

TASMANIAN PLANNING COMMISSION



Our ref: DOC/22/39446
Officer: Peter Coney
Phone: 03 6165 6819
Email: tpc@planning.tas.gov.au

14 April 2022

Mr Robert Higgins
General Manager
Sorell Council
PO Box 126
SORELL TAS 7172

Attention: Caroline Lindus

By email: sorell.council@sorell.tas.gov.au;
caroline.lindus@sorell.tas.gov.au

Dear Mr Higgins

Sorell draft Local Provisions Schedule

I refer to the Sorell draft Local Provisions Schedule (draft LPS) and the hearing held by the Tasmanian Planning Commission (the Commission) on the 24, 25 February and 3, 4, 9, 10 and 28 March.

At the hearing, the Commission identified matters about which it requires further information. Directions on these matters have previously been issued on 6 April 2022. In addition to that schedule, further directions are included here at Attachment A.

Submissions in response to the directions should be provided by **16 May 2022**. Further submissions by parties wishing to respond to any of the information received, must be made no later than seven days from the documents being published on the website.

Submissions are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance.

All submissions will be made available under the [relevant assessment](#)¹ on the Commission's website. Please note that submissions will be published in full, without redaction.

If you require further information, please contact Claire Armstrong or Peter Coney on 6165 6819.

Yours sincerely

John Ramsay
Delegate (Chair)

Attachment A –Directions Schedule (Part 2)

cc: representors

¹www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-sor-tps

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ATTACHMENT A

Directions Schedule Sorell draft Local Provisions Schedule 14 April 2022

Information about directions and making submissions:

The Commission directs that the parties listed below provide submissions on the identified matters by the date specified in the letter of the 14 April 2022, except where specifically noted in a particular direction.

The Commission will endeavor to publish, on the Commission's website, any submissions as soon as possible following their receipt.

Submissions to the Commission are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance with accessing Dropbox.

The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the relevant assessment on the Commission's website. Please note that submissions will be published in full, without redaction.

Directions Schedule:

Direction number	Direction	Name of party directed to provide submission
2.20	<p>In relation to representations 41, 61 and 70, provide comment on the inclusion of a potential 'Township Investigation Area' Specific Area Plan (see Appendix B) to apply to the following sites, if the Urban Growth Boundary in the Regional Land Use Strategy precludes the application of the Future Urban Zone:</p> <ul style="list-style-type: none">• 136 Arthur Highway, Sorell (folio of the Register 181115/1)• Arthur Highway, Sorell (folio of the register 181114/1)• 3 Kidbrook Road (folio of the Register 181118/3); and• Arthur Highway, Sorell (folio of the Register 251707/1).	Planning authority

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Direction number	Direction	Name of party directed to provide submission
2.21	<p>Bream Creek, Kellevie, Copping, Marion Bay:</p> <p>Provide a diagram showing how the Priority Vegetation Area overlay would be applied to the area shown in Annexure 1 <i>Direction 2.21 Area Map</i> (attached), taking into account the evidence provided by Dr Andrew North in his submissions at the hearing, as contained on the Commission's website (see R7 North Barker Ecosystem Services, 10 March 2022), in the event that the land is revised to a compatible zone.</p>	Planning authority
2.22	<p>Carlton River Road and Primrose Sands Road:</p> <p>In relation to representation 53, provide diagrams showing how the Priority Vegetation Area overlay would be applied to the land identified below, in the event that the land is revised to a compatible zone:</p> <ul style="list-style-type: none"> • Carlton River Road, Carlton River (folios of the Register 169419/2, and 169419/3); and • 297 Primrose Sands Road, Primrose Sands (specifically folios of the Register 172410/15, 172410/16; folio of the Register 172410/17; and folio of the Register 131106/2). 	Planning authority
2.23	<p>Arthur Highway, Copping.</p> <p>In relation to representation 58 and 66, provide the proposed split zone coordinates for:</p> <ol style="list-style-type: none"> Lot 1 Arthur Highway, Copping (folio of the Register 139601/1); and 2057 Arthur Highway, Copping (folios of the Register 238676/1 and 178879/1). <p>For (a), the split zone boundary should follow the northern boundary of the Private Timber Reserve and the adjoining fence lines / forested areas as appropriate.</p> <p>For (b), the split zoning should follow a combination of the Class 6 soil type and relevant property / Private Forest Reserve boundaries as appropriate.</p>	Planning authority
2.24	Arthur Highway, Copping.	Planning authority

