

**From:** [Justine Brooks](#)  
**To:** [Sorell Council](#)  
**Cc:** [Ben Wilson](#)  
**Subject:** LPS Submission - Archdiocese of Hobart  
**Date:** Monday, 16 August 2021 6:29:13 PM  
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[FINAL Archdiocese of Hobart LPS Submission Sorell B Wilson 140821.pdf](#)

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To whom it may concern

I am sharing a submission addressing the Sorell LPS, lodged on behalf of the Archdiocese of Hobart. Details regarding the subject land are contained within the submission.

Do not hesitate to contact me should you require additional information or clarification.

Sincerely,

**Justine Brooks**

Senior Town Planner

MEnvPlg MPIA

PHONE

Launceston: 03 6331 4099

Hobart: 03 6234 3217

Mobile: 0429 201 271

[www.pda.com.au](http://www.pda.com.au)





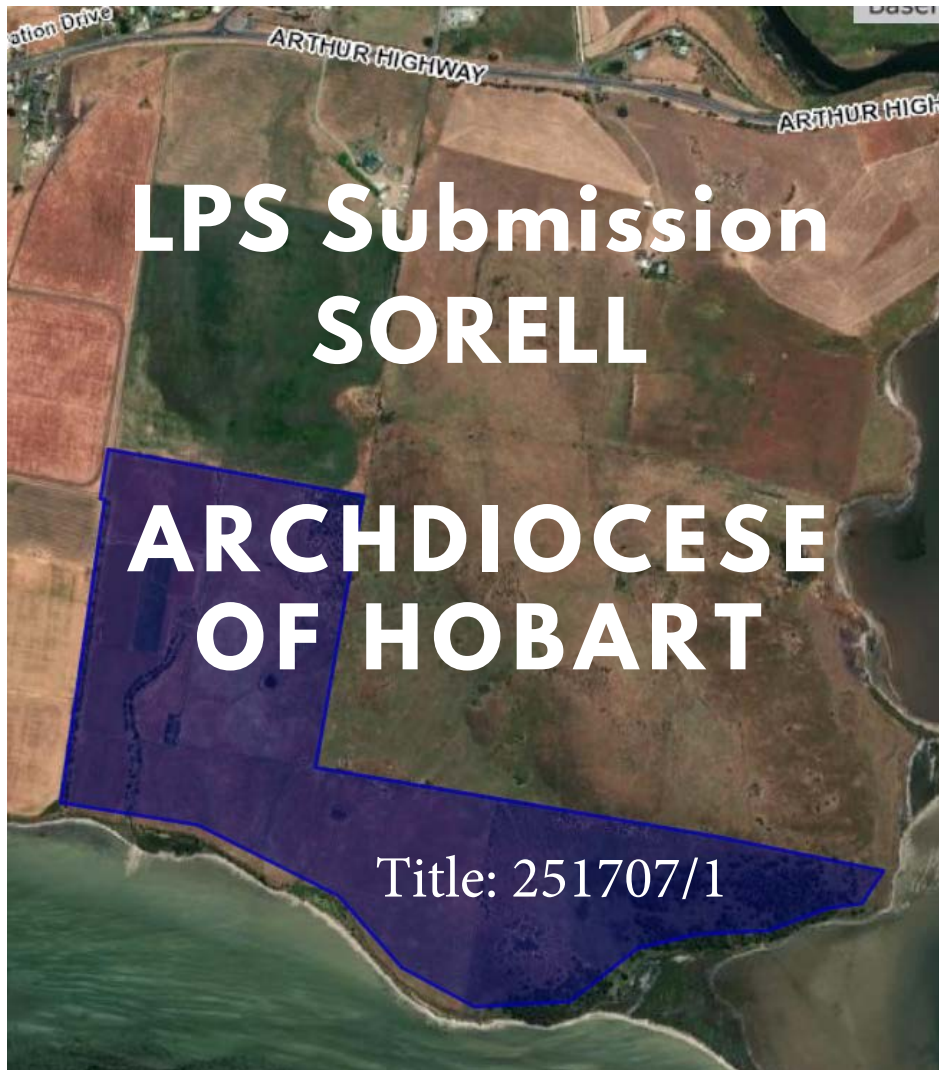
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PDA Surveyors  
6 Freeman Street  
Kingston TAS 7050

August 2021  
Justine Brooks  
Senior Consulting Planner



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REPORT PREPARED FOR      Archdiocese of Hobart  
PDA CONTRIBUTORS          Justine Brooks – Senior Planning Consultant

PDA KINGSTON  
6 FREEMAN STREET  
KINGSTON TAS 7050

DIRECTOR: LEX MCINDOE  
Email: [pda.ktn@pda.com.au](mailto:pda.ktn@pda.com.au)  
Phone: 03 6229 2131

