

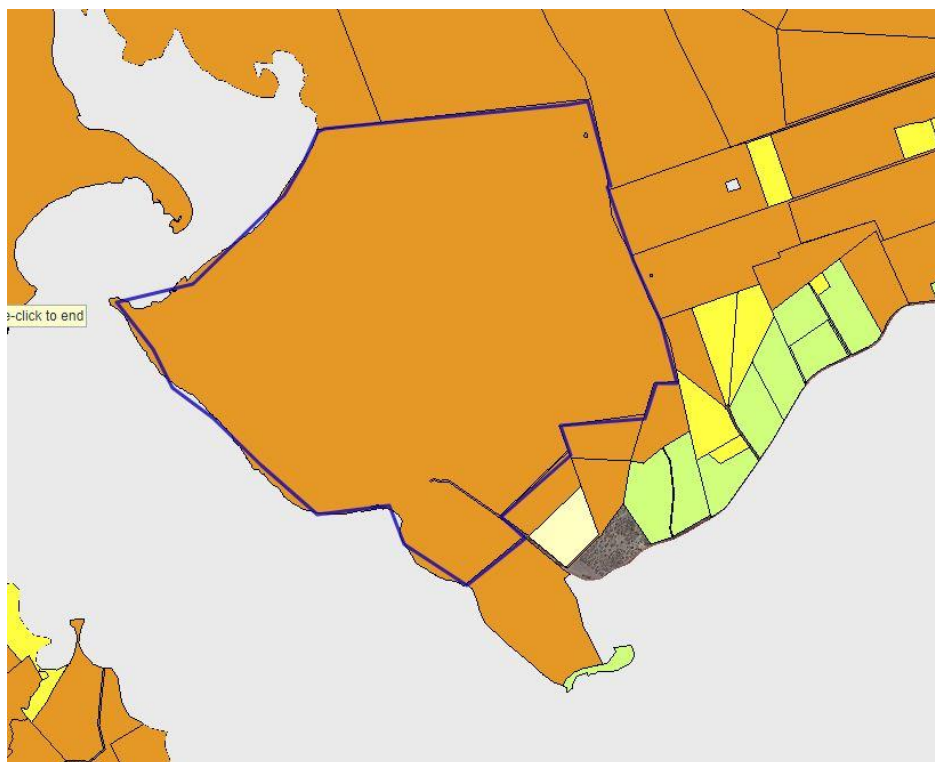
Sorell Council

Southern Tasmania

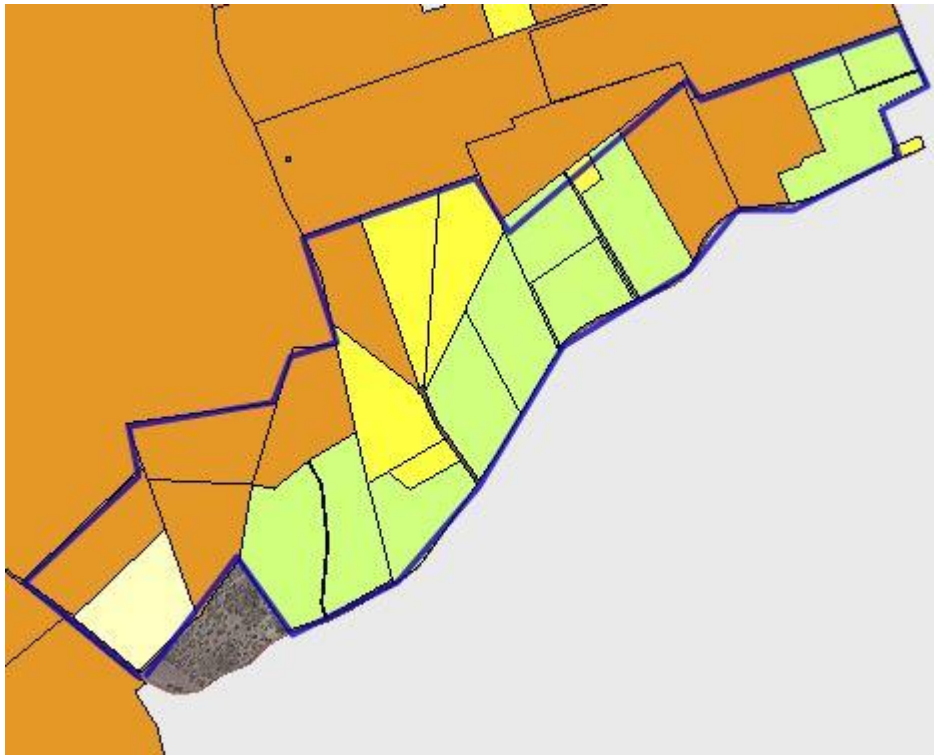
Selection of Areas of Interest for further assessment

Prepared by John Molnar (Senior Planner) 30 May 2018

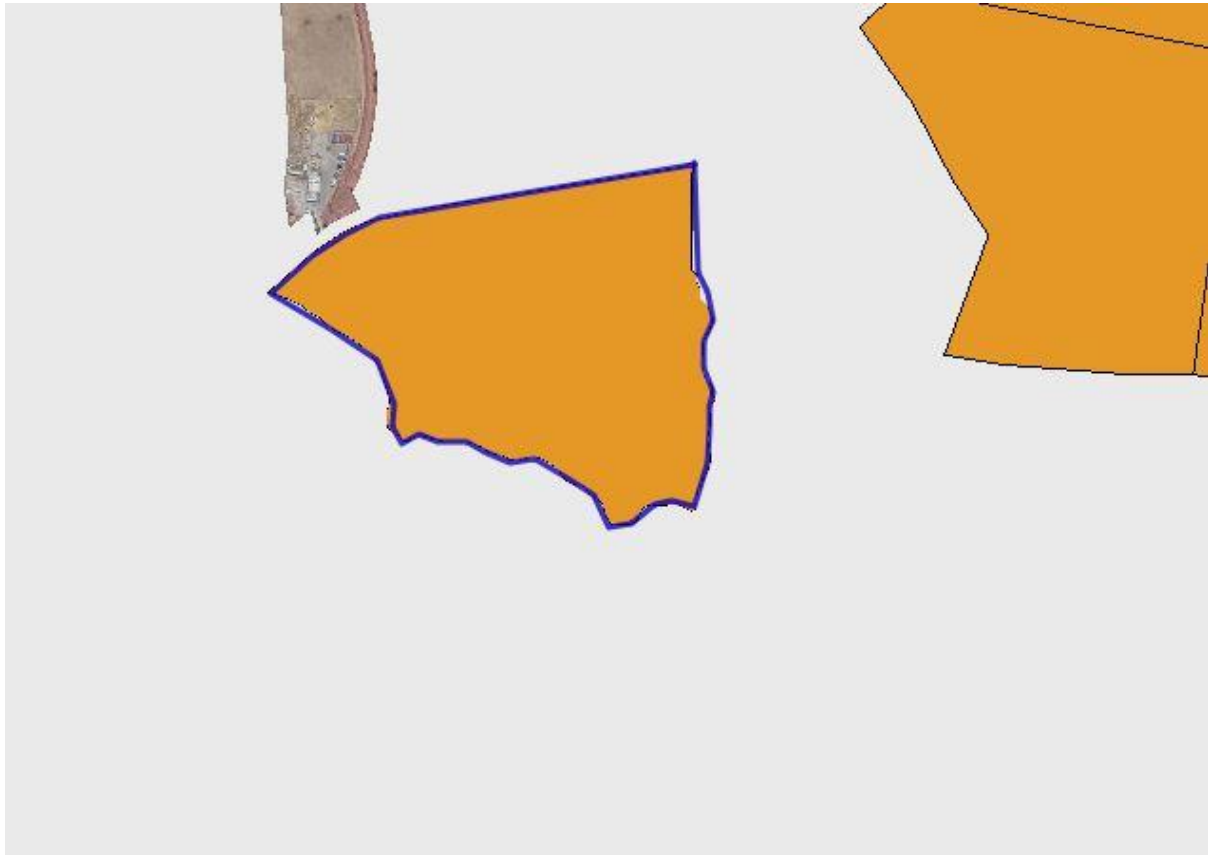
AK Consultants Comments by Michael Tempest and Astrid Ketelaar



