
From: Shane Wells <Shane.Wells@sorell.tas.gov.au>
Sent: Wednesday, 8 November 2023 10:17 AM
To: TPC Enquiry
Cc: Adrian Jessup
Subject: Representations (Nil) on rezoning at 680 Nugent Road
Attachments: Extract - Sorell-Planning-Authority-SPA-Agenda-Tuesday-24-October-2023.pdf

Please find attach report on representations for the above amendment

Kind regards



Shane Wells

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SORELL PLANNING AUTHORITY (SPA) AGENDA

24 OCTOBER 2023

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 24 October 2023 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
19 OCTOBER 2023

5.4 REPRESENTATIONS (NIL) ON REZONING FROM RURAL LIVING TO AGRICULTURE NO. DA 2023 / 00154 - 1

| | |
|-------------------------|--|
| Proposal: | Rezoning to Agriculture Zone |
| Site Address: | 680 Nugent Road , Wattle Hill (CT 17314/5) |
| Planning Scheme: | <i>Tasmanian Planning Scheme Sorell (TPS-S)</i> |
| Relevant Legislation: | Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i> |
| Reason for SPA meeting: | No delegated authority for a planning scheme amendment |

RECOMMENDATION

1. That pursuant to Section 40K of the Land Use Planning and Approvals Act 1993, the Planning Authority advises the Tasmanian Planning Commission that:
 - (a) No representations were received;
 - (b) Amendment AM-SOR-5-2023-154-1 be expanded to the associated removal of the Priority Vegetation Area overlay in accordance with the section 8A guidelines.

Executive Summary

The draft amendment, which seeks to rezone part of 680 Nugent Road, Wattle Hill from Rural Living to Agriculture, was publicly exhibited from 2 September 2023 to 2 October 2023 and no representations were received.

The section 8A guidelines 'local provisions schedule (LPS) zone and code application preclude the application of a Priority Vegetation Area (PVA) in the Agriculture Zone. Accordingly, the amendment must also formally include the removal of the PVA from the property.

Report

Representations

The draft amendment, which seeks to rezone part of 680 Nugent Road, Wattle Hill from Rural Living to Agriculture, was publicly exhibited from 2 September 2023 to 2 October 2023 and no representations were received. The TPC must be formally notified of this.

Priority Vegetation Area

The section 8A guidelines 'local provisions schedule (LPS) zone and code application preclude the application of a Priority Vegetation Area (PVA) in the Agriculture Zone.



Accordingly, the amendment must also formally include the removal of the PVA from the property.

The exclusion of the PVA from the Agriculture Zone is a policy position of the State Planning Provisions and applies to extensive areas of native vegetation that is managed across the Agriculture Zone with no formal planning regulation.

As noted in the attached Priority Vegetation Report, there is a small area (<0.5ha on the subject site) of PVA. This is associated with a *Eucalyptus viminalis* grassy forest and woodland (DVG) community and is included in the PVA as it meets the relative reservation criteria. DVG is not a threatened or vulnerable vegetation community. The source data is contained in TASVEG 3.0 and is based off a photo and is not field verified. The existing heritage listing applies to the entire property, inclusive of these trees, and the trees can be managed as part of ordinary property management.

Conclusion

The amendment seeks to rezone one title from the Rural Living Zone (D) to the Agriculture Zone and, in doing so, ensure all land in the property at 680 Nugent Road, Wattle Hill is contained in one zone.

For the above reasons, the amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*.

Shane Wells

MANAGER PLANNING

Attachments:

Priority Vegetation Report

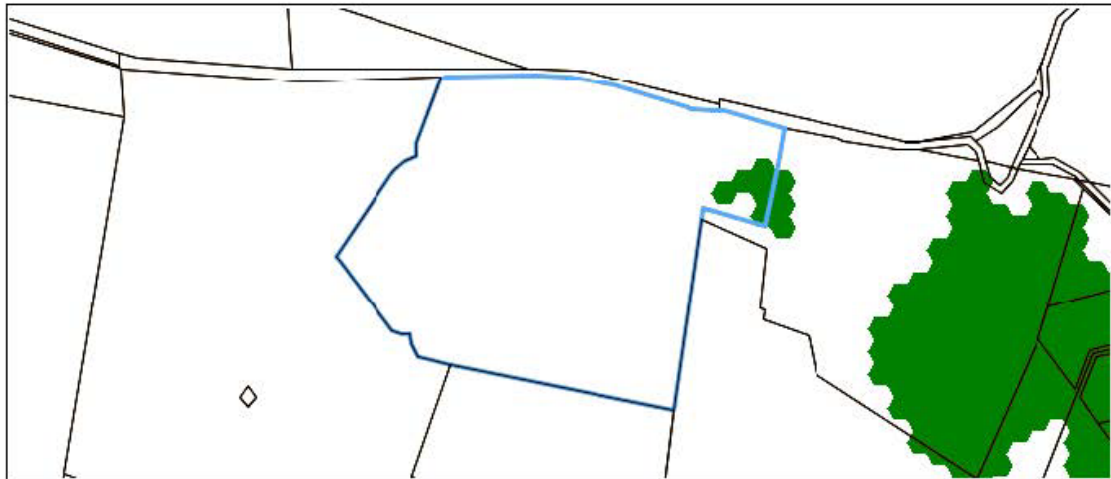


Priority Vegetation Report

| PID | Address | Locality | Improvements | Area (m ²) |
|---------|-----------------|-------------|--------------|------------------------|
| 7851684 | 680 Nugent Road | Wattle Hill | DWELLING | 222465 |

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



The Priority Vegetation Area overlay is based on the Regional Ecosystem Model.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.

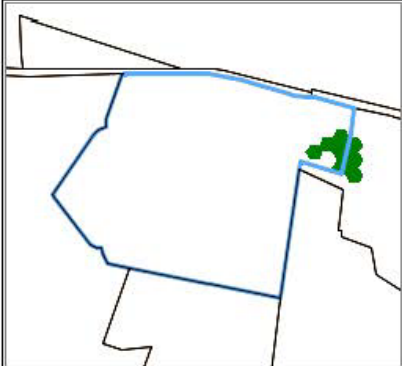
- Native vegetation of local importance includes:
 - ◊ a subset of threatened fauna species habitat models,
 - ◊ native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

Relative Reservation

| | |
|---|--|
|  | <p>Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.</p> <p>Why is it included?</p> <ul style="list-style-type: none"> • Less than 30% of extent in bioregion is in reserves <p>Data Source:</p> <ul style="list-style-type: none"> • TasVeg 3.0 (minor exceptions) <p>Reliability:</p> <ul style="list-style-type: none"> • Highly variable <p>Management:</p> <ul style="list-style-type: none"> • Check TasVeg for field verification • Consider local extent, condition & management options • Potentially require on-ground field verification |
| <p>Relative Reservation</p> <ul style="list-style-type: none"> • (DVG) Eucalyptus viminalis grassy forest and woodland | |

Contacts

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Disclaimer

While all reasonable care has been taken to ensure the accuracy of the information portrayed in this data, its purpose is to provide a general indication of the location of council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

Although the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data.