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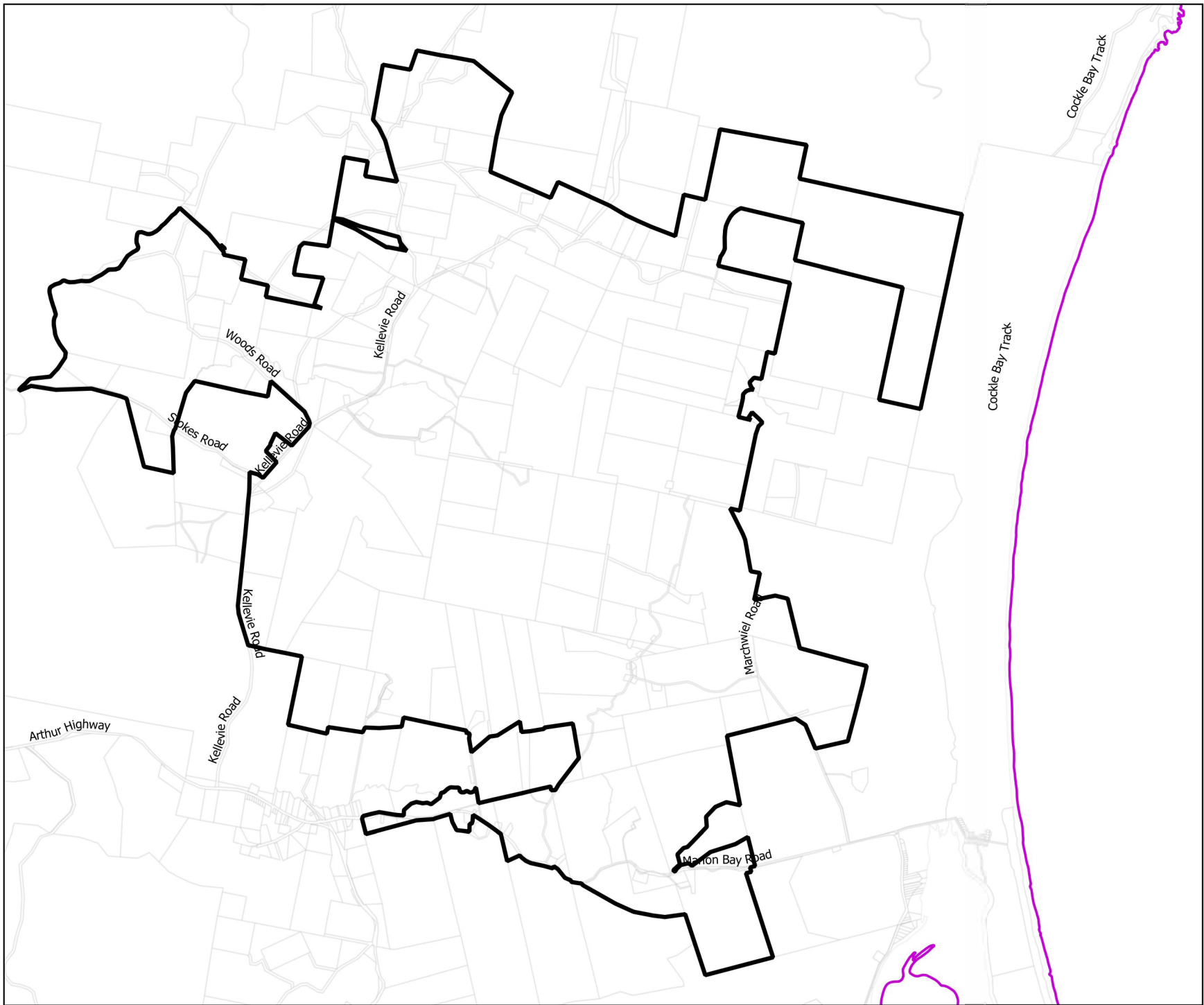


Direction number	Direction	Name of party directed to provide submission
	<p>In relation to representations 58, 66, and Direction 2.23, provide a diagram showing how the Priority Vegetation Area overlay would be applied to the following areas in the event that the land is revised to a compatible zone:</p> <ul style="list-style-type: none">• Lot 1 Arthur Highway, (folios of the Register 139601/1, 177871/1 and 169922/1); and• 2057 Arthur Highway (folios of the Register 238676/1 and 178879/1)	
2.25	<p>Arthur Highway, Forcett</p> <p>Provide a diagram showing how the Priority Vegetation Area overlay would be applied to 701 Arthur Highway Forcett (folio of the Register 114548/1) in the event that the land is revised to a compatible zone.</p>	Planning authority
2.26	<p>Provide a response to 'Submission – Robert and Diana Rainey 5 April 2022' available at the relevant assessment¹ on the Commission's website, by 21 April 2022.</p>	Planning authority

