sparse areas of agricultural, urban and exotic vegetation under TASVEG mapping, which is not native forest.
Continuous with existing Rural Residential zones.	The closest Rural Living Zoning is located at 'Driver's Run', approximately 2.3km east.

As determined above, on the indicators present within the attributes table, the land is generally accepting on the positive attributes and the only negative attribute are some areas of slope. Accordingly, the proposal is consistent with the strategy.

6.2 Northern Regional Land Use Strategy (NRLUS) 2018

NRLUS aims to support rural living opportunities in appropriate locations (rural residential area) where it does not compromise or fragment productive rural land. For the zone application the established rural residential area must be identified. The strategy states that for rural residential areas are:

- (a) predominantly residential land use ie. lifestyle blocks, hobby farms or low density residential subdivisions;
- (b) fragmentation of the cadastral base and property ownership; and
- (c) topographical constraints resulting in physical impediments to rural resource use or connectivity, including bio-diversity and/or conservation.

Whilst no concurrent subdivision application is proposed alongside the amendment application, under the current Rural Living and Environmental Living Guidelines, nine lots could theoretically be created under the Acceptable Solution. Under the Performance Criteria there is a theoretical yield of 38 lots (1ha).

The policies relevant to the proposal are detailed below, along with their corresponding actions.

Policy	Actions
RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas.	RSN-A20 Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.
RSN-P22 Rural and environmental lifestyle opportunities will reflect established Rural Residential Areas.	RSN-A21 Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.
RSN-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.	RSN-A22 Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.
RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure	RSN-A23 Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.
RSN-P25 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	RSN-A24 Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).

(e) onsite waste water system suitability; (f) consideration of the impact on natural values or the potential land use limitations as a result of natural values; (g) minimising impacts on agricultural land and land conversion; (h) impacts on water resources required for agricultural and environmental purposes; (i) consideration of natural hazard management; (j) existing supply within the region; (k) potential for future requirement for the land for urban purposes; and (l) the ability to achieve positive environmental outcomes through the rezoning.	Faraday Street, which are sealed and of a high standard to accommodate additional vehicle movements. (e) No onsite wastewater is proposed at this point, as no subdivision application has been lodged. The proposal is only for the amendment. A future subdivision application would be referred to the relevant referral agencies to understand the potential for onsite waste water. (f) The site contains sparse areas of agricultural, urban and exotic vegetation. It is also noted that the site adjoins creek that contains priority habitat. (g) The accompanying Agricultural Report has concluded that the site contains predominately Class 5 and 6 land, which is generally unsuitable for horticultural or significant agricultural activities. No adjoining site contains prime agricultural land. Therefore, the site would not result in the fettering of any potential agricultural use on adjacent sites. (h) no land is proposed for the conservation in proximity to the subject site; and no primary agricultural land is adjoining. (i) the subject site is not exposed to any natural hazards except bushfire risk which is addressed by Bushfire Hazard Management Plan. (j) existing rural living land supply in the Launceston municipality in proximity to the Urban Growth boundary is limited due to infrastructure and environmental hazard constraints. The proposed rezoning will address existing undersupply. It is also noted that the Ravenswood area, and wider residential areas (eg. Waverly, Mayfield and St Leonards) would not be considered to be densely populated, and there are significant areas that could provide for additional Rural Living 'lifestyle' options and provide a more consolidated residential area. (k) the subject site is located in a close proximity to services, infrastructure and employment districts. This area is in a high demand. (l) the outcome will be achieved through the consolidation of gaps, provision of services, and development of the land that has no real potential
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for efficient or practical agricultural or rural resource use on a commercial basis.

6.2.1 Future Investigation Areas

The strategy identifies land identified for strategic evaluation to assess potential for development beyond 2032 which will consolidate the urban area of Greater Launceston, and maintain a compact city that promotes community connections and maximizes the use of existing transport networks and infrastructure.

