



WOOLCOTT SURVEYS



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PLANNING SUPPORTING REPORT

Proposed subdivision – 2 lots

'PANORAMA' - 1341 LACKRANA ROAD LACKRANA

April 2024

Job Number: L231008

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land – 1 lot to 2 lots

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys
Agricultural Report	RMCG
Bushfire Exemption	RMCG

2. Subject site and proposal

2.1 Site details

Address	'Panorama' - 1341 Lackrana Road, Lackrana TAS 7255
Property ID	6425528
Title	237000/1
Land area	261.0ha
Planning Authority	Flinders Council
Easements	Drainage easements apply
Application status	Discretionary
Existing Access	Single access from Lackrana Road
Existing use	Resource Development
Zone	Agriculture
General Overlay	None
Code Overlay/s	Bushfire-prone areas Waterway and coastal protection area

2.2 Proposal

The proposal is for subdivision of the land to create 2 lots. The subdivision creates one lot containing the existing dwelling (proposed Lot 1) and an agricultural balance lot (proposed Lot 2). Proposed Lot 1 will be 42.93ha; proposed Lot 2 will be 218.1ha.

No development is proposed and there is no change of use proposed as a part of this application.



Figure 1 Aerial view of the subject site (Source: LISTMap)

2.3 Zones and overlays

The land is zoned Agriculture.

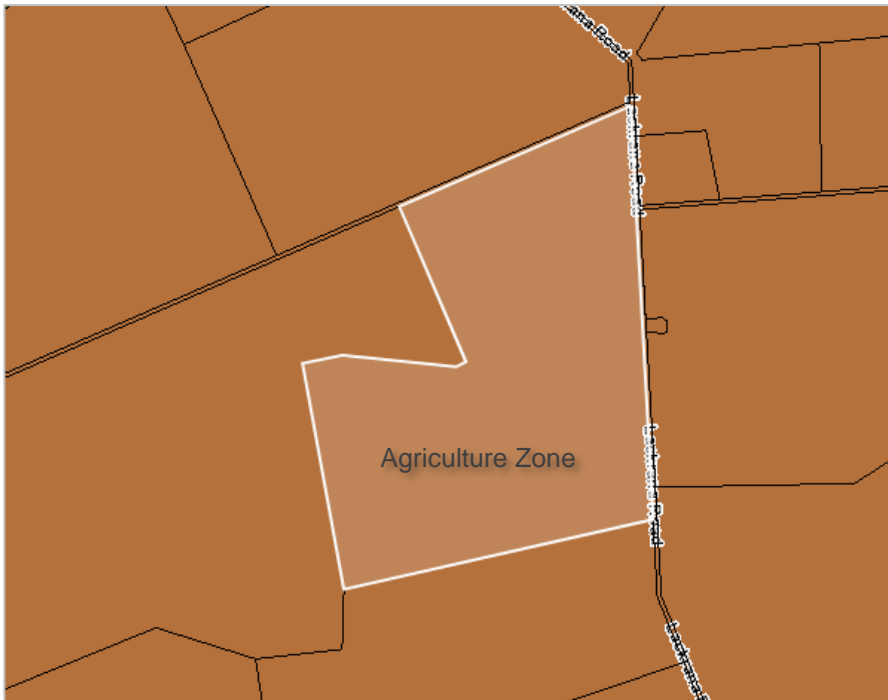


Figure 2 Zoning for the subject site and surrounding area (Source: LISTMap)

Three overlays affect the subject site. Bushfire-prone areas and Waterway and coastal protection area. A small portion of the lot is affected by the Low landslip hazard code.



Figure 3 Overlays affecting the subject site (Source: LISTMap)

3. Planning Assessment

3.1 Planning Scheme Zone Assessment

21.0 Agriculture Zone

21.1 Zone Purpose

Zone purpose	
	The purpose of the Agriculture 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: <ul style="list-style-type: none"> 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. (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.

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The proposed subdivision does not need to be categorised into a use class. The subdivision is consistent with the purpose of the zone and there is no proposal for further development.

21.5 Development Standards for Subdivision

21.5.1 Lot design

Objective	
	To provide for subdivision that: <ul style="list-style-type: none"> a. relates to public use, irrigation infrastructure or Utilities; and b. protects the long term productive capacity of agricultural land.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> a) be required for public use by the Crown, a 	P1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> c) be for the excision of a use or development

<p>council or a State authority;</p> <p>b) be required for the provision of Utilities or irrigation infrastructure; or</p> <p>c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</p>	<p>existing at the effective date that satisfies all of the following:</p> <p>i. the balance lot provides for the operation of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; <p>ii. an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</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. (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>
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Response

P1 The performance criteria (c) are addressed at Annexure 3, Agricultural Report from RMCG.

<p>A2 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 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.
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Response

P2 The performance criteria are addressed. Each lot has frontage and can be accessed. Proposed Lot 1 will retain the existing access from Lackrana Road. Proposed Lot 2 will not have formal access being unnecessary for the agricultural use.

- a. The topography has little bearing on potential access.
- b. The lots as proposed each have direct road frontage. Madeleys Road forms frontage to proposed Lot 2.

- c. Lackrana Road and Madeleys Road are local Council roads servicing the rural area. Madeleys Road terminates approximately 2.5km west of the subject site and so services only a few agricultural lots. There is no pedestrian infrastructure.
- d. The access provision as proposed (one retained access and no new access point) is entirely in line with existing development and character given no change is proposed.

3.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

Table 2.1 has no requirement for Resource Development.
The existing dwelling will retain any car parking provision, assumed to be sufficient for the use.

C2.6 Development Standards for Buildings and Works

Response

No development is proposed for access.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Response

- A1 The acceptable solution (e) is achieved. There are no works proposed.
- A2 Not applicable
- A3 The acceptable solution is achieved, no stormwater point of discharge is proposed.
- A4 Not applicable
- A5 Not applicable

C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 4 for this response.

C15.0 Landslip Hazard Code

Response

Not applicable, no works are proposed in the overlay area.

4. Conclusion

The proposal meets the standards of the zone and relevant codes. A planning permit for use and development is sought from Council.

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Proposal plan

Annexure 3 – Agriculture report

Annexure 4 – Bushfire exemption



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