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## 1. Executive Summary

- 1.1 This submission seeks to propose that Sorell Council (the Council) alter the proposed application of the Agriculture Zone and instead applies either a mix of General Residential / Community Purpose zone or, the Future Urban Zone to the subject land identified by Title Reference 251707/1 and located off of the Arthur Highway in Sorell;
- 1.2 The land is currently zoned Rural Resource and proposed to be changed to the Agriculture zone through the Local Provision Schedule (LPS) process;
- 1.3 Page 84 of the Sorell Local Provisions Schedule identifies the subject land as suitable to be preserved for future residential development and recommends it is rezoned to Future Urban Zone. This aligns with the future use and development proposed for the site by the current owner.
- 1.4 **Our client would seek to be able to 'use' and develop the site for General Residential and Community Meeting and Education purposes.**
- 1.5 Given the close proximity to the township of Sorell and its location on the fringe of the Urban Growth Boundary (UGB) contained within the Southern Regional Land use Strategy (SRLUS), the proposal is not only strategically sound and consistent with the SRLUS but urgently required in order to meet the escalating demands for affordable housing and associated educational infrastructure;
- 1.6 The subject land is identified in the Sorell Land Supply Strategy (Stage 3 Masterplans – 2019 update) for future urban zoning, and while supported by the Council, the Tasmanian Planning Commission (TPC) did not support the zoning on review of the draft LPS; and
- 1.7 This submission opens the discussion between the landowner and the Tasmanian Planning Commission (TPC) regarding the altruistic intentions for the land. Participation in the LPS submission process allows the land owner to obtain detailed feedback from the TPC and identify the actions required to facilitate this much-needed land development project.

## 2 Introduction

- 2.1 The Archdiocese of Hobart (AoH) and its agencies are significant social and affordable housing providers within Tasmania. They currently manage over 2000 properties across the State. They are committed to addressing the urgent need for additional safe, stable and affordable housing by constructing another 400 new properties over the next few years. Their housing services also include rapid rehousing and transitional housing for highly vulnerable people needing urgent accommodation and support while working toward securing longer-term housing.
- 2.2 AoH services extend beyond the provision of the 'bricks and mortar' residential service. They also provide a comprehensive and responsive



tenancy management service and have a strong social commitment to enhancing the wellbeing of their tenants and the communities in which they work. (centacareevolve.com.au 9/8/21)

- 2.3 Being at the forefront of providing essential human services, AoH knows only too well the growing need and urgency for affordable housing. This issue across Tasmania is concentrated in Hobart, exacerbated by unprecedented house price increases resulting in driving rental prices up.
- 2.4 To address this, the AoH has acquired land in Sorell, which they seek to develop by providing additional affordable housing to be managed by Centacare Evolve Housing (CEH).
- 2.5 The intention is also to provide much needed social infrastructure by constructing a new school (Kinder through Year 12) and an associated Church.
- 2.6 Sorell was identified as the preferred location for this proposed project based on rapidly growing community needs, not only for housing but also for Catholic Education. The closest Catholic Education facility is located in Richmond, with classes finishing at Year 6.
- 2.7 There is currently no appropriately zoned land within or surrounding the Sorell township that is large enough to facilitate a human need project of this nature.
- 2.8 This submission seeks to demonstrate that the application of the General Residential / Community Purpose Zones, or a particular purpose zone (Future Urban Zone), would align with the strategic work Sorell Council has carried out for the municipal area.



### 3 Glossary

Term	Definition
Council	Sorell
TPC	Tasmanian Planning Commission
Archdiocese of Hobart	AoH
Guideline	Guideline No. 1 – Local Provisions Schedule Zone and Code Application (Tasmanian Planning Commission, 2018)
LPS	Local Provision Schedule
LGA	Local Government Area
The Scheme	Sorell Interim Planning Scheme 2015
TPS	Tasmanian Planning Scheme
UGB	Urban Growth Boundary
SRLUS	Southern Regional Land Use Strategy (2018)n
RSN	Regional Settlement Network
DSC	District Service Centre
CEH	Centacare Evolve Housing
SPP	State Planning Provisions
AZ	Agricultural Zone
RRZ	Rural Resource Zone
SLSS	Sorell Land Supply Strategy
FUZ	Future Urban Zone





## 4 Background

### 4.1 Subject Site

The subject site has a gazetted address of Arthur Highway, Sorell and is currently zoned Rural Resource under the Scheme.