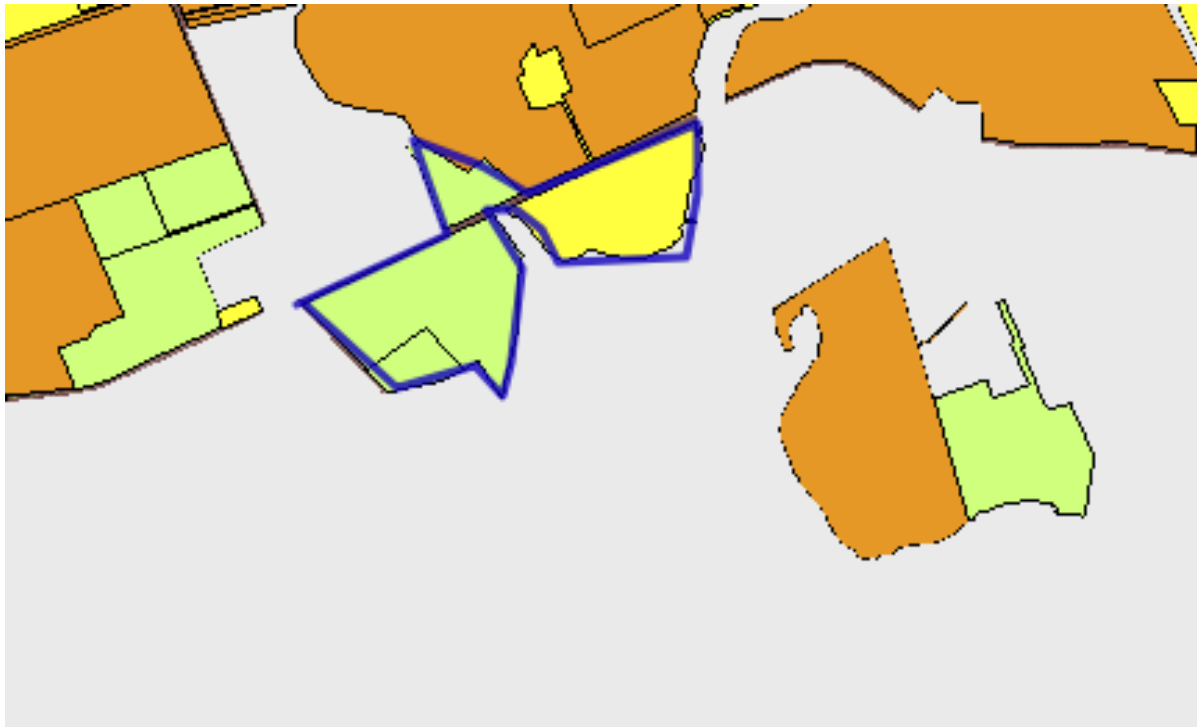
Identification No.	PID & Address	Discussion
SOR 1	1920722 716 Shark Point Road	Existing <b>Extractive Industry</b> with Mining Lease – Sand Quarry – Regional significance – DA for intensification to Level 2, Development application lodged on 25 May 2018. This application detailed that the mining lease includes 400ha of the total 600ha property and that this particular sand is rare in close proximity to Hobart.  Also bordered by Orielson Lagoon  <b>Recommend; Rural Zone</b>
AKC Comments. Agree Rural more appropriate due to proposed Mining Lease.		



Identification No.	PID & Address	Discussion
SOR 2	<p>Various Properties</p> <p>Includes 5908392 450 Shark Point Road</p>	<p><b>Predominately Constrained Properties.</b> Adjacent properties on the low side of Shark Point Road are residentially zoned – Low Density Residential (coastal strip)</p> <p>Agricultural report provided as part of failed planning scheme amendment which was intending to rezone to Rural Living. Report stated “physical environment across the subject properties is not conducive to enabling significant sustainable agricultural production in the future”. (Complete Agricultural Consulting Services Sept 2015).</p> <p>I can provide this document let me know.</p> <p><b>Recommend; Rural Zone</b></p>
<p><b>AKC Comments.</b> Interesting one. The majority of titles have an existing dwelling located on them, which limits the ability for titles to be farmed in conjunction. Average size is around 10ha or under. We do note that a number of titles appear to have horticultural crops on them, however these predominately seem to be small scale to domestic scale. The exception maybe 312 Shark point Rd (CT 118834/1), which is 9ha in area an almost entirely covered in a horticultural crop, it also appears to have a processing shed and a small dam (4ML). This enterprise may be closer to a medium to large scale enterprise. However, because of surrounding constrains (including houses and alternate zones) there are limitations as to what a surrounding land it could be farmed in conjunction with. Rural Zone is likely to be more suitable to this area, however Rural Living would not be suitable, because of existing horticultural crops.</p>		



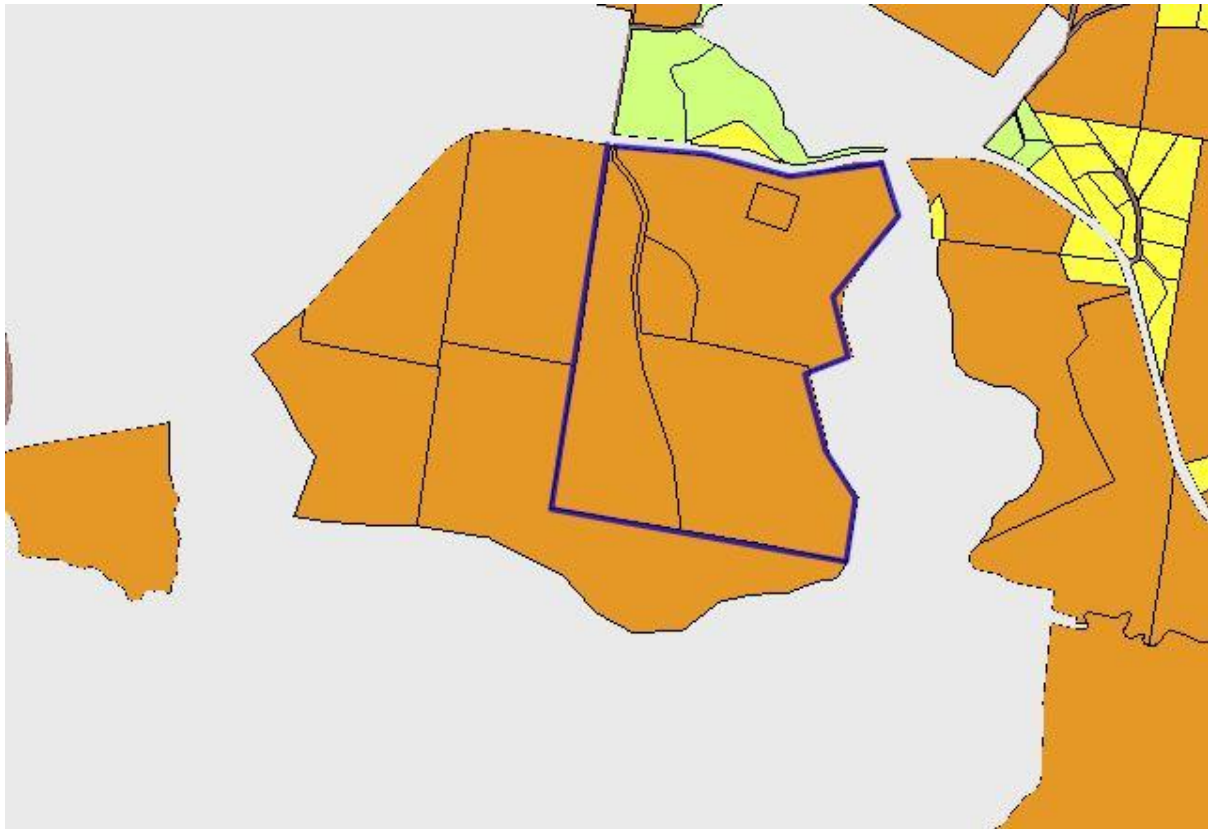
Identification No.	PID & Address	Discussion
SOR 3	5934240 82 Main Road, Sorell	<p><b>Resource Processing</b> Ingham – Chicken Abattoir Major employer</p> <p>Isolated from other agricultural zoned land.</p> <p>Land to the north is zoned General Residential. It is located within the Sorell Township.</p> <p><b>Recommend; Rural Zone</b></p>
<b>AKC Comments.</b> Agree Rural is more appropriate for current use.		




