

EQUILIBRIUM TOWN PLANNING

24 February 2022

Latrobe Council
ATTN: Planning Department
submissions@latrobe.tas.gov.au

To whom it may concern,

SUBMISSION TO DRAFT LATROBE LPS – CT134636/2

I am writing on behalf of our clients, RFS Developments (Tas) Pty Ltd, the landowner of 62 Marana Drive, Bakers Beach (CT134636/2, PID2004574), in regard to the current draft Latrobe LPS.



Figure 1 Subject site

Site analysis

It is noted that the subject site is proposed to progress into the Agriculture zone under the draft LPS mapping. We request that this proposed zoning be reconsidered and discuss this below.

The site has recently been assessed for agricultural value by RMCG and the report is attached as Appendix A. Key points from the report are as follows:

EQUILIBRIUM TOWN PLANNING

- "The title is approximately 45.8ha in area and is covered in native vegetation. Due to existing vegetation, Land Capability limitations, lack of a developed irrigation water resource, and proximity of adjacent residential development, the agricultural/primary industry potential of the subject title is considered to be negligible. The title is also limited for farming in conjunction with other agricultural/primary industry land."
- "With land capability mapped as class 5&6 and a lack of irrigation water resources, it is highly unlikely that the clearance of the land would be economical for agriculture."
- Rejection of potential use for forestry activities as they would be unlikely to be economically viable.
- "productivity of land with these characteristics is normally best realised if farmed in conjunction with other land, in this case the limitations of the title would limit its ability to be farmed in conjunction with other land for any agricultural/primary industry use. In addition, the characteristics of the surrounding titles indicate that there is negligible chance of this land being farmed in conjunction with any adjacent land"
- The adjoining property to the west is identified as "converted to a non-agricultural use with lifestyle characteristics"

As such, it is evidenced that the site is not appropriate for inclusion within the Agricultural zone.

Analysis

Neither the site nor the area are identified within the Latrobe Settlement Strategy, Latrobe draft LPS support report January 2022 or Appendix 3 to the draft LPS – Land Potentially Suitable for Agriculture Analysis December 2019 (with the exception of the map). The site is outside the area for the Port Sorell and Environs Strategic Plan.



Figure 2 Land identified as potentially unconstrained in the analysis for the Agricultural zone. (ListMap)

EQUILIBRIUM TOWN PLANNING

Whilst the site was identified in this initial mapping as unconstrained for agricultural use, the site specific analysis reveals a different situation, whereby neither the subject land nor the property to the west (CT134635/1) are suitable for agricultural use.

As per the Section 8A Guideline No.1, where site specific analysis can demonstrate that the:

- (i) Land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be in the Agriculture Zone;
- (ii) There are significant constraints to agricultural use occurring on the land; or
- (iii) The Agriculture zone is otherwise not appropriate for the land;

it is appropriate to consider the site for alternative zoning.

The landowner wishes to request that the site be considered for inclusion into the Rural Living A zoning.

The Guidelines require that in order for a site to be incorporated in this zoning where it is not already within the Rural Living zone, it must align with strategic planning or site-specific analysis. As discussed above, there is no strategic planning available for the site or the surrounding area. As such, we look towards site specific analysis.

It has already been established in the RMCG report that the land is not suitable for agricultural use. In addition, the proximity to the existing Rural Living land provides road and electricity infrastructure which would be efficiently utilised without adding significant loading to that infrastructure, should this site be incorporated into the Rural Living A zoning. Similarly, as the RMCG report states, the property to the west whilst not within the Rural Living zone, has effectively been converted to such operation by the land uses on site. It may be proper for CT134635/1 to also be incorporated into an adjustment of the land zoning in this area.

Summary

It is put forward that the proposed Agricultural zoning is not the most appropriate land zoning for this site, due to the limitations on the site, and would result in inefficient use of the land and that the site would be appropriate for rezoning to Rural Living A, and subsequent development, maximising the existing infrastructure in the area without compromising natural values or agricultural land. This submission is accompanied by a concept plan for subdivision of the land.

As such, the landowner requests that this submission be accepted and considered as part of the review of the LPS.

Please do not hesitate to make contact on 0409 793 803 or email me at theresia@eqtownplanning.com.au to discuss this matter.

Regards,



Theresia Williams

Principal Planner
EQUILIBRIUM TOWN PLANNING

MICHELL HODGETTS SURVEYORS

A.C.N. 109 586 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

P.O. Box 712 , Devonport 7310
AUSDOC DX 70346 , Devonport
E.Mail : mhasurv@bigpond.net.au

Telephone (03) 6424 5144
Fax (03) 6423 4090



POSSIBLE FUTURE SUBDIVISION LAYOUT

62 Marana Drive, Bakers Beach

RFS Development (Tasmania) Pty Ltd



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey .

All measurements are in metres .

