

SUBMISSION FOR STATE PLANNING SCHEME
BOLAND DEVELOPMENT COMPANY PTY LTD, PRIMROSE SANDS



1. Land opposite the Shop Primrose Sands.

PID 3334858

Land Area Approx 11 hectares

Title Reference : CT 139347/1 Primrose Sands Road

2. Freshwater Lagoon

PID 1707403

Freshwater Lagoon and elevated 8 acres opposite RSL

Title Reference : CT 17783/501 501 Primrose Sands Road.

1. Land opposite the Shop Primrose Sands.

PID 3334858

Land Area Approx 11 hectares

We have owned this land since 1992, when it was Zoned Unserved Residential with higher density minimum lot sizes. We prepared an 80 lot subdivision proposal for 80% of the Title's area, consistent with the Planning Scheme. We discussed this proposal on many occasions with Council's Staff regarding Technical aspects, such as Waste Treatment and Stormwater dispersal/infrastructure. We abandoned this proposal in 1993, not confident about the then current market conditions, but unaware that Council and higher planning authorities could subsequently backzone so dramatically. The land is surrounded on three sides by residential development and slopes NW with expansive views along the beach to Mt Wellington/Kunanyi. Prime Residential Land within an established residential area.

The 1993 Planning Scheme changed the zoning to Reserved Unserved Residential, followed shortly after by a Moratorium on any development of any such zoned land in the Southern Beaches Region. This Moratorium was lifted at the same time the 2015 Sorell Draft Interim Planning Scheme was introduced. However this particular title of 11+ hectares was further backzoned to Rural Living with a 10 hectare minimum lot size, yet surrounded by residences and +/- 700sq m size lots. Similar land further on, on the fringe of Primrose residential development, was zoned in the same land use category but with 1 hectare lot size minimum. These lots have largely been subdivided and sold, demonstrating demand for this land type. The Planning basis to backzone relied on a Land Supply Report matched to anticipated Southern Tasmania population growth forecasts, arguing a huge oversupply of vacant residential lots in Greater Hobart area. "Southern Beaches Fringe areas" were especially targeted for backzoning, ironic when compared to favoured areas such as Orford, more distant from Hobart.

In 2021, we can see this was a flawed conclusion with Housing Land Supply and Demand data for this region showing a shortage of available residential land, leading to rapid, sustained increase in prices.

Planning Authorities cite Infill concepts to justify development in Urban areas. This applies as much to urban villages as it does to inner city. Here is a piece of land that should be 1 hectare minimum, consistent with surrounding similarly zoned land rather than the proposed 2 hectare minimum lot size if it can't be higher density.

If it hadn't been backzoned to a different Land Use type, it would be 1500m2 minimum lot size land with adequate area per lot for stormwater soakage, onsite waste management and lessening of fire hazard bushland in the heart of Primrose Sands. (It is managed adequately now but more owners of smaller lots improves "micro management").

At least with 1 hectare minimum lot size lots, it would be more consistent with the 2013 Stated Southern Tasmania Land Use Strategy. 2.2.2 through 2.2.4.

"Within this (Sorell Regional Context) existing footprint, further development and low density subdivision is encouraged to an average of a dwelling per hectare, where site conditions allows this to occur".

We would argue there is demonstrated stronger need in 2021 to allow low density residential development in this area of Primrose Sands, consistent with good planning principles and affordable housing goals.

2. Lot 501 Primrose Sands Road

PID 1707403

Freshwater Lagoon and elevated 8 acres opposite RSL

The eight acres elevated above and between the lagoon and Primrose Sands Road is suitable for a number of uses, including caravan park or residential. The Title has always had two zonings, reflecting the distinct differences between the low lying lagoon environs and the elevated level 8 acres backing onto 600 > 700 m2 lots with dwellings, with no stormwater runoff issues and sewerage treatment and filtration.

The State Planning Scheme suggests backzoning the elevated 8 acres to Rural Living 2 hectare minimum lot size, not its Highest or Best Use.

We would argue low density residential is appropriate or a zoning allowing discretionary consideration of use such as Caravan Park or even Village Commercial.

We look forward to your consideration.