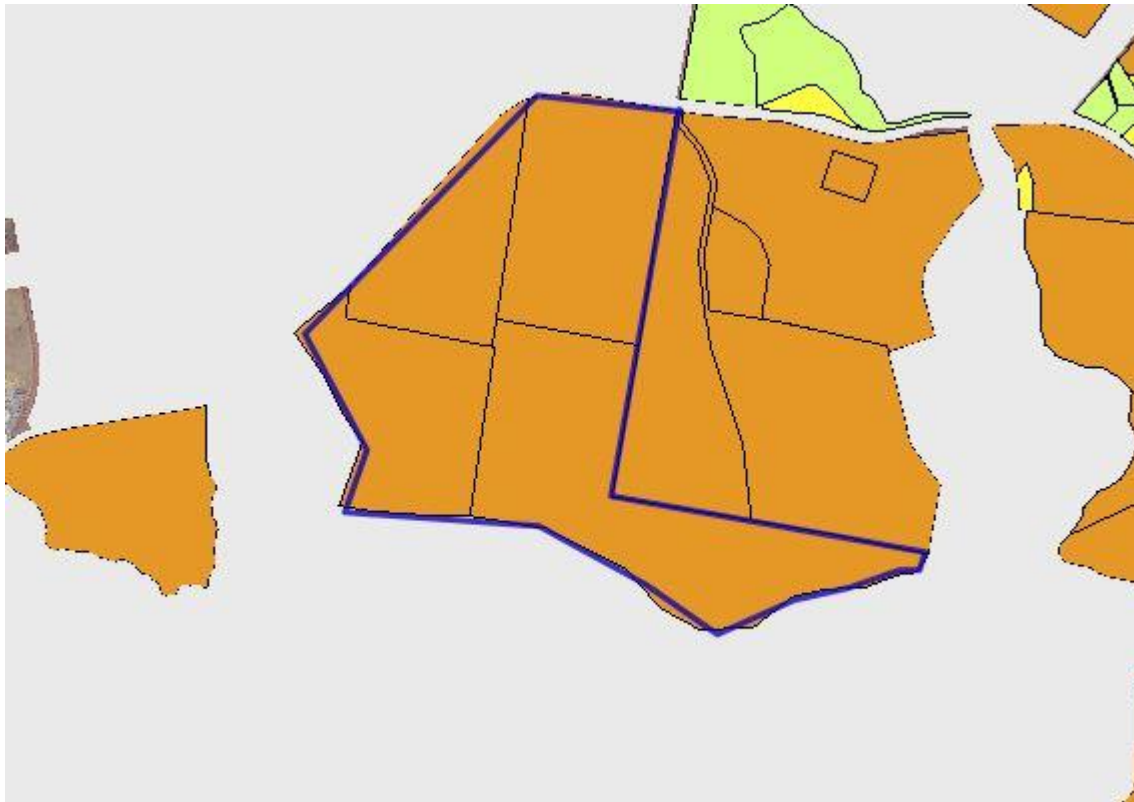
Identification No.	PID & Address	Discussion
SOR 4	5907621 185 Shark Point Road, Penna	<p>Constrained</p> <p>Isolated Properties adjoining Orielson Lagoon (RAMSAR site) to the south, separated from northern properties by Shark Point Road.</p> <p>Also identified as compatible zone for "Future coastal refugia area" under the Natural Assets Code</p> <p><b>Recommend; Rural Zone</b></p>
<p><b>AKC Comments.</b> Rural more appropriate due to surrounding constraints and proximity of RAMSAR area. We note that 218 Shark Point Rd (CT 137373/2) is currently zone Significant Agriculture, however, its agricultural potential appears to be low due to size and existing dwelling.</p>		




Identification No.	PID & Address	Discussion
SOR 5	5938671 21 Wolstenholme Drive, Sorell	<p>Isolated properties adjoining Orielton Lagoon (Environmental Management Zone) and land zoned Rural Living.</p> <p>Within the Sorell Township area</p> <p><b>Recommend; Rural Zone</b></p>
AKC Comments. Agree Rural titles are significantly constrained by adjacent zoning. Both have small scale enterprise characteristics so Rural Zone is appropriate.		

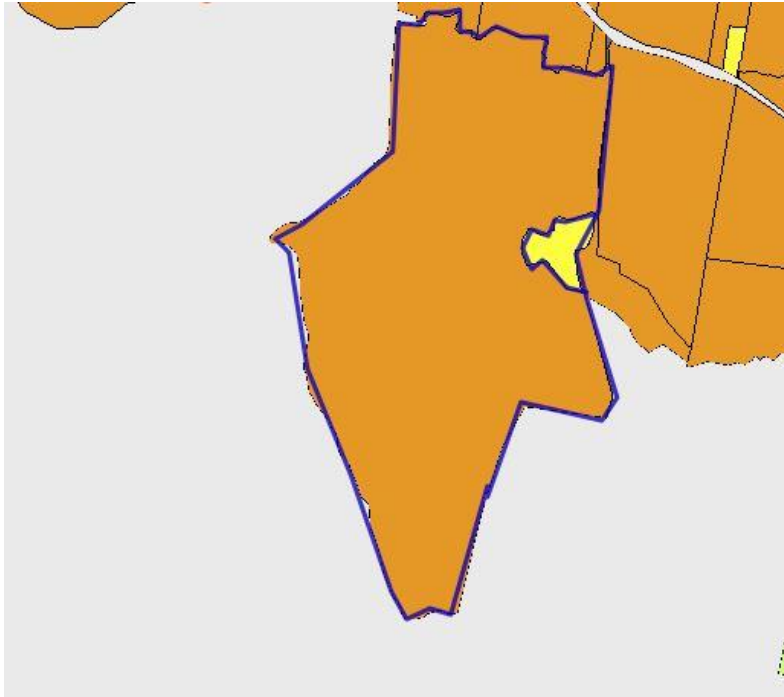


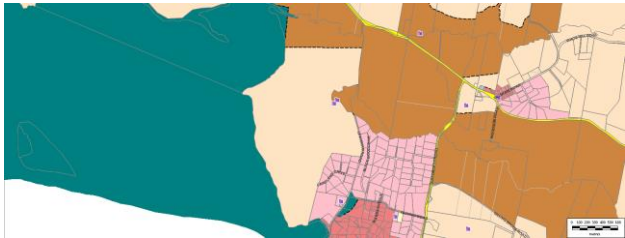
Identification No.	PID & Address	Discussion
<p>SOR 6</p> <p>Current zoning in Sorell Interim Planning Scheme 2015</p> 	<p>Various</p> <p>1867319 188 Arthur Highway, Sorell</p>	<p>Agricultural report provided as part of the 2015 planning scheme review. Recommends part zoning as significant agriculture as per SIPS 2015 planning scheme. Report by Macquarie Franklin dated July 2013 stated that "two of the titles are not Significant Agriculture (PID 1867319 and 1867327). PID 1867335 is predominately Significant Agriculture."</p> <p>I can provide the report.</p> <p><b>Recommend; Maintain split zone as existing in SIPS but now with Agriculture &amp; Rural Zone</b></p>
AKC Comments. Agree.		