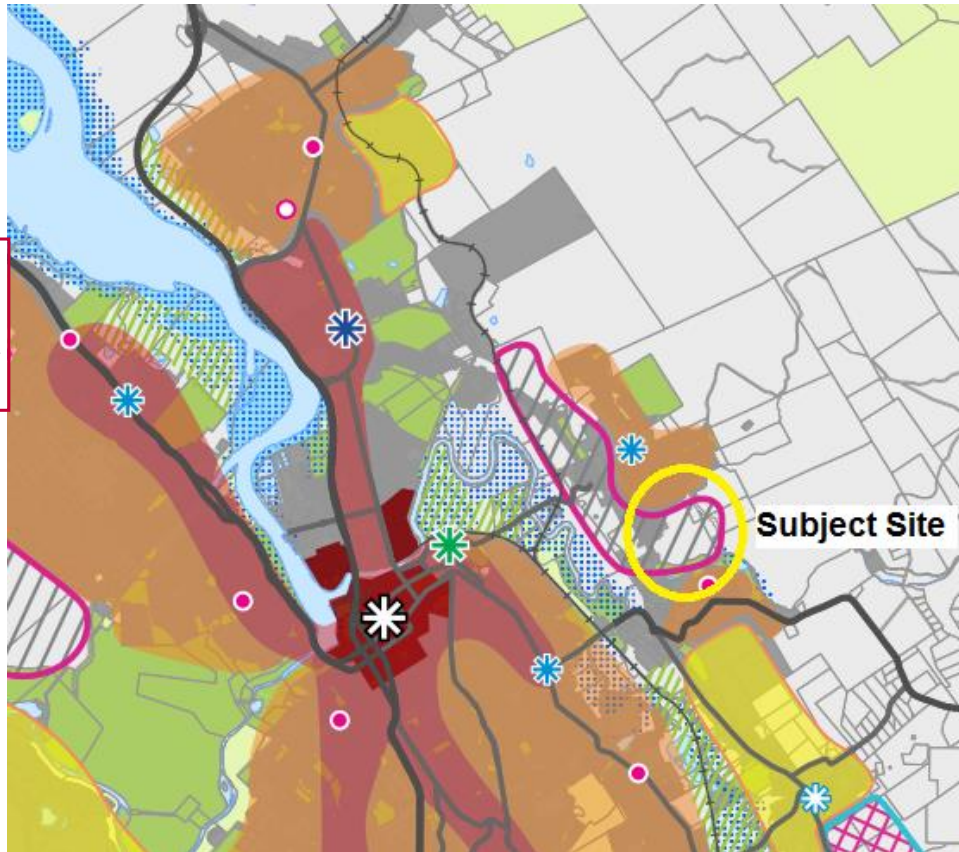


Figure 7 - Subject Site (in Yellow) - Strategic Reserve Investigation Area

The strategy continues that as a guide, any investigation should include an assessment on the following matters:

Policy	Planning Response
The identification of existing land use.	As previously discussed within the report the land is currently zoned rural with the surrounding land a mixture of residential, rural, and natural values.
An analysis of residential supply and demand.	An assessment against the Launceston Residential Strategy has determined there is a shortfall of rural living lots within the municipality.
An analysis of the potential loss to the agricultural estate including prime agricultural land;	The submitted agricultural report finds that the rezoning of the land would not result in a loss of land to the agricultural productivity of the Launceston area.
The impact on agricultural productivity and infrastructure, and other resources.	An assessment against the PAL policy has been undertaken. It was concluded

 PLANNING EXHIBITED DOCUMENTS Ref. No: SF6852 Date advertised: 10/11/2018 Planning Administration This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal only and should not be reproduced without the consent of the copyright owner.	that the rezoning is consistent with the policy and would be able to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.
The extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure).	The land is not within an irrigation district.
The potential for land use conflict with nearby resource, agricultural and forestry activities if residential development were to occur.	As previously discussed within this report, land use conflict will be minimal.
The potential impact on the efficiency of the State road and rail networks.	The change of zoning will have minimal impact on any road or rail networks.
The potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources).	There are no extractive industries on site.
An assessment of natural, cultural and landscape values.	There are no significant natural, cultural, or landscape values over the subject site. Notwithstanding, future development will need to address any potential conflicts.
An assessment of hazards, including exposure to landslide and coastal hazards.	Hazards have been identified over the site, noting that the hazards are manageable. Further investigation will be required when a development application is lodged in the future.
The potential for conflict with State policies.	An assessment has been made against all relevant state policies where it has been identified there is no conflict.

Sustainability criteria for the proposed subdivision have been met. Therefore, the proposed rezoning of the subject site are consistent with objectives of NRLUS.

Section 8A Guideline No 1 Local Provisions Schedule LPS zone and code application version

This guideline states that the Rural Living Zone should not be applied to land that is not currently supported within an interim planning scheme Rural Living Zone, unless:

- (a) consistent with the relevant regional land use strategy...

