

TASMANIAN PLANNING SCHEME - SORELL

PLANNING SCHEME AMENDMENT

AM-SOR-5-2023-2-1

Pursuant to section 35KB(1) of the Land Use Planning and Approvals Act 1993

Location

- a) Land east of the Sorell Bypass (folio of the Register 181116/2);
- b) 136 Arthur Highway, Sorell (folio of the Register 181115/1);
- c) Land located south of 136 Arthur Highway (folio of the Register 251707/1);
- d) 'Kidbrook' located at the end of Kidbrook Road, Sorell (folio of the Register 181118/3).

Description

AM-SOR-5-2023-2-1 is in two parts and seeks to:

1. Insert the SOR-S5.0 Sorell Township Investigation Area Specific Area Plan overlay into the LPS overlay maps with the annotation SOR-S5.0 to the area, as shown in figure 1 below:

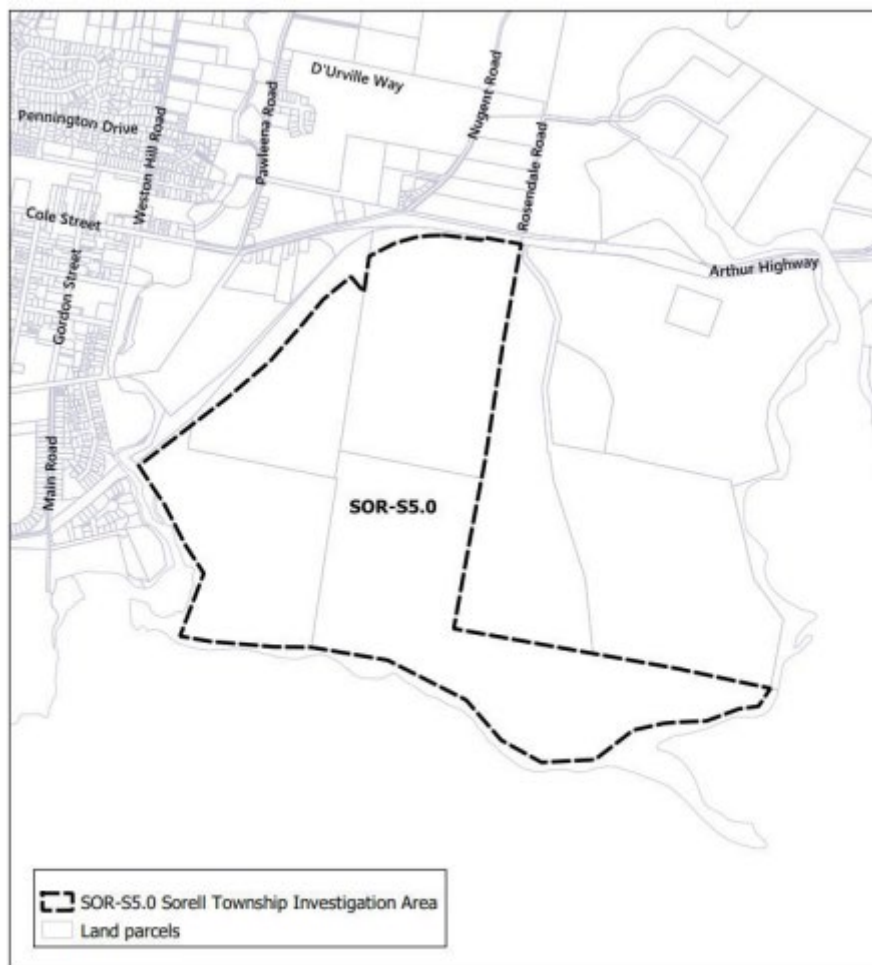


Figure 1: Application of the Sorell Township Specific Area Plan overlay to land at Sorell

2. Insert SOR-S5.0 Sorell Township Investigation Area Specific Area Plan into the Sorell Local Provisions Schedule.

SOR.S5.0 Sorell Township Investigation Specific Area Plan

SOR.S5.1 Plan Purpose

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

- SOR.S5.1.1 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.S5.1.2 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.S5.1.3 To ensure that use and development of the land does not compromise the long term potential growth of the Sorell township area.

SOR.S5.2 Application of this Plan

- SOR.S5.2.1 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-S5.1.

