

Tuesday, 1 March 2022

Ref: 304241_L01_Rev0

The General Manager
Latrobe Council
Gilbert Street
Latrobe TAS 7307

Dear Sir

Representation to Draft Latrobe Local Provisions Schedule – Tasmanian Planning Scheme: 365 Brooke St and Lot 1, East Devonport.

Veris Australia Pty Ltd has been engaged by WY Bovill Pty Ltd, owner of a property at 365 as well as Lot 1 Brooke Street, East Devonport, to make a representation to the Draft Latrobe Local Provisions Schedule in respect to that property.

The subject site comprises three titles (FR179422/1, FR179421/1 and FR122480/1) with a combined area of about 57.4ha. The site is used for low intensity agricultural operations (cattle, hay production).

According to the LIST the subject site is identified as mainly class 4 land with some areas along the northern boundaries of the properties classified as 5 and 6. A negligible area of class 2 land is also identified in the south-western corner of the site.

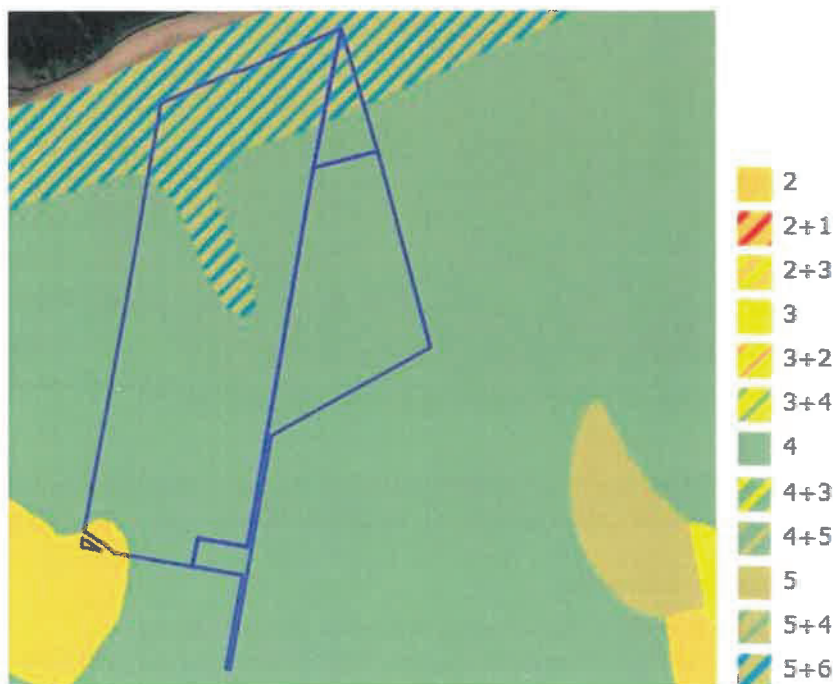


FIGURE 1: LAND CAPABILITY (SOURCE: THE LIST)

According to the “*Land Capability Handbook – Guidelines for the Classification of Land in Tasmania*” (Gross, 1999) the land is primarily suitable for grazing and severely restricted and partly unsuitable for cropping.

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PROPOSED ZONE

The Draft Latrobe LPS proposes to apply the Agricultural Zone to the subject land as well as one adjoining title to the south-east. It is noted that a small part of the subject land along the northern boundaries is proposed to be zoned Environmental Management Zone. The adjacent area to the east comprises the Devonport Airport proposed to be zoned Utilities as well as about 50ha of land proposed for the Light Industrial Zone. Properties along both sides of Brooke Street south of the subject land are smaller titles with residential developments proposed to be zoned Rural. It is noted that the western boundary of 365 Brooke Street is also the municipal boundary between Latrobe and Devonport. Devonport has implemented the Agricultural as well as the Environmental Management Zone to the property west of the subject site. The Pardoe Sewage Treatment Plant is also in close vicinity and zoned Utilities as shown in Figure 3 below.