The consistency with NRLUS has been demonstrated. Therefore, the Rural Living Zone could be applicable to the subject site. It should be noted, however, that this guideline only applies to the new Tasmanian Planning Scheme and associated State Planning Policies.

7.0 Launceston Interim Planning Scheme 2015

The primary intent of the amendment is to rezone the site to facilitate future development of the land to improve the capacity and options for residential use within the region, by providing rural 'lifestyle' lots to entice prospective local and interstate

buyers with an option for sustainable rural living lifestyles and provide an appropriate transition between current General Residential lots and Rural Resource land.

7.1 Rural Living Zone (Proposed zoning)

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1

To provide for residential use or development on large lots in a rural setting where services are limited.

The proposed zoning change would allow for residential development to occur on larger lots. The site is considered to be within a rural setting, with limited services.

13.1.1.2

To provide for compatible use and development that does not adversely impact on residential amenity.

Whilst rural living does allow for other uses other than residential, it is a primarily residential use, which is compatible with surrounding land uses. Due to the zone allowing for larger residential lots, it is considered it would be unlikely to affect the residential amenity of general residential zoned land to the north.

13.1.1.3

To provide for use and development that is compatible with local natural values.

The site is currently zoned Rural Resource and General Residential and has limited local natural values. It is noted however that priority habitat is present along the adjoining title which has Distillery Creek running through it. It is considered that larger lots on the subject site are compatible with these local natural values.

13.3 Use Standards

The use standards relate to most other uses that are not primarily residential. As the proposed rezoning is to allow residential use on the site, the existing use standards do not apply.

13.4 Development Standards

The following development standards apply for the physical development of buildings. These would be assessed at an application stage should development be proposed.

13.4.1 Site Coverage

13.4.2 Building height, setback and siting

13.4.3 Outbuildings and other structures

The following standards apply for subdivision:

13.4.4 Lot size and dimensions

It has been stated in the submitted report that the applicant seeks to develop 1ha lots. Acceptable Solutions under 13.4.4 require 4ha lots as a minimum. The Performance Criteria, however, does allow for a minimum size of 1ha, and having regard to certain



criteria to ensure sufficient useable area is suitable for residential use. As such any application for a subdivision would be reliant on the Performance Criteria.

13.4.5 Frontage and access

The provisions within the clause relate to adequate and safe access. These would be dealt with through a development application.

13.4.6 Discharge of stormwater

The provisions in this clause require all new lots are connected into the reticulated system under the acceptable solution. There is opportunity to rely on the performance criteria to achieve onsite retention.

13.4.7 Water and Sewerage Services

The provisions in this clause require all new lots are connected into the reticulated system under the acceptable solution. There is opportunity to rely on the performance criteria to achieve onsite retention.

13.4.8 Local natural values

Any future subdivision providing for local roads would need to rely on the performance criteria in any future application.

7.2 Codes

E1.0 Bushfire prone areas code

As the site is located within bushfire prone vegetation, a report by an accredited practitioner would be required to comply with the code.

E2.0 Potentially contaminated land code

As the land is not potentially contaminated the code is not applicable.

E3.0 Landslide Code

As no landslide exists over the subject site the code is not applicable.

E4.0 Road and railway assets code

There are currently four separate access points to the site, with only one currently being used for primary access to the existing dwelling onsite. It is likely that any subdivision of the property would significantly add to the number and frequency of traffic utilising these access points.

E5.0 Flood prone areas code

As no flooding exists on site this code is not applicable.

E6.0 Parking and sustainable transport code

The code applies to all development, including subdivision. However, the code will become more applicable when each lot is developed individually under future applications.

E7.0 Scenic management code

As a portion of the site contains scenic value the code is applicable. The code has specific subdivision standards and includes vegetation clearing. Subdivision standards in the zone relate to scenic quality, size and shape of lots, requirements for subdivision, and physical characteristics of the site.

E8.0 Biodiversity Code

The code applies to development within the Rural Living Zone with land that contains priority habitat. A natural values assessment will be required.

E9.0 Water Quality Code

This code applies to development within 30m of wetland or watercourse, or where development will result in discharge or stormwater or wastewater to land within 30m of watercourse or wetland. The nearest watercourse is Distillery Creek, which is approximately 65m from the boundary of the site at the shortest point. Therefore, the provisions of the code would not apply to the proposed subdivision. Care will need to be taken when designing on-site wastewater systems if and where they are implemented, and where overflow stormwater will be directed.