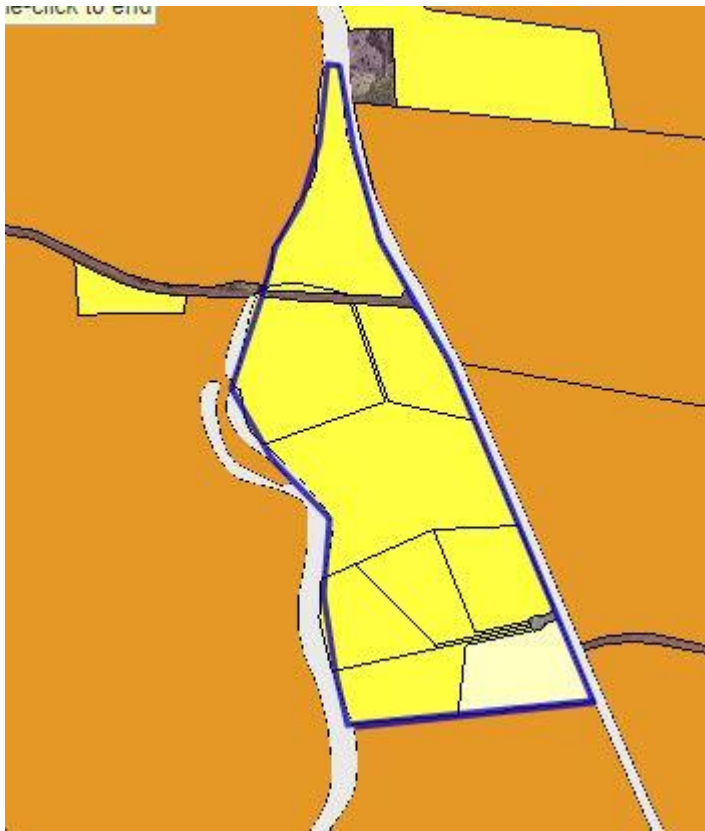
Identification No.	PID & Address	Discussion
<p>SOR 7</p> <p>Current zoning in Sorell Interim Planning Scheme 2015</p> 	<p>Various Properties</p> <p>5935374 Lot 2 Arthur Highway, Sorell</p>	<p>Sorell Land Supply Strategy 2017 – recommends for future urban growth Fragmented and adjacent to only available residential expansion of Sorell Township</p> <p><a href="http://www.sorell.tas.gov.au/planning-building/sorell-land-supply-strategy/">http://www.sorell.tas.gov.au/planning-building/sorell-land-supply-strategy/</a></p> <p>Adjoins land identified for future urban growth for Sorell Township i.e. zoned Particular Purpose Zone – Urban Growth</p> <p>See SOR 6 in that these properties would then adjoin Orielson Lagoon (Environmental Management Zone, Future Urban Zone, and Rural zone if SOR 6 is accepted.</p> <p><b>Recommend; Rural Zone</b></p>
<p>AKC Comments. Agree, although only because it is in the Sorell Land Supply Strategy. If following Decision Tree we would have recommended this area and above to all be retained in Ag Zone.</p>		



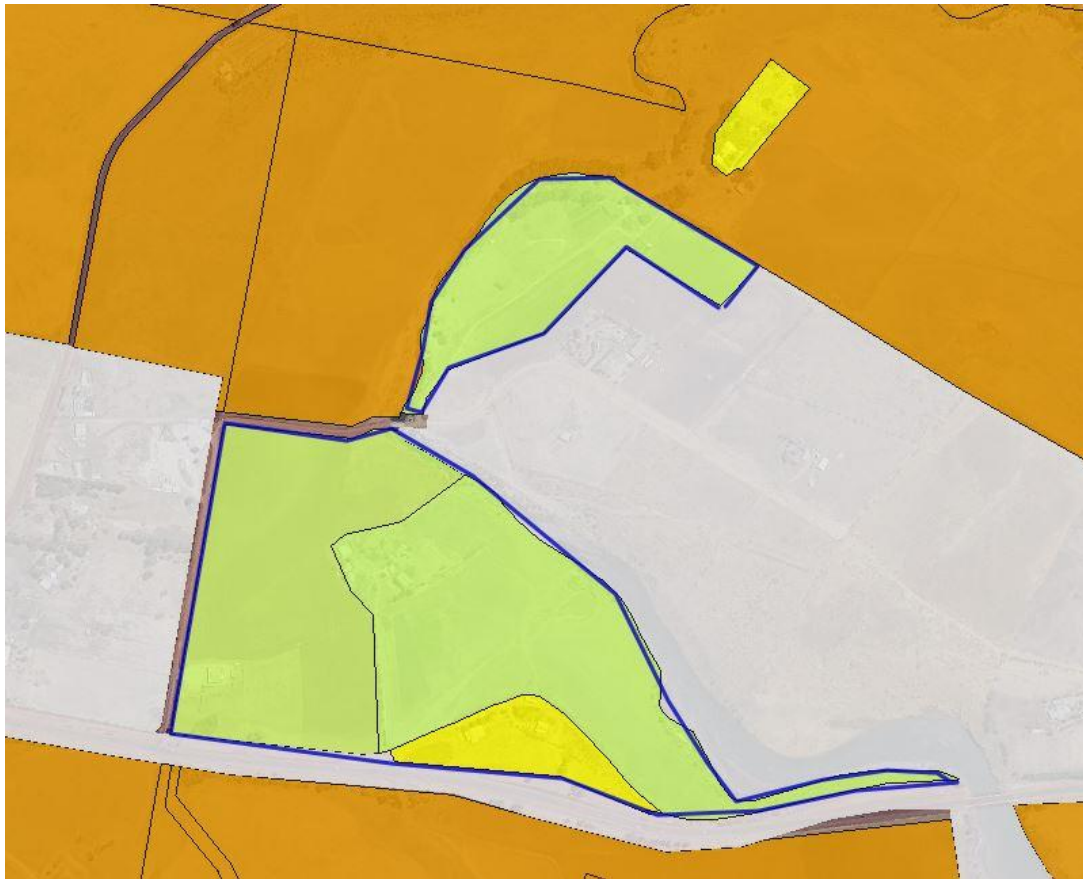


Identification No.	PID & Address	Discussion
<p>SOR 8</p> <p>Current zoning in Sorell Interim Planning Scheme 2015</p> <p>Presently the larger property is a split zone, Significant Agriculture and Rural Resource</p> 	<p>3250419 88 Lewisham Road Sorell</p>	<p>Approved <b>level 2 Extractive Industry</b>, rock quarry “mining” next to the “Gordons Reservoir”. Agricultural report provided as part of the 2015 planning scheme review. “northern end ... consists of fertile well drained clay loams suitable for a range of cropping” However the southern end “consist of windblown sands over rock outcrop”</p> <p>Fragmented and adjoining coastal and land zoned Rural Living. Constrained – heritage listed on the small parcel</p> <p><b>Recommend; Maintain split zone as existing in SIPS but now with Agriculture &amp; Rural Zone.</b></p>
<p>AKC Comments. Agree. Is the reservoir part of the Irrigation Scheme? If yes then ideally this would be retained in in Ag Zone. Maybe Split zone from southern shore line.</p>		