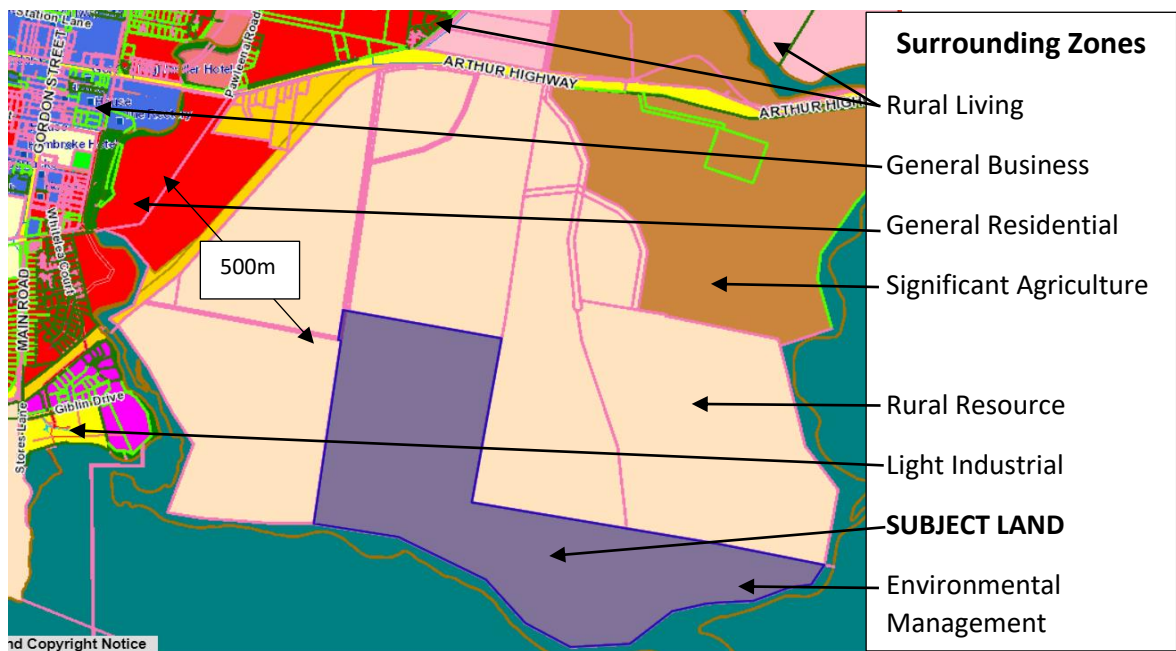


Figure 1: Zone map of subject land (highlighted in blue) and surrounds. Listmap 9/8/21

The title, 251707/1, is an irregular shaped parcel of land measuring approximately 63 ha, with over 1.8km of frontage to Pitt Water. Access to the site is provided by two rights of way (Row) from the Arthur Highway.

The immediate surrounding pattern of zoning and land use is rural with land to the north and west of the subject site used for feed cropping and land to the east/northeast previously used for grazing.

The land capability of the subject site is Class 5 (*unsuited to cropping with slight to moderate limitations for grazing*) and Class 4 (*land suited for grazing but limited to occasional cropping with a very restricted range of crops*). Land Capability layer – Listmap

The subject land is located within a 1km distance to the township of Sorell and approximately 500m to the closest General Residential zoned land.

Close proximity to one of the fastest-growing municipalities in Tasmania coupled with the restrictive nature of the soil type and capability places increasing land restrictions and potential for farming.



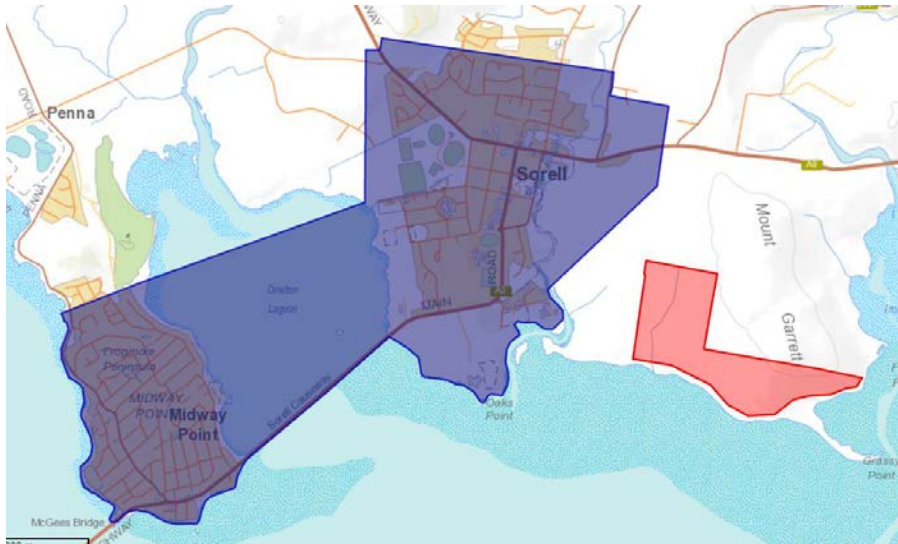


Figure 2: Site Plan – Extracted ListMap 9/8/21 – Subject site shown in red. Proximity to Sorell and Midway Point activity hubs

#### 4.2 The landowners vision for the site

The primary focus for the subject land is to provide affordable housing to address 'housing stress', which is fast becoming a dire situation, particularly in Southern Tasmania. It is also proposed that the site house a Catholic School (kinder – Year 12) and Church facilities.

The landowners are taking a holistic approach to the site and its importance to a municipality, feeling the impact of being one of the fastest-growing Local Government Areas within Tasmania.