E10 Open Space Code

The code does not apply to Rural Living Zones.

E11 Environmental Impacts and Attenuation Code

The site is not within any buffer area of uses that would trigger the code.

E12 Airports Impact Management Code

The site is not within the obstacle limitation surfaces.

E13 Local Historic Cultural Code

The site is not on the local heritage register and as such is not applicable.

E14 Coastal Code

The code only applies to coastal environments and as such is not applicable.

E15 Telecommunications Code

The code only applies to telecommunications facilities and as such is not applicable.

E16 Invermay/Inveresk Flood Inundation Area Code

The site is not within a flood area and as such is not applicable.

E17 Cataract Gorge Management Area Code

The site is not within the Cataract Gorge Management Area and as such is not applicable.

E18 Signs Code

The signs code would only be relevant to any future applications.

E19 Development Plan Code

The site is not located within the development plan code overlay.

7. Referral Agencies

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The application was referred to TasWater for comment on 18 September 2018. Under section 56S(2) the relevant regulated entity may provide comment during the public notification period if an amendment is initiated by the Council.

14. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	N/A
Environmental Health	N/A
Parks and Recreation	Parks have provided preliminary advice regarding the proposed zoning change. The advice relates to potential hazards on site.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Referred
DIER	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

15. Conclusion

The application for the amendment seeks to change the zoning from General Residential and Rural Resource to Rural Living. The amendment is supported based on the following:

- (1) Land use conflicts will be minimal; and
- (2) The proposed amendment and planning application have been assessed as being supportive of the objectives of the Act, NRLUS, relevant policies, and the Scheme.

ECONOMIC IMPACT:

No significant economic impacts have been identified.

ENVIRONMENTAL IMPACT:

No significant economic impacts have been identified.

SOCIAL IMPACT:

No significant social impacts have been identified.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015
Land Use Planning and Approvals Act 1993
 Council's Strategic Plan 2014-2024
 Northern Regional Land Use Strategy

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map (distributed electronically)
2. Planning Scheme Amendment Report, prepared by Irene Inc, dated 17 May 2018 (distributed electronically)
3. Agricultural Report, prepared by AK Consultants, and dated 15 May 2017 (distributed electronically)



Richard, as per our many meetings and phone calls over the past 5/6 Months, I wish to apply for the re-zoning of the above property which is currently split into 2 different zones: part Residential approx. 2ha and the balance of the property approx. 37ha is Rural Resource.

I seek your continued support from the LCC for this property to be re-zoned Rural Living, (1 ha blocks.)

As you are aware, I have provided Council with the Planning Report and also an Agriculture Report.

I understand that most of your workings to support the re-zone have been completed.

Please let me know if you have any further questions and I await your response.

Cheers

Carlton Dixon 0488992827

Kind regards

Carlton Dixon
Investment & Lending Manager
Butler McIntyre Mortgage Fund
20 Murray St, Hobart, Tas, 7000
Tel: 03 6222 9430
Web: www.bmil.com.au

ButlerMcIntyre
INVESTMENTS LTD



Submission to Planning Authority Notice

Council Planning Permit No.	SF6852	Council notice date	24/09/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01588-LCC		Date of response
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	38A FAULKNER RD, RAVENSWOOD	Property ID (PID)	6918832
Description of development	Planning scheme amendment		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Irene & Smith Street Studio	Report		17/05/2018
Ak Consultants	Report		15/05/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by  Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

COUNCIL MINUTES

Monday 22 October 2018

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living

FILE NO: SF6852

AUTHOR: Iain More (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)



DECISION STATEMENT:

To determine the rejection or initiation of Amendment 47 to the Launceston Interim Planning Scheme 2015, to rezone the land at 38A Faulkner Road, Ravenswood from Rural Resource and General Residential to Rural Living.