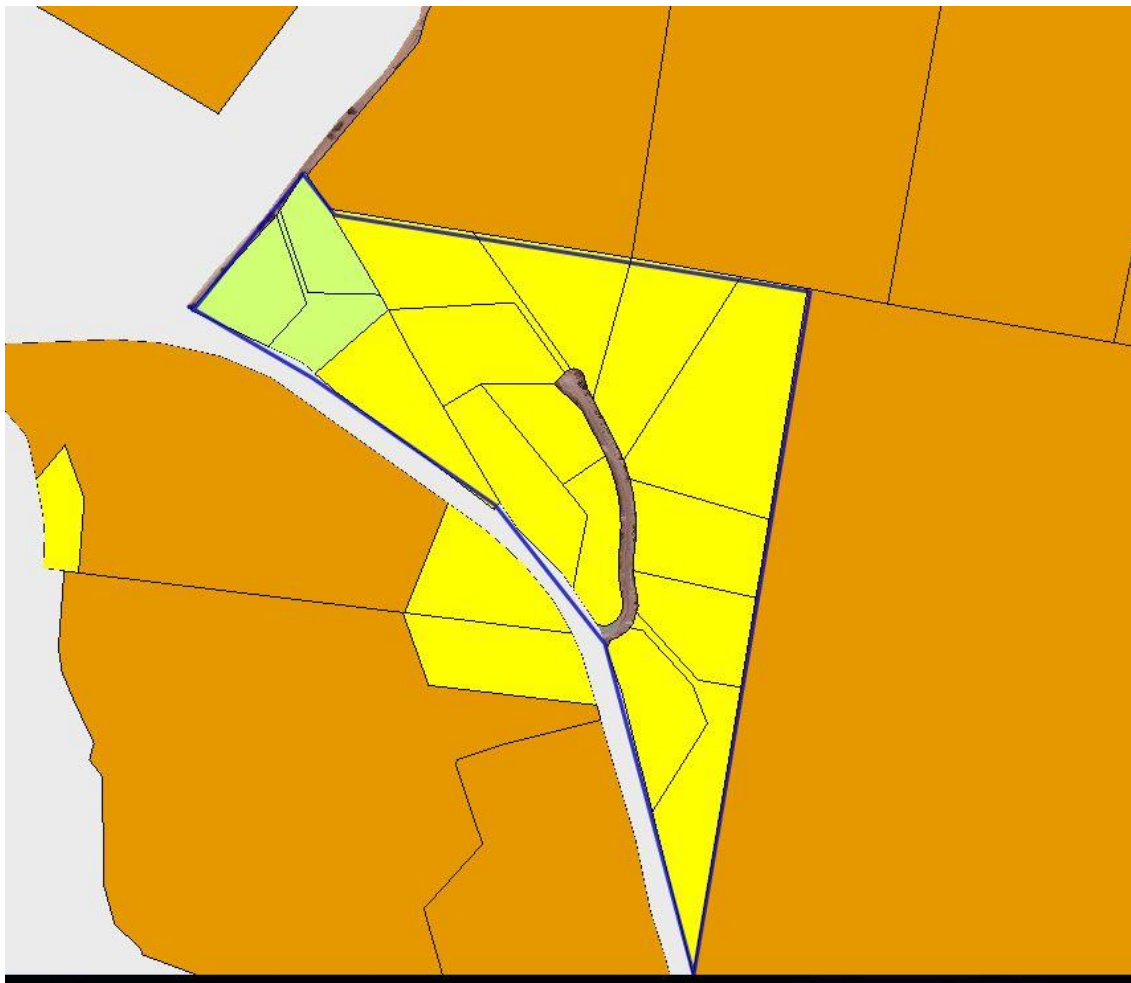




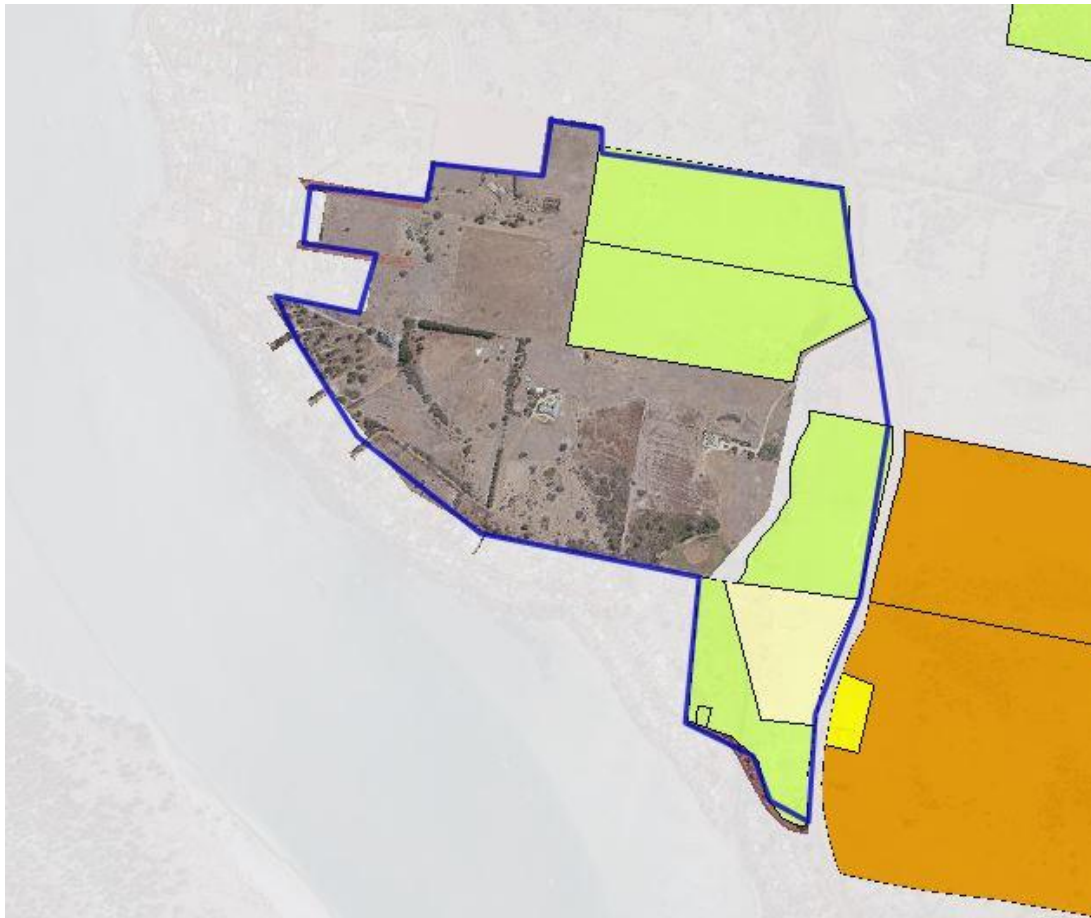
Identification No.	PID & Address	Discussion
SOR 9	1490515 6 Oakview Court, Sorell	<p>Potentially constrained</p> <p>Fragmented</p> <p>Part developed with dwellings</p> <p>Isolated by a Rivulet to the west and Tasman Highway to the east</p> <p><b>Recommend; Rural Zone</b></p>
AKC Comments. Agree. Even though currently zoned as Significant Ag, these titles have little to no ag potential due to existing dwellings and fragmentation.		



