

5 September 2019

The Acting General Manager
Ms Heidi Marshall
Flinders Council
PO Box 40
Whitemark 7255
Via email: office@flinders.tas.gov.au



Dear Ms Marshall,

REQUEST TO AMEND NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

Council is writing to you, as one of the northern region Councils, seeking your view on a request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.

Background

The project is proposed to be located on land fronting Ridgeside Lane and Logan Road, Evandale on certificates of title 145763/2 (98 Ridgeside Lane), 106773/1 (211 Logan Road), and 101154/1 (Logan Road), with a combined area of 246.97 hectares according to the titles.

To develop the project in accordance with the Concept Masterplan, an amendment to the *Northern Midlands Interim Planning Scheme 2013* (the planning scheme), rezoning the land from Rural Resource to General Residential, Low Density Residential, Rural Living, Mixed Use, Open Space and Utilities is required.

The *Land Use Planning & Approvals Act 1993* requires that an amendment to a planning scheme must be consistent with the relevant regional land use strategy.

The Northern Tasmania Regional Land Use Strategy is the relevant regional land use strategy and it does not identify the land for a development as is proposed. As such an amendment to the planning scheme would be inconsistent with the relevant regional land use strategy.

TCG Planning is therefore requesting an amendment to the Northern Tasmania Regional Land Use Strategy to include the land within the 'urban growth area' classification under the Strategy. This would allow consideration of an amendment to the planning scheme.

TCG Planning has provided a Concept Masterplan and advises that the project will incorporate the following key elements:

- A village comprising a café, restaurant, cellar door specialising in local produce. The village will also include a sustainability centre, education hub and artisan village, with a variety of Green Star buildings accommodating workshops, studios and classroom

facilities for sustainable living, backyard growing and small-holder farm courses, culinary arts and art & craft courses.

- A 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and café. A hotel management education facility will provide training for up to 25 students.
- A health and wellbeing retreat in a tranquil setting with accommodation.
- Eco resort accommodation consisting of 20 villas within a landscaped setting.
- A retirement village comprising a care centre including specialist aged care, palliative care and dementia care facilities in addition to independent living units.
- 7 residential super lots to provide up to 160 affordable housing opportunities.
- 346 x General Residential allotments ranging in size from 450m² to 669m².
- 81 x Low Density Residential allotments ranging in size from 1,500m² to 5,500m².
- 27 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares.
- 17 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road.
- Botanical gardens featuring native and exotic species and demonstration gardens, pathways, picnic shelters and seating area.
- Neighbourhood parkland providing recreational open space for residents and visitors, with a pathway network connection through to Evandale village.
- Utilities precinct to accommodate the neighbourhoods 'state of the art' sewerage and waste water treatment facility, renewable energy storage facility, recycling centre and green waste composting facility.
- A demonstration farm and agribusiness facility including organic gardening around a co-op store, plant nursery, farm workshop and café.

Requirements to amend the Northern Tasmania Regional Land Use Strategy

In January 2019 the Minister for Planning, released an Information Sheet titled "Reviewing and Amending the Regional Land Use Strategies" which states:

Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.

Minimum information requirements to support an amendment request:

1. *All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority** or **regional body representing the local planning authorities in the region.***

2. *All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority** or **regional body representing the local planning authorities in the region.***
3. *The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.*
4. *The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:*
 - a) *furtheres the Schedule 1 objectives of the Land Use Planning & Approvals Act;*
 - b) *is in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;*
 - c) *is consistent with the Tasmanian Planning Policies, once they are made;*
 - d) *meets the overarching strategic directions and related policies in the regional land use strategy*

TCG Planning have provided supporting documentation addressing items 3 and 4 above.

The full report which was presented to Council and the supporting documentation can be found at

<https://www.dropbox.com/sh/ngwa6gdivwa2rs6/AABVPEzennpr8p3CxaG1TEV2a?dl=0>

Our request

Council is seeking your view on the proposal and an indication as to whether or not you support the proposal.

If you require any additional information regarding the proposal, please contact me on 6397 7303. We would also be pleased to present the proposal to your Council.

Yours sincerely



Des Jennings
GENERAL MANAGER