RECOMMENDATION:

That Council:

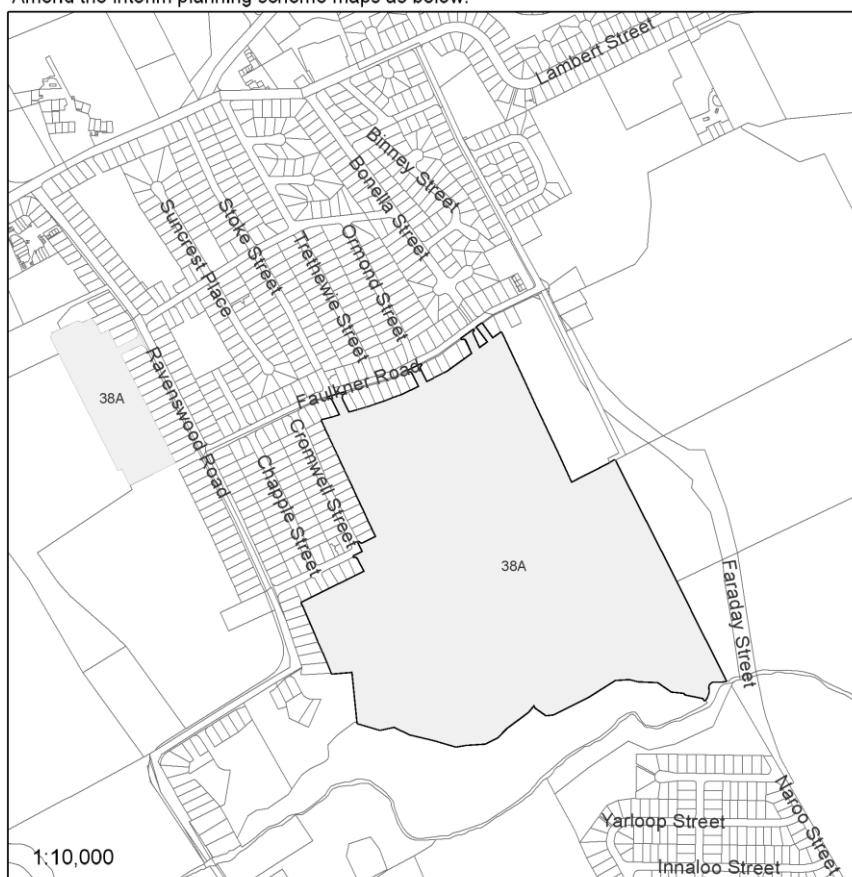
1. pursuant to the former sections 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 47 to change the zoning at 38A Faulkner Road, Ravenswood from Rural Resource and General Residential to Rural Living.
 2. pursuant to the former section 35 (1)(a) of the *Land Use Planning and Approvals Act 1993*, certify the draft amendment as shown below:
-

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Launceston Interim Planning Scheme 2015 AMENDMENT 47



Amend the interim planning scheme maps as below:



Rezoning from Split Zone, 26.0 Rural Resource and 10.0 General Residential to 13.0 Rural Living
(38A Faulkner Road, RAVENSWOOD (PID: 6918832 - 127363/1))

THE COMMON SEAL
of the Launceston City
Council was
hereunto affixed in the
presence of: -

Louise Foster
Director
Corporate Services

Leanne Hurst
Director
Development Services

Date

Document Set ID: 3906620
Version: 1, Version Date: 12/10/2018

COUNCIL MINUTES

Monday 22 October 2018

8.2 38A Faulkner Road, Ravenswood - Rezone the Land From Rural Resource to Rural Living ...(Cont'd)

Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Mr I Moore (Town Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 22 October 2018

MOTION

Moved Alderman D H McKenzie, seconded Alderman J Finlay.

That the Motion, as per the Recommendation to Council, be adopted.