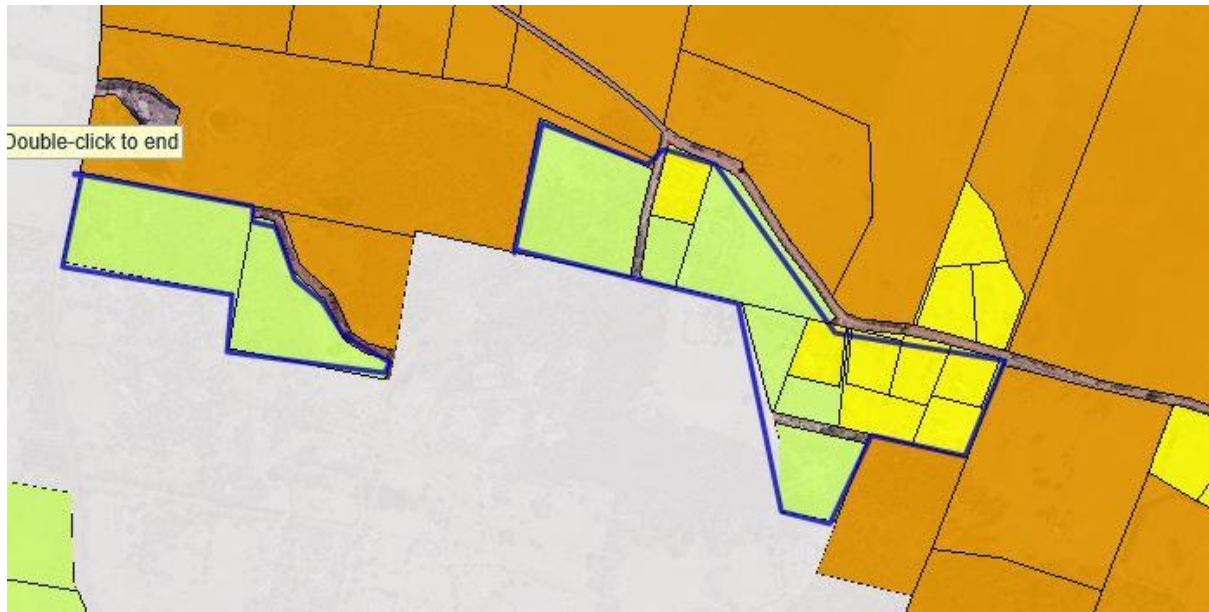
Identification No.	PID & Address	Discussion
SOR 10	Northern Block – 3101114 69 Rosendale Road	Incorrect zoning, it is the same as adjoining block to the east that is Rural Living consequently should not be included for assessment i.e. should be outside of the agricultural assessment
	Southern 1 – 1862809 10 Rosendale	Commercial Shop exists –Fruit and Veg on part of land
	Generally isolated by Arthur Highway and to the north east higher ground land zoned Rural Living	<b>Recommend; Correction to 69 Rosendale Road i.e. not subject to this agricultural report as it is currently zoned Rural Living</b>  <b>Other properties Rural Zone</b>
AKC Comments. Agree with 69 Rosendale, already Rural Living. We think other titles should be retained in Ag Zone, they provide linkage for Ag zone to south and North. Otherwise the land to the south that is Zoned Ag is completely isolated from other Ag land. CT 129778/1 is also under same ownership as Ag land to south.		



Identification No.	PID & Address	Discussion
SOR 11	<p>1566946 29 Schofield Drive, Sorell</p> <p>Various Titles</p>	<p>Potentially Constrained</p> <p>Multiple small titles development with dwellings</p> <p>Adjacent to Rural Living to west, border with Arthur Highway</p> <p>Existing Bushland Lots under Landscape Protection Overlay in existing Sorell Interim Planning Scheme 2015</p> <p><b>Recommend; Rural Zone</b></p>
AKC Comments. Agree Rural Zone.		

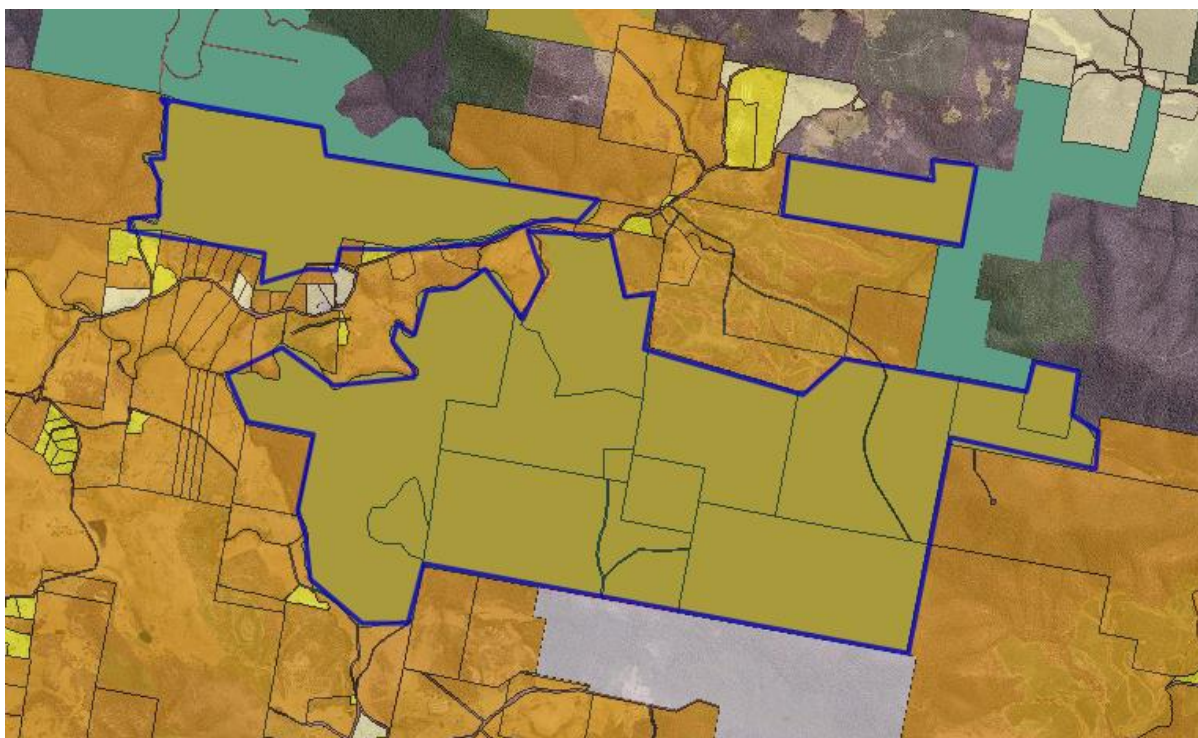


Identification No.	PID & Address	Discussion
Sorell 12	5916173 300 Old Forcett Street, Forcett	<p>Currently Zoned Rural Living Area B and includes the portion that is only shown as <b>an aerial image</b> i.e. rural residential and not rural zoning. <b>Question should I be investigating those that are shown only as aerial images</b></p> <p>Intention for “residential” in previous planning scheme 1993 (was zoned Reserved Residential Unserved) and in 2015 Rural Living</p> <p><b>Recommend; Rural Living Zone B as a translation from existing Rural Living Area B.</b></p>
<p>AKC Comments. Already zoned Rural Living so no further investigation needed, unless you are considering back zoning to Rural or Ag. Possibly an older zoning data set was used in constraints mapping that had this area with a Rural Zone. Have come across this anomaly occasional before in other areas. Aerial imagery ones are assumed to be Rural, so unless you identify an area with what appears to be strong ag values, then you can assume these titles can be retained in Rural Zone. Or if one title is isolated, by being surrounded by titles that will go into the Ag zone then it may be worth zoning Ag to avoid spot zoning.</p>		