Attached:

Annexure 1 – Direction 2.21 Area Map

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-sor-tps>



Direction 2.21 Area Map - Scale 1:40000

SOR.SX.0 Sorell Township Investigation Specific Area Plan

SOR.SX.1 Plan Purpose

The purpose of the Sorell Township Investigation Specific Area Plan is:

- SOR.SX.1.1 To recognise an area of land to the south east of the Sorell township that has been identified as being strategically important in catering for the potential growth of the township.
- SOR.SX.1.2 To enable decisions on the future growth of the Sorell township and the suitability of the area for urban development to be further considered through regional planning processes and any subsequent statutory land use planning processes.
- SOR.SX.1.3 Given the strategic location of the land, it is important that use and development does not compromise the long term potential growth of the Sorell township area.

SOR.SX.2 Application of this Plan

- SOR.SX.2.1 The specific area plan applies to the area of land designated as Sorell Township Investigation Specific Area Plan on the overlay maps and in Figure SOR-SX.1.

SOR.SX.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

SOR.SX.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOR.SX.5 Use Table

This clause is in substitution for Agriculture Zone – Clause 21.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	<p>If:</p> <p>(a) on land other than prime agricultural land; or</p> <p>(b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.</p>

Permitted	
Utilities	If for minor utilities.
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Discretionary	
Bulky Goods Sales	If: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Food Services	If associated with Resource Development or Resource Processing
General Retail and Hire	If associated with Resource Development or Resource Processing
Research and Development	
Residential	If: (a) for a single dwelling; and (b) not listed as Permitted.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Transport Depot and Distribution	If for the transport and distribution of agricultural produce and equipment.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

SOR.SX.6 Use Standards

SOR-SX.6.1 Discretionary uses

This clause is in substitution for Agriculture Zone – clause 21.3.1 Discretionary uses

Objective:	That uses listed as Discretionary: (a) support existing agricultural activities and related uses; and (b) do not restrict the future potential of the land to cater for the growth of the Sorell township.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary, excluding Residential or Resource Development: (a) must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (i) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (ii) access to infrastructure only available on the site or on land in the vicinity of the site; (iii) access to a product or material related to an agricultural use; (iv) service or support for an agricultural use on the site or on land in the vicinity of the site; (v) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (vi) provision of essential Emergency Services or Utilities; or (b) must be for an activity that provides a significant social benefit to the Sorell township and the wider community.

<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>A use listed as Discretionary must be able to contain pollution such as dust, spray and noise within the site to the extent that it will not restrict the development of future sensitive uses on sites within the area shown as the Sorell Township Investigation Specific Area Plan on the overlay maps.</p>
<p>A3</p> <p>No Acceptable Solution.</p>	<p>P3</p> <p>A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or <p>(b) be located on a site that does not confine or restrain agricultural use on adjoining properties.</p>

SOR-SX.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SORB-SX.8 Development Standards for Subdivision

SOR-SX.8.1 Lot design

This clause is in substitution for Agriculture Zone – clause 21.5.1 Lot design

Objective:	<p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use or Utilities (b) protects the long term productive capacity of agricultural land (c) do not restrict the future potential of the land to cater for the growth of the Sorell township. 	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) be required for public use by the Crown, a</p>		<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) provide for the operation of an agricultural use,</p>

<p>council or a State authority;</p> <p>(b) be required for the provision of Utilities</p> <p>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</p>	<p>having regard to:</p> <p>(i) not materially diminishing the agricultural productivity of the land;</p> <p>(ii) the capacity of the new lots for productive agricultural use; and</p> <p>(iii) any topographical constraints to agricultural use;</p> <p>(b) be for the reorganisation of lot boundaries that satisfies all of the following:</p> <p>(iv) provides for the operation of an agricultural use, having regard to:</p> <p>a. not materially diminishing the agricultural productivity of the land;</p> <p>b. the capacity of the new lots for productive agricultural use;</p> <p>c. any topographical constraints to agricultural use; and</p> <p>(v) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</p> <p>(vi) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</p> <p>(vii) it does not create any additional lots; or</p> <p>(c) be for the excision of an existing use or development that satisfies all of the following:</p> <p>(i) the balance lot provides for the operation of an agricultural use, having regard to:</p> <p>a. not materially diminishing the agricultural productivity of the land;</p> <p>b. the capacity of the balance lot for productive agricultural use;</p> <p>c. any topographical constraints to agricultural use; and</p> <p>d. current irrigation practices and the potential for irrigation;</p> <p>(ii) be the minimum area necessary for the operation of the existing use;</p> <p>(ii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iii) all new lots must be provided with a</p>
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	frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
<p>A3</p> <p>No Acceptable Solution.</p>	<p>P3</p> <p>A plan of subdivision for new lots proposing an access strip or right of way must:</p> <ul style="list-style-type: none"> (a) be designed so that access arrangements proposed in the subdivision will not restrict the future creation of a public road in the area of the specific area plan; and (b) include a draft Agreement, able to be given effect under section 71 of the Act, that enables some or all of the land associated with an access strip or right of way to be included in or replaced by a road that may be proposed as part of a future subdivision.