CARRIED 10:0

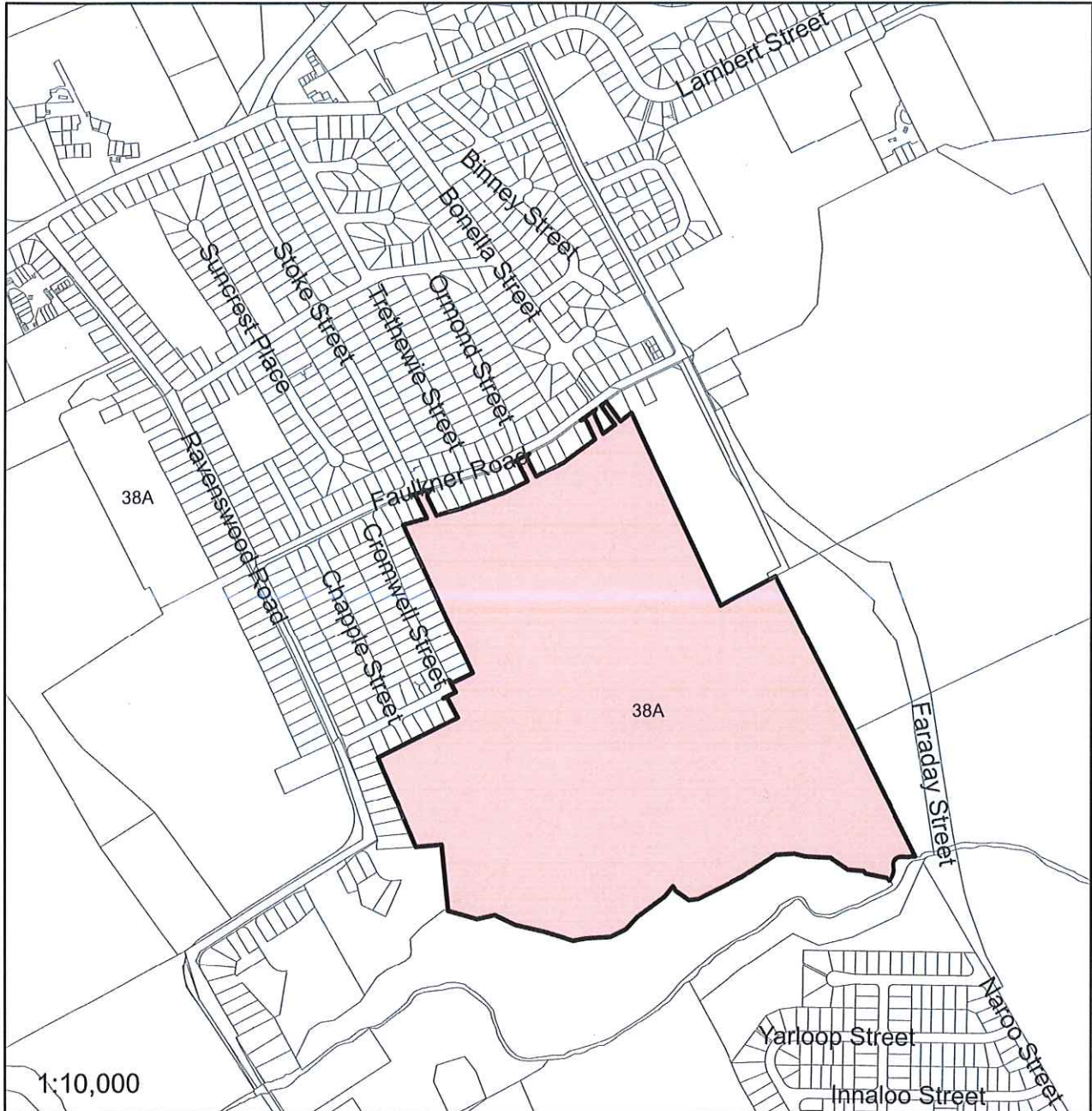
FOR VOTE: Mayor Alderman A M van Zetten, Deputy Mayor Alderman R I Soward, Alderman R L McKendrick, Alderman R J Sands, Alderman D H McKenzie, Alderman D C Gibson, Alderman J Finlay, Alderman S R F Wood, Alderman E K Williams and Alderman K P Stojansek

The Mayor, Alderman A M van Zetten, announced that Council no longer sits as a Planning Authority.

Launceston Interim Planning Scheme 2015

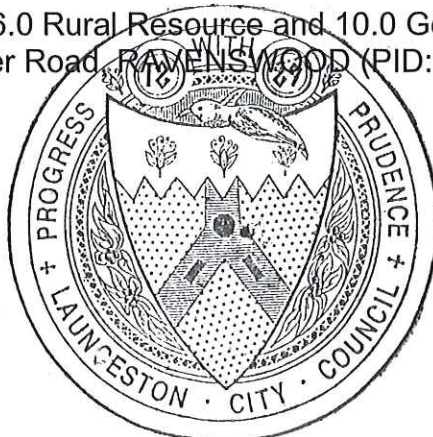
AMENDMENT 47

Amend the interim planning scheme maps as below:



Rezoning from Split Zone, 26.0 Rural Resource and 10.0 General Residential to 13.0 Rural Living
(38A Faulkner Road, RAMENSWOOD (PID: 6918832 - 127363/1))

THE COMMON SEAL
of the Launceston City
Council was
hereunto affixed in the
presence of: -



[Signature]
Louise Foster
Director
Corporate Services

[Signature]
Leanne Hurst
Director
Development Services

Date