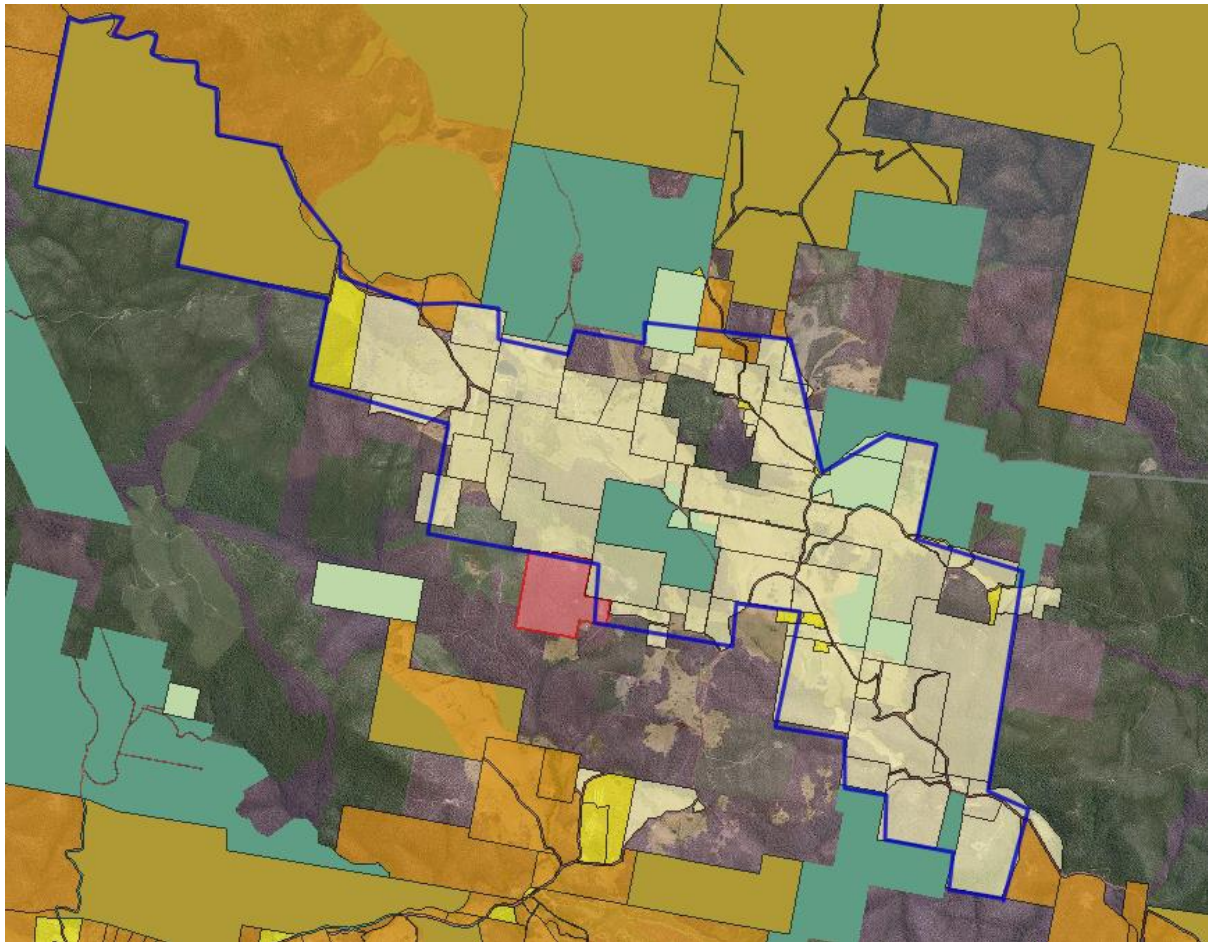


Identification No.	PID & Address	Discussion
Sorell 13	<p>5936270 223 Old Forcett Road, Forcett</p> <p>7855538 186 Gillingbrook Road, Forcett</p>	<p>These properties would provide a buffer between Rural Living to the south and Agriculture to the north</p> <p>Cluster of titles</p> <p>Comprises a number of properties developed with dwellings</p> <p><b>Recommend; Rural Zone</b></p>
AKC Comments. Agreed, Rural Zone most appropriate.		



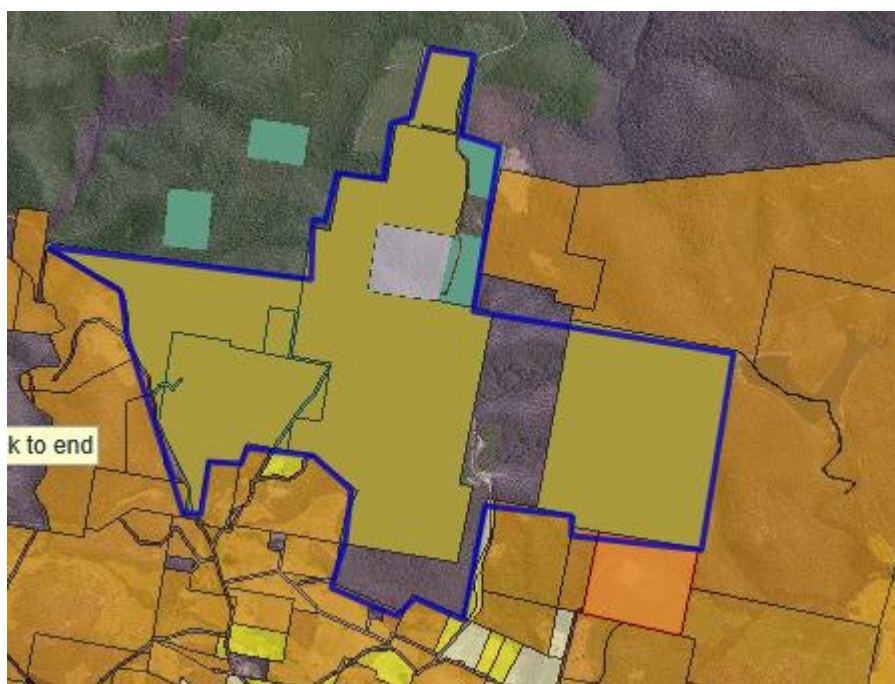


Identification No.	PID & Address	Discussion
Sorell 14	3230530 1056 Nugent Road, Wattle Hill  Various properties	<p>Properties under Private Timber Reserve – shown as olive colour in the List but within the potentially suitable land mapping areas.</p> <p>Also has an operating quarry on one of the properties i.e. extractive industry.</p> <p><b>I have some other isolated properties with quarries but surrounded by Agriculture Zone. I tend to leave them as Agriculture unless there are other factors, would you agree.</b></p> <p><b>Recommend; Rural Zone</b></p>
<p>AKC Comments. Agree with Rural for PTR land owned by Norskee (north east) and Unitbuild Investments (north west). Would be cautious zoning land owned by Noel White as Rural though. The plantations appear to be over pasture, so there is a good chance they will be converted back to pasture after harvest. There is also a 166ML irrigation dam on CT 123957/1 which would ideally be retained in Ag Zone. Could possibly look at split zoning these titles, with poor quality Class 6 land in Rural Zone, however it would cause a fragmented zoning pattern. Agree with your reasoning regarding isolated quarries.</p>		