Peter Simmonds

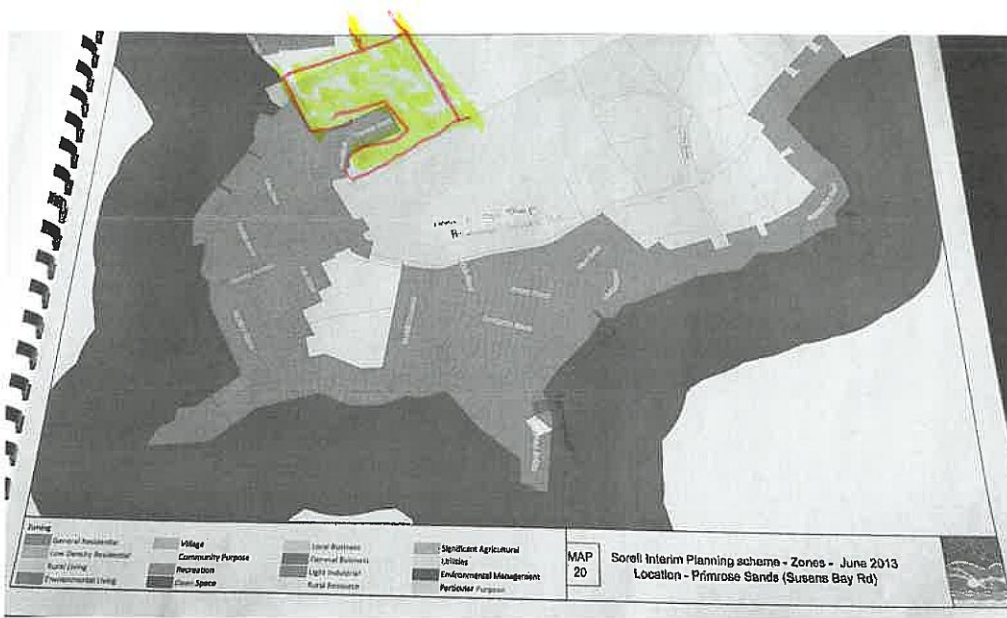
Secretary

Boland Development Company Pty Ltd

Susan Thomas

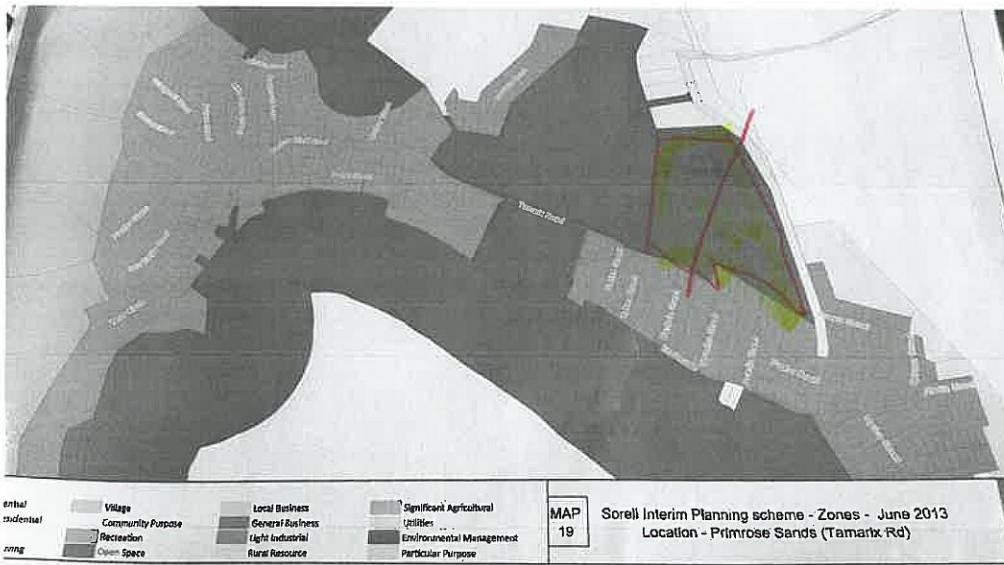
Director

Boland Development Company Pty Ltd



1.
Anomaly - should
be at least
1 ha minimum
lot size.

1. Opposite Shop Primrose Sands Road **PID 3334858**



2.
Low Density Resi or
Rural Residential
Elevated 8 acres
differentiated from
Environmental
Management Zoning

2. Lot 501 Primrose Sands Road **PID 1707403**