Drawn : J.A.T | Scale : 1:4000(A3) | Date : 17/02/22



Paul Hodgetts – registered land surveyor

Drawing No.

222031

MICHELL HODGETTS SURVEYORS

A.C.N. 109 586 152
 AUTHORISED SURVEYORS
 DEVONPORT - WYNYARD - SMITHTON - LAUNCESTON - SCOTTSDALE

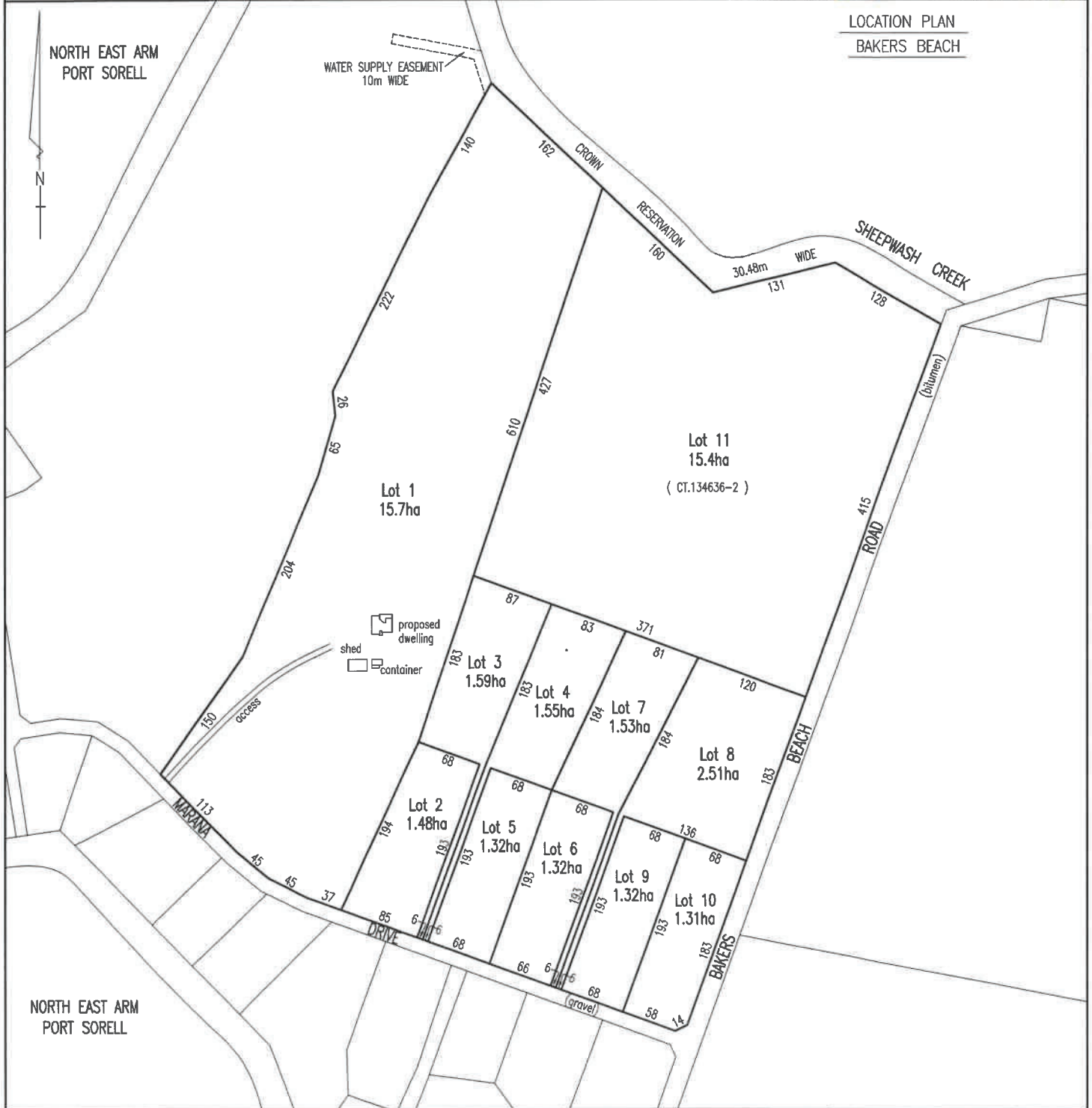
P.O. Box 712, Devonport 7310 Telephone (03) 6424 5144
 AUSDOC DX 70346, Devonport Fax (03) 6423 4090
 E.Mail : mhasurv@bigpond.net.au

POSSIBLE FUTURE SUBDIVISION LAYOUT

62 Marana Drive, Bakers Beach
 RFS Development (Tasmania) Pty Ltd



LOCATION PLAN
 BAKERS BEACH



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey.
 All measurements are in metres.



Drawing No.

222031

Drawn : J.A.T Scale : 1:4000(A3) Date : 17/02/22

Paul Hodgetts - registered land surveyor