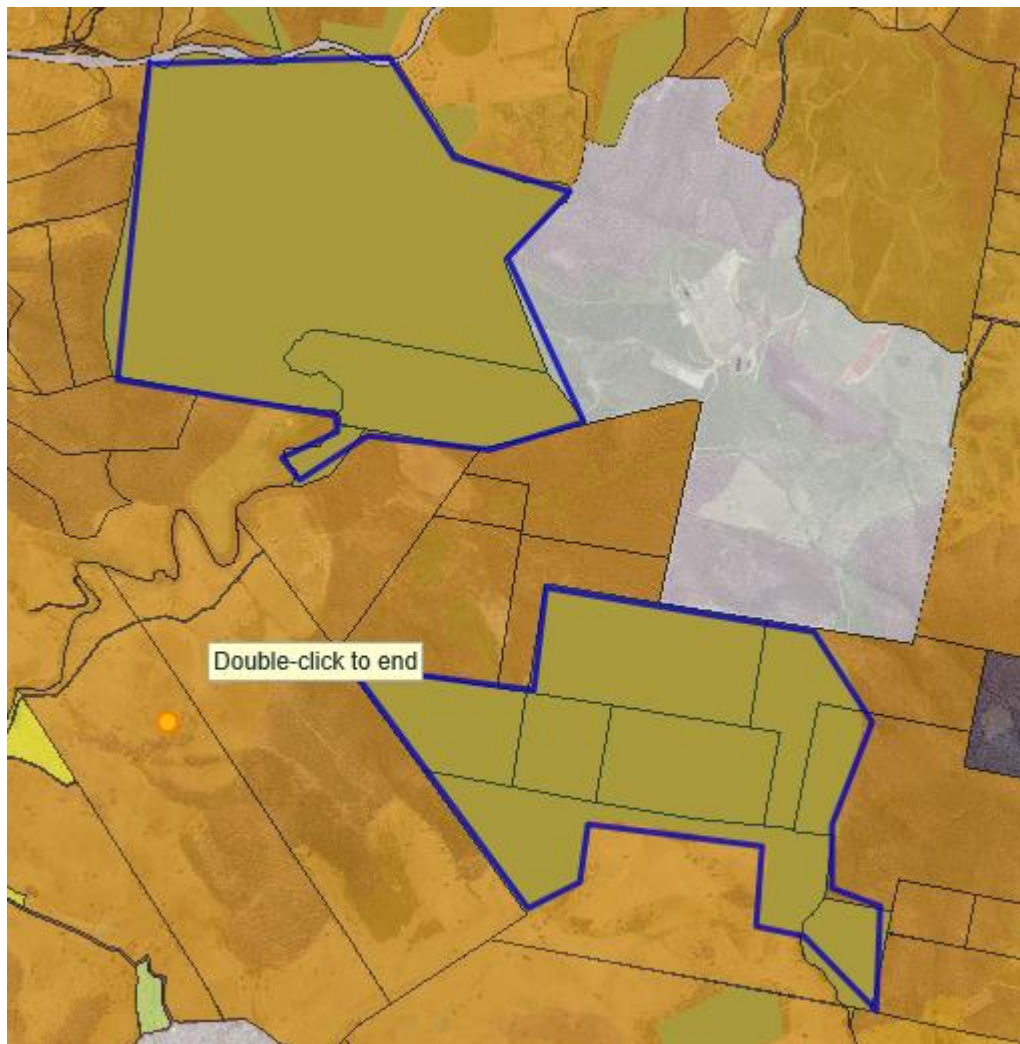


Identification No.	PID & Address	Discussion
Sorell 15	<p>Northern most property 5937054 Lot 2 Hacks Road, Nugent</p> <p>Others Selected property 5937126 274 Masons Road, Nugent</p>	<p>Private Timber Reserve –</p> <p>Adjoins to all sides with forestry operations shown to be Rural zone</p> <p>Small farms but surrounded by forestry</p> <p><b>Recommend; Rural Zone</b></p>
<p>AKC Comments. Wow, what a mess! This is a really difficult one to advise on because of the mix of land use and ownership. Would be cautious about zoning all as Rural, as looking at ownership, there appears to be a number of titles that are farmed in conjunction. This maybe one we could look at for you independently, as our budget doesn't allow us to go into too much depth. We could charge our hourly rates (Michael \$90/hr and Astrid \$155/hr), happy to discuss further with you. otherwise you could have a deeper look yourself. Definitely worth looking at ownership as there appears to be one or 2 medium to large scale enterprises in this area.</p>		






Identification No.	PID & Address	Discussion
Sorell 16	2891652 Franklins Road, Kellevie  Various Properties	Private Timber Reserves and other reserves  Borders forestry operations to the north which is to be zoned Rural  <b>Recommend; Rural Zone</b>
AKC Comments. Agree Rural		



Identification No.	PID & Address	Discussion
Sorell 17	7840117 1668 Arthur Highway  5961732 6031 Arthur Highway	Private Timber Reserves and other reserves  <b>Recommend; Rural Zone</b>
AKC Comments. Agree for the southern. The northern area though, we would recommend for retention in the Ag Zone. the plantation appears to be over pasture so could possibly be converted back to pasture after harvest. This land also provides good linkage to Ag land to north and South.		



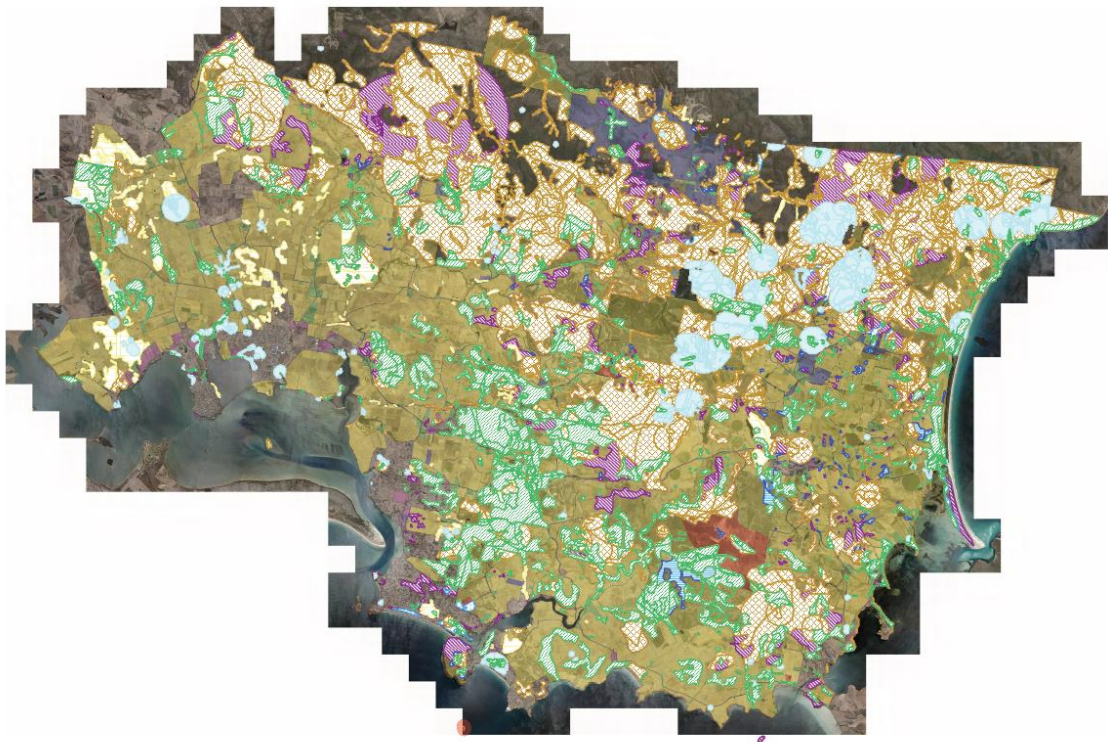
Identification No.	PID & Address	Discussion
Sorell 18	PID 2123127 Carlton Bluff Road, Primrose Sands (Western end – known as Carlton Bluff)	No boundaries with agricultural land, adjoins township of Primrose Sands which is zoned Low Density Residential, no farming history – land capability 6  Landscape Protection overlay in current SIPS 2015 planning scheme  <b>Recommend; Rural Zone</b>
	2598034 3 Shasta Drive, Primrose Sands (Various at Eastern End)	Part Rural Living Area B in existing Sorell Interim Planning Scheme 2015 land capability 5 & 7  <b>Recommend; Rural Living Zone B as a translation from existing Rural Living Area B.</b>
AKC Comment. Agree Rural, cut of from ag estate and poor land capability. Out of our scope to recommend Rural Living Zone.		





Identification No.	PID & Address	Discussion
Sorell 19	<p>Images above, first has transparency of potentially suitable agriculture map over aerial map and second just the aerial map</p> <p>Existing Bushland</p>	<p>There are existing areas of bushland that correlate with PTR, Reserves or merely bushland.</p> <p><b>Question is existing bushland a major factor in determining the land to be better zoned Rural?</b></p>

		<p>If not is it then appropriate to consider other factors such as PTR, Priority Vegetation etc. which on balance may determine that such properties are best zoned Rural rather than Agriculture.</p> <p><b>See map below, Priority Vegetation</b></p>
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Identification No.	PID & Address	Discussion
Sorell 20	Priority Vegetation	<p>Mapped areas by Rod Knight consultant</p> <p><b>Question – does this in itself provide a justification for land mapped with priority vegetation to be zoned Rural?</b></p> <p><b>If not just in itself would it be an additional factor if there were other factors involved e.g. PTR existing bushland etc?</b></p>

So, the majority of these questions are dealt with in row 1 and 3 of the Decision Tree. However, I am happy to discuss via phone to provide further clarification. In terms of the Natural Assets Mapping, this is an extra factor that you can use to consider final zoning. As we are looking at the project from an Ag perspective, our first choice is to protect ag values where possible, however it is certainly open to Council to make a call on whether they believe to Natural values have a higher priority so need protecting over the ag value. Again, happy to discuss with you.