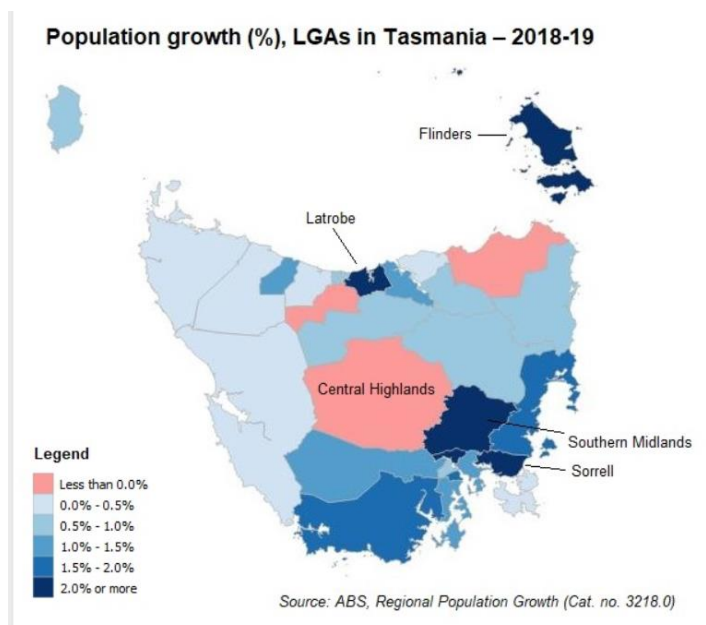


Figure 3: Population Growth (%) – ABS Regional Population Growth



	2017	2042	Population Gain	% change
Brighton	16,960	22,714	5,754	33.9
Sorell	14,771	19,666	4,895	33.1
Latrobe	11,109	13,762	2,653	23.9
Huon Valley	16,870	20,464	3,594	21.3
Hobart	52,785	63,280	10,495	19.9
Kingborough	37,133	44,175	7,042	19.0
Clarence	56,148	66,245	10,097	18.0
Glenorchy	47,214	55,636	8,422	17.8
West Tamar	23,530	26,882	3,352	14.2
Launceston	66,802	70,084	3,282	4.9
Northern Midlands	13,084	13,525	441	3.4
Derwent Valley	10,170	10,465	295	2.9
Flinders	957	978	21	2.2
Devonport	25,212	25,351	139	0.5

**Table 2: Local Government Areas projected to grow to 2042, largest to smallest gain (%)**

Source: Tasmanian Department of Treasury and Finance, Population Projections, 2019

Figure 4: Local Government Area projected growth – Dept. Treasury Population Projections 2019

The figures above are likely already outdated as we observe unprecedented population growth occurring in Tasmania in the wake of Covid-19. Traditionally the population growth in Tasmania was driven by immigration from overseas but a desire by those living in mainland Australia to relocate for lifestyle reasons has seen intercountry migration numbers far exceed those projected in 2019.

This migration pattern has also had the effect of driving up housing prices and associated rents, leading to increasing housing stress and homelessness, with wait lists for affordable and social housing at an all-time high.

#### 4.3 The strategic Importance of the site for the managed growth of Sorell

The subject land appears in several of Councils strategic planning documents. Most importantly and relevant to this submission is the Sorell Land Supply Strategy Stage 2 and Stage 3.

The land, identified as R9 / R10, has been earmarked for:

R9: *Rezoning to General Residential/ Future Urban*; and

R10: *Rezone Future Urban in Long Term*

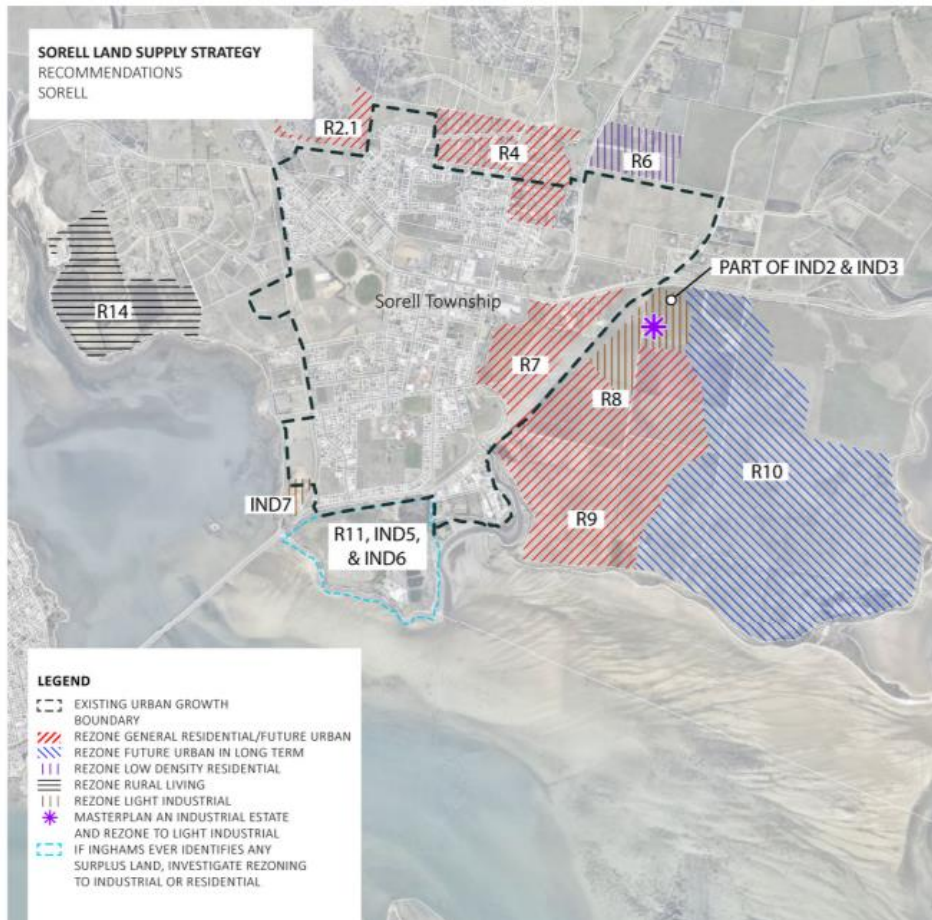


Figure 5: Sorell Land Supply Strategy

Further Strategic work carried out by Patch Design Plan included in the Sorell Land Supply Strategy – Stage 3 report depicts the subject land within an indicative Concept Master Plan, with a concept development pattern, inclusive of a future school site.