SOR-SX.9 Tables

This clause is not used in this specific area plan.

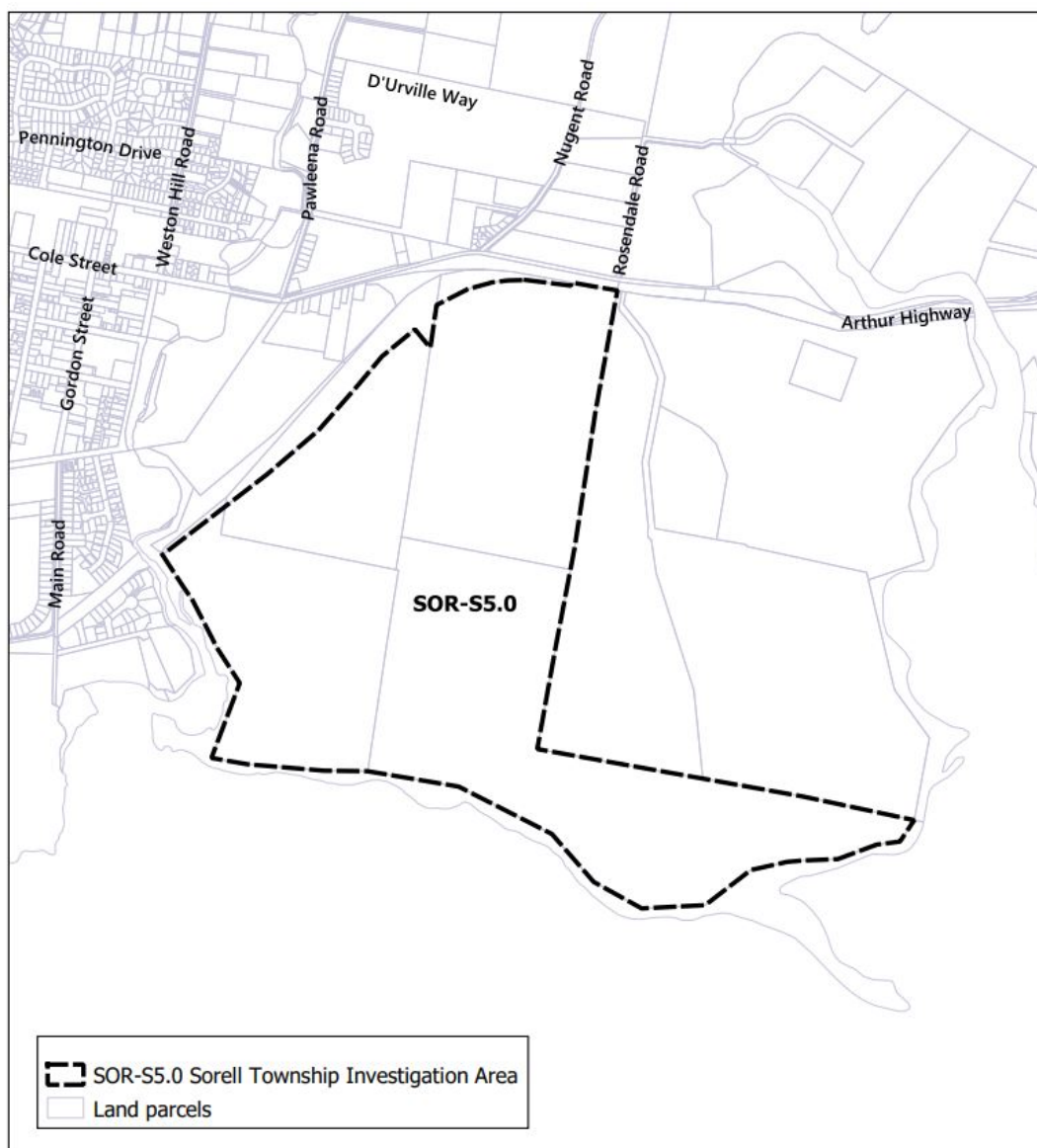


Figure SOR-SX.1 Sorell Township Investigation Specific Area Plan area