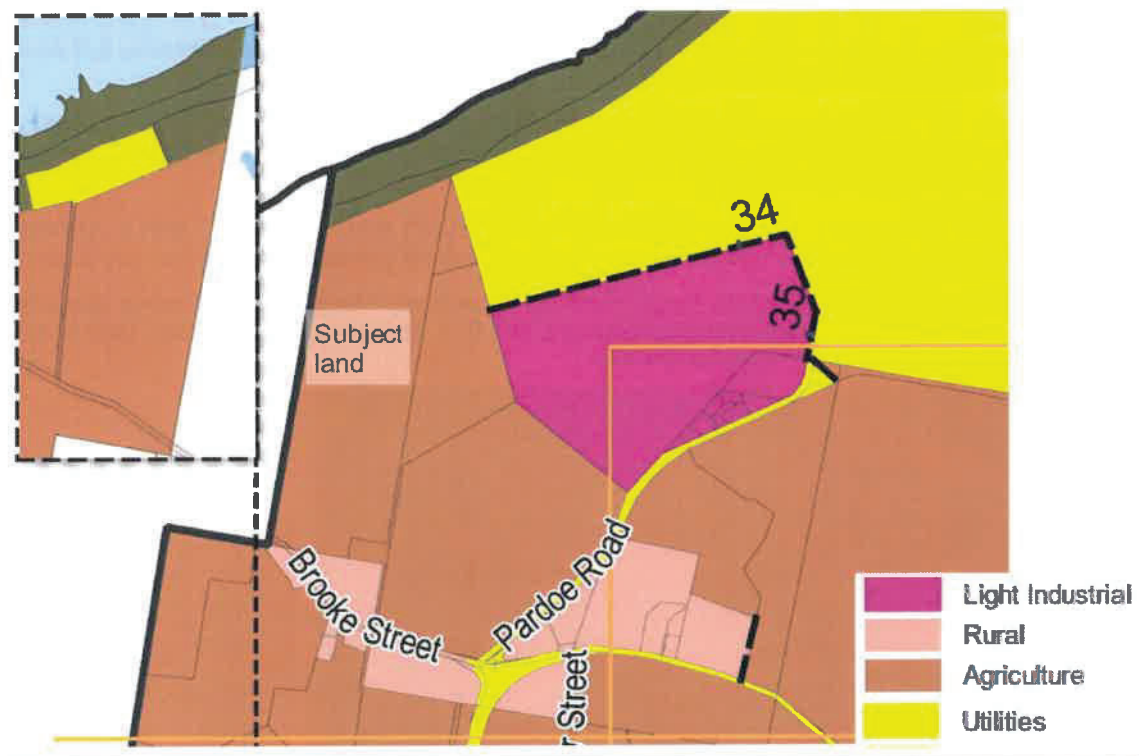


FIGURE 2: EXTRACT ZONING MAP DRAFT LATROBE LPS

ZONE PURPOSES

The primary objective of the Draft Latrobe Local Provisions Schedule is to apply a zone to achieve the zone purpose to the greatest extent possible (p.68 *Latrobe Draft LPS – Supporting Report – January 2022*).

The purpose of the Agricultural Zone is:

- 21.1.1. To provide for the use or development of land for agricultural use.
- 21.1.2. To protect land for the use or development of agricultural use by minimising:
 - (a) conflict with or interference from non-agricultural uses;
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
 - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3. To provide for use or development that supports the use of the land for agricultural use.

Based on the translation process described within the Latrobe draft LPS – Supporting Report – January 2022 the former Rural Resource Zone is translated to the Agricultural or Rural Zone.

The purpose of the Rural Zone is

- 20.1.1. To provide for a range of use or development in a rural location:
 - (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2. To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3. To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The Agricultural Zone prioritises agricultural uses within the zone and aims to minimise the development of non-agricultural uses in particular if they are not associated with any agricultural use.

The Rural Zone provides for rural land which is limited or has no potential for agricultural use and allows the development of a range of rural businesses and industries in conjunction with agricultural uses.

Based on the information provided above the subject land is limited for cropping and partly restricted for grazing practices. Combined with its location and surrounding developments it is considered that applying the Agricultural Zone to the land would restrict the land unnecessarily and limit opportunities for development suitable for the location and surrounding land uses.

PROPOSED ZONING

For the reasons noted above we request that the Draft LPS be amended to apply the Rural Zone to the subject land, which would allow for a range of rural business and industry uses in addition to agricultural uses. It is noted that the Rural Zone provides sufficient protection of agricultural land while allowing additional compatible uses which furthers the objectives of the State Policy on the Protection of Agricultural Land 2009.

The proximity of the property to Devonport Airport means minimal distance for freight transport. The site is also well connected to the road network and in close proximity to existing Light Industrial sites.

The Cradle Coast Regional Land Use Planning Framework – Living on the Coast provides principles and policies against which all future proposals for processes and prescriptions for land use planning are to be considered (*CCRLUS 2010-2030, p. 117*). Part C contains strategic policy requirements for a coordinated and consistent approach to land use policy and decisions in the Cradle Coast Region. The policies must be observed in the preparation of local planning schemes for each of the nine Cradle Coast municipal councils (*CCRLUS 2010-2030, p. 4*).

Land use policies for changing climate contain under Part C 2.3c the policy to “Facilitate opportunity for resource processing, manufacturing and utility development in locations which minimise distances for freight transport, energy distribution and journey to work” (*CCRLUS 2010-2030, p. 129*).

Under Part C 2.5b. the strategy aims to implement land use planning processes to “ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social for the region’s communities benefit at least cost to natural values” (*CCRLUS 2010-2030, p131*).

While beyond the scope of this representation, it would be strategically sound for the property adjoining the subject site on the south-eastern side to be included into the Rural Zone. This would create a contiguous Rural zone and eliminate the possibility of clashes along unnecessary zone

boundaries. It is noted that Dean Maxfield (Amax Drilling Australia Pty Ltd), owner of 373 Brooke Street, East Devonport (FR20682/1) has advised that he is in support of this representation.

We therefore submit that, based on the objectives of the Local Provisions Schedule and the requirements of the Cradle Coast Regional Land Use Planning Framework, this site should be zoned Rural.

Your sincerely



Jana Rockliff

Town Planner