Figure 6: Sorell Land Supply Strategy: Indicative Concept Master Plan by Patch Design Plan





This Masterplan plans the extension of Sorell township to the south-east and states that it is the *most suitable for urban development given its proximity to the town centre and presence of fewer constraints compared to other sites.* (page 12 SLSS)

Staging for the implementation of the land supply strategy involving the subject land is shown below. The accompanying notation within the report suggests that the Council should: *Stage 3 – Consider rezoning to General Residential or Future Urban now – If Council wish to provide a 20 rather than 15 year ongoing supply of residential land, this stage will provide approximately 225 lots which will take the supply to just under 20 years ( 1,265 lots.)* It also provides a school site which may be required within the next few years.

*Stage 4 and Potential Future Urban Areas – As these sites provide the only long term growth direction for Sorell, they should be zoned as Future Urban or retained in their Rural Zoning until they are needed for urban growth.*

(page 17 – Sorell Land Supply Strategy)

While the strategic approach provided within the SLSS is sound and understandable, there are practicalities for landowners and developers that need to be taken into consideration. Given our client has a single title that is partially contained within the identified Stage 3 and Stage 4, it would be their preference for the whole title to be rezoned simultaneously. This would provide for economies of scale when developing the site and limit land use conflict between the rural-urban transition zone ( peri-urban).

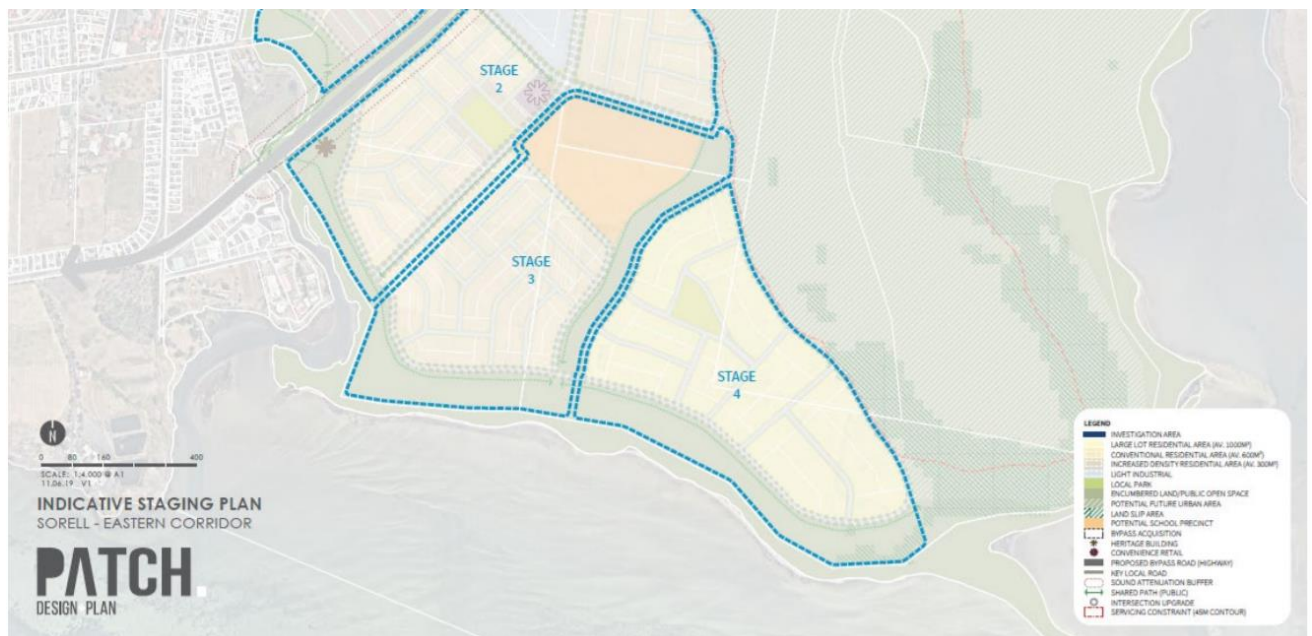


Figure 7: Sorell Land Supply Strategy proposed staging relevant to subject land

The SLSS also highlights the need for additional educational facilities and nominates the subject land as the preferred site due to its close location to



the township and access provided by two major roads. The SLSS suggests the land would need to be purchased; however, our client has already identified that it is their goal/ intention to construct a school covering preparatory (Kindergarten) through to senior secondary ( year 12 )

#### 4.4 Infrastructure Availability

As part of an area identified for residential growth and expansion, Council appears to be substantially progressed on their assessment of the infrastructure needed to facilitate and support the growth in this area. Our client would reasonably contribute to these upgrades ( sewer, water, storm water, road network) to service their development.