SOR.S5.3 Local Area Objectives

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

SOR.S5.4 Definition of Terms

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

SOR.S5.5 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	If: (a) on land other than prime agricultural land; or (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.
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.S5.6 Use Standards

SOR-S5.6.1 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

	<p>to an agricultural use;</p> <p>(iv) service or support for an agricultural use on the site or on land in the vicinity of the site;</p> <p>(v) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</p> <p>(vi) provision of essential Emergency Services or Utilities; or</p> <p>(b) must be for an activity that provides a significant social benefit to the Sorell township and the wider community.</p>
<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> <p>(i) the scale of the agricultural use;</p> <p>(ii) the complexity of the agricultural use;</p> <p>(iii) the operational requirements of the agricultural use;</p> <p>(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and</p> <p>(v) proximity of the dwelling to the agricultural use; or</p> <p>(b) be located on a site that does not confine or restrain agricultural use on adjoining properties.</p>

SOR-S5.7 Development Standards for Buildings and Works

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

SOR-S5.8 Development Standards for Subdivision

SOR-S5.8.1 Lot design

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

Objective:	To provide for subdivision that:
	<p>(a) relates to public use or Utilities</p> <p>(b) protects the long term productive capacity of agricultural land</p> <p>(c) do not restrict the future potential of the land to cater for the growth of the Sorell township.</p>
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>(i) 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>(ii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</p> <p>(iii) 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>(iv) 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>(iii) 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>(iv) 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.</p>
<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> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p>

	<p>(c) the nature of the road and the traffic, including pedestrians; and</p> <p>(d) the pattern of development existing on established properties in the area.</p>
<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> <p>(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</p> <p>(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.</p>

SOR-S5.9 Tables

This clause is not used in this specific area plan.

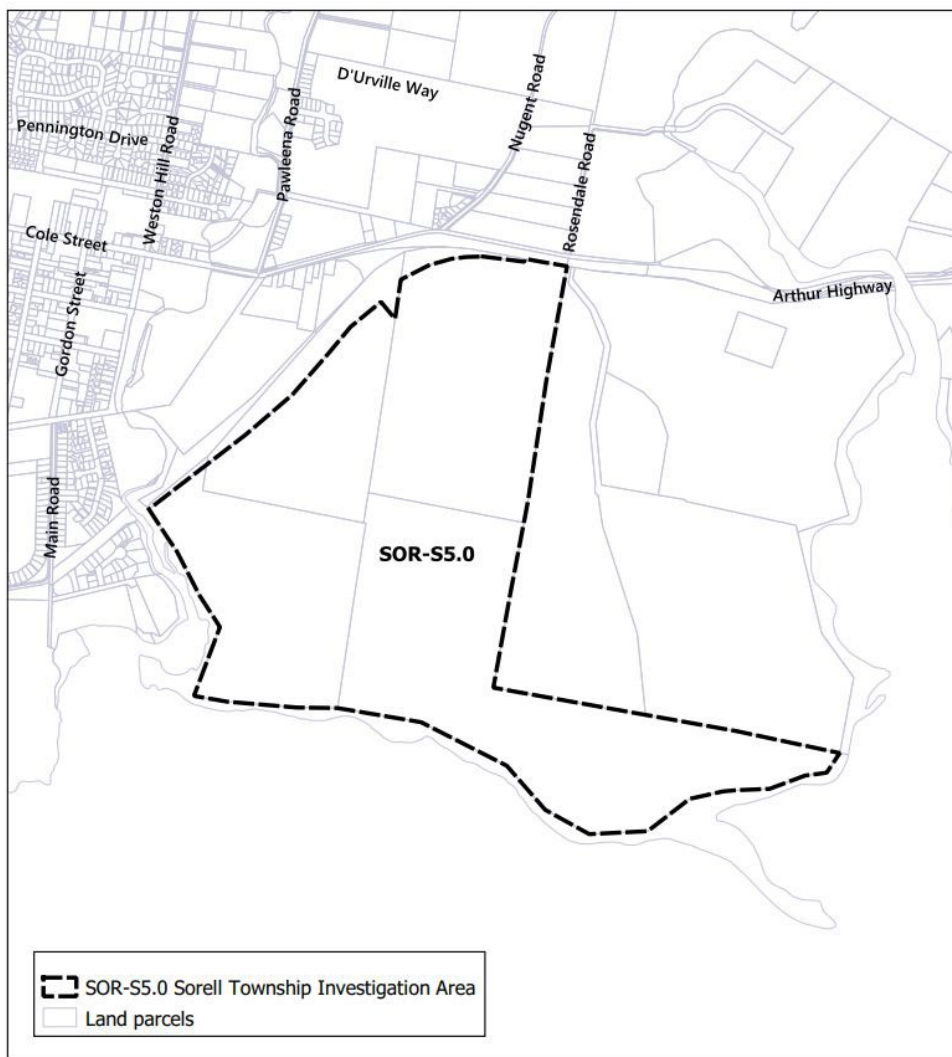


Figure SOR-S5.1 - Sorell Township Investigation Specific Area Plan area as required by clause SOR-S5.2.1.