Significant works are occurring on the Arthur Highway, facilitating the resulting increased road movements to and from the subject land.

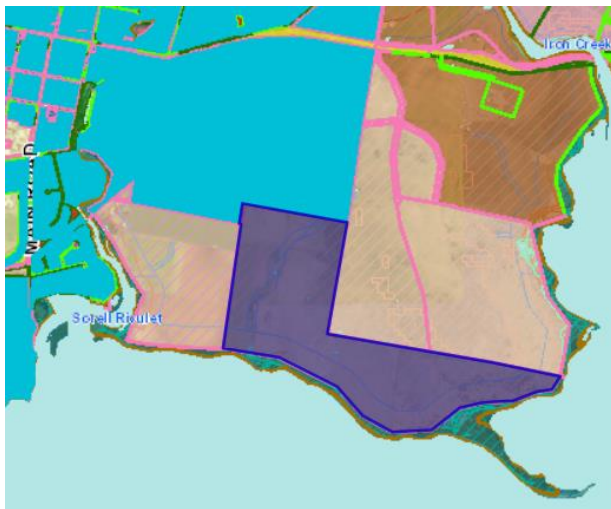


Figure 8: Water Serviced Land  
Obtained from Listmap 9/8/21

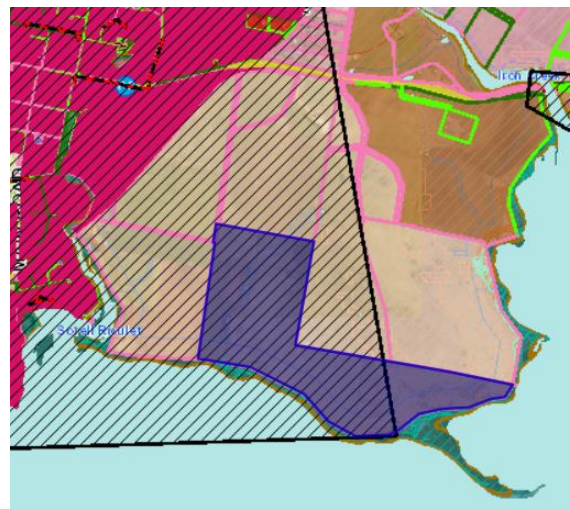


Figure 9: Sewer Serviced Land (capacity)

#### 4.5 Urban Growth Boundary

The Southern Regional Land Use Strategy (SRLUS) is a guidance document for the southern Tasmanian Councils to refer to / comply with when developing and expanding residential growth.

References to the Sorell municipal area indicate that preference has been given to the town of Sorell to be the focus of residential expansion. The Settlement framework classifies Sorell as a *'Major Satellite of Greater Hobart with some greenfield development.'*



The SRLUS provides an urban growth boundary (UGB) to control urban growth in a strategic manner. When assessing the subject area against a variety of strategic guidelines, including the UGB, the SLSS highlighted, as a key advantage, that both the land was adjoining (R9) and adjacent to (R10) the existing UGB. (pages 28 & 29)

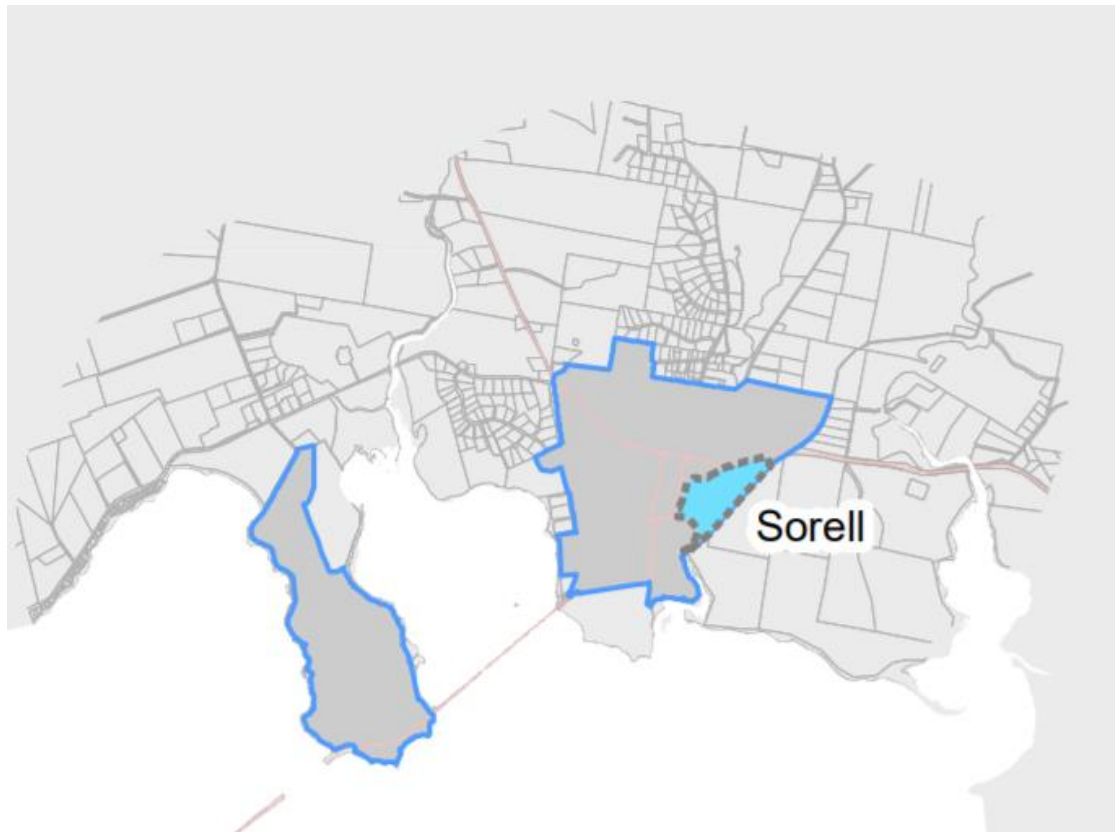


Figure 10: Urban Growth Boundary - SRLUS

#### 4.6 Zoning application: Section 8A guidelines

The TPC produced the Section 8A Guideline No.1 Local Provision Schedule (LPS): zone and code application to assist Councils with applying zones and codes.

The subject land is proposed to be zoned Agriculture, which changes its current Rural Resource zoning. This appears to have occurred due to the application of the list layer '*Land Potentially Suitable for Agriculture Zone*'.



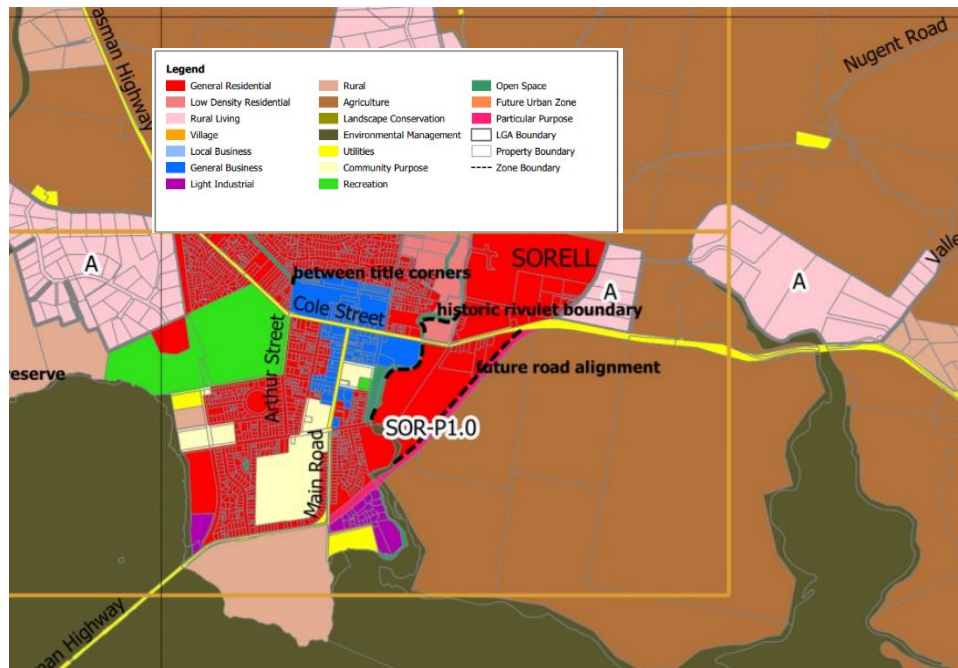


Figure 11 Proposed zoning of the subject land

However, the Zone application guidelines for the Agricultural zone state at AZ1 (c) that Councils should also take into account:

*(c) any other strategic planning undertaken at a local or regional level consistent with relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant Council.*

Sorell Council has undertaken an extensive amount of strategic work through the SLSS stages. The completed and endorsed *Land Supply and Demand Analysis* (stage 1), *Assessment of Expansion Options* (stage 2) and the *Masterplans* (stage 3), all identify the subject land to be strategically crucial for the future expansion of the Sorell township. Councils website indicates that the updated strategy is an essential supporting document to the LPS.

Clause AZ2 states that *land within the Significant Agriculture Zone in an interim planning scheme should be included in the Agriculture Zone unless considered for alternate zoning under AZ 6.*

Clause AZ 6 states that:

*Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if:*

*(a) local or regional strategic analysis has identified or justifies the need for an alternate consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant Council;*

*(b) for the identification and protection of a strategically important naturally occurring resource that requires alternate zoning;*





*(c) for the identification and protection of significant natural values, such as priority vegetation areas as defined in the Natural Assets Code, which requires an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;*

*(d) for the identification, provision or protection of strategically important uses that require an alternate zone; or*

*(e) it can be demonstrated that:*

*(i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within 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 our position that sub clause's (a), (d) and (e) are relevant to this submission.

(a) As mentioned above, Sorell Council have carried out an extensive body of work in response to unprecedented demand for housing and development within the municipal area. This work is extremely thorough and appears to have considered all possible options for positioning themselves correctly in preparation for current and future growth demands. This work has identified the subject land as being strategically important to facilitating that expansion, not only for housing but for much needed social infrastructure such as a school.

(d) While there are no strategically important uses currently occurring on the subject land, it is proposed that there will be in the near future. Securing a site large enough to construct a School that provides classes from Kindergarten through to Year 12, within walking distance to the town centre in one of the fastest-growing LGA's in Tasmania will become near impossible if the land is not set aside for that purpose now. Furthermore, under the Agriculture zone, resource development is a 'no permit required use' under the zoning, this creates the possibility that new agricultural uses might become established on these sites. Examples include intensive animal husbandry and marine farming shore facilities. The establishment of these types of uses would substantially restrict the residential development that could occur on adjoining properties.

(e) The subject land, and surrounding parcels of land earmarked to be zoned Agriculture, are a mix of Class 4 and Class 5. The agricultural capability for both is, by its own definition, limited

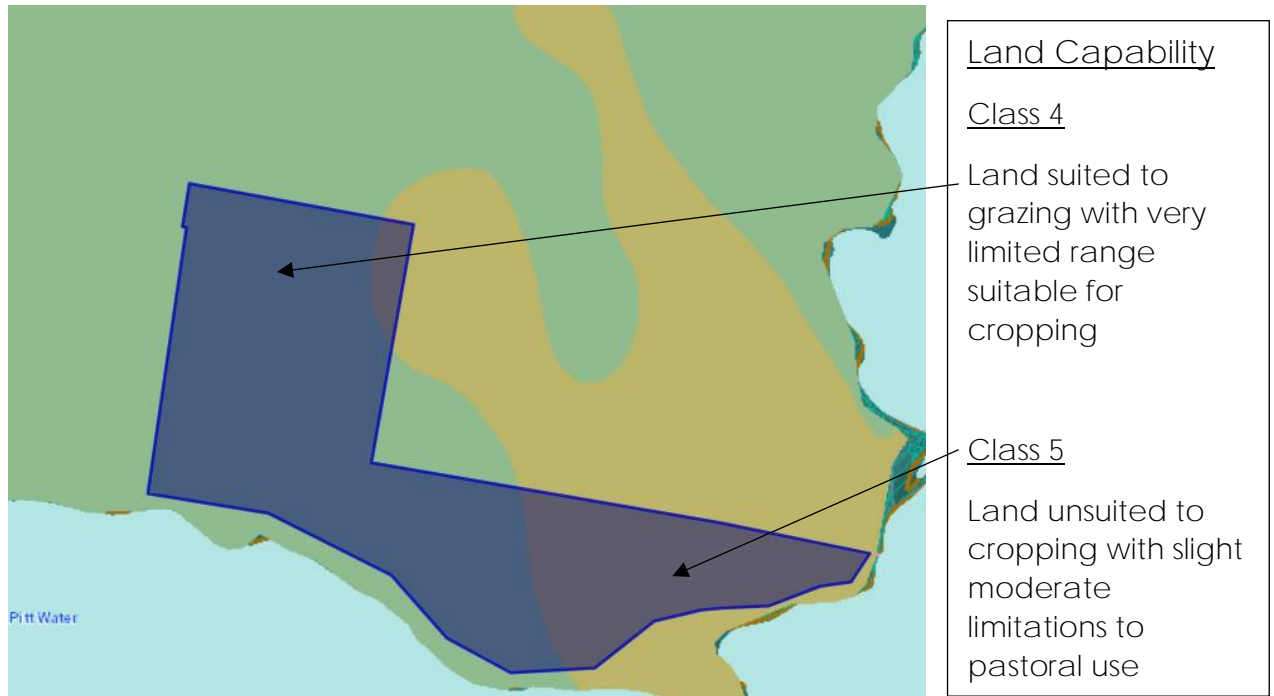


Figure 12: Land Capability of the subject site and surrounding Rural Land

## 5 Submission Summary

This submission has sought to establish the importance of the subject site for the future growth and necessary **expansion of Sorell**. Given Council's extensive strategic work, it is difficult to understand why the TPC did not support the land being zoned Future Urban Zone, which would align with and facilitate the Master Plans endorsed through the SLSS. That would secure the future development potential and would not potentially hinder it through using a zone that could facilitate use and development that would likely be incompatible and restrictive.

Would it not be prudent to preserve the area by applying the Future Urban Zone (FUZ)? This would then pave the way for the landowner to carry out any additional/ necessary strategic work and justification to pursue a future rezoning to facilitate the provision of much needed affordable housing and education.

The Section 8A guidelines indicate that the purpose of the FUZ is:

*30.1.1 To identify land intended for future urban use and development; and*

*30.1.2 To ensure that development does not compromise the potential for future urban use and development of land.*

*30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.*



Furthermore, the Zone application guidelines state:

*FUZ 1: The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant Council.*

*FUZ 2: The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.*

*FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land.*

*FUZ 4: The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.*

The application of the Future Urban Zone would:

FUZ 1: protect the land from use or development that may compromise its future development and is supported by the strategic analysis carried out by Council and provided through the SLSS

FUZ 2: The subject land has been identified as future urban land and should be zoned as such;

FUZ 3: The zone can be applied to the site even though future analysis and justification may be required, although there is already a Master Plan that provides a concept blue print for the site and surrounding land.