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**Sent:** Thu, 12 May 2022 12:20:04 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Subject:** Draft Huon Valley Local Provisions Schedule - Representation  
**Attachments:** Representation - 12 Short Street, Huonville.pdf

Good afternoon,

Please find attached representation on behalf of our client Mr. Roger Lowe – with respect to his property at 12 Short Street, Huonville.

Kind regards,

Phil Gartrell  
Senior Planner

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28<sup>th</sup> April 2022

Mr. Browne  
General Manager - Huon Valley Council  
40 MAIN STREET, HUONVILLE  
TAS, 7109

Dear Mr. Browne,

REPRESENTATION - 12 SHORT STREET, HUONVILLE

Ireneinc Planning & Urban Design have been engaged to prepare a representation to the Tasmanian Planning Scheme - Huon Valley Draft Local Provisions Schedules, in relation to the property at 12 Short Street, Huonville.

The intent of this submission is to request that the property be considered for rezoning to General Business.

If you have any queries in relation to the feasibility study, please contact me on 6234 9281.

Yours faithfully

Phil Gartrell  
Senior Planner  
Ireneinc Planning & Urban Design

## OVERVIEW

The site at 12 Short Street is currently zoned Rural Resource and is set to remain Rural under the Draft Huon Valley Local Provisions Schedules.

The surrounding area is comprised of a number of different zones. The immediately adjoining land to the south east of the site is zoned General Business, whilst to the north immediately adjoining property at 11 Wilmot Road (which is owned by our client) is zoned General Business. There are also areas of General Residential land. Immediately adjoining the site to the north-west is further Rural Resource zoning and Environmental Living zoning to the south-west.

The directly adjoining General Business land to the east is largely vacant, with several parking areas along with a number of existing non-conforming residential dwellings. Aerial imagery indicates that the immediately adjoining Rural Resource land to the north/north west supports relatively low intensity agricultural cropping. This is supported by the land capability mapping which indicates generally Class 5 land.

The title that runs between the site at 12 Short Street and the adjoining rural resource land provides an additional buffer between 9.8m at the shortest point and 15m at the widest point from the rural resource land to the north/north-west. The site at 11 Wilmot Road is also owned by our client and currently provides for a residential dwelling and is already zoned General Business.

## SITE DESCRIPTION & SURROUNDS

The site is located at 12 Short Street and is well within walking distance of local shops and community services along Main Street, Huonville. The site currently comprises of two titles with a total site area of approximately 9,000m<sup>2</sup>. There is an existing dwelling that straddles both titles and is currently used as a bed & breakfast, under the visitor accommodation use class. The site is directly accessed via Short Street. The area is characterised by a mix of residential, general business and village zoning with pockets of industrial, rural resource, environmental management and open space zones.



Figure 1: Site location (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

## CODES AND OVERLAYS

### COASTAL INUNDATION & FLOOD PRONE AREAS

The site is identified within a coastal inundation hazard area, comprising of low, medium and high hazard bands and is also mapped as flood prone.

However, under the State Planning Provisions, the Flood Prone Areas Code does not apply to sites that are mapped as prone to coastal inundation.

Our client (the owner of 12 Short Street) has undertaken fill activities on the site which has also served to reduce the inundation risk. When compared with the inundation mapping applied under the Interim Planning Scheme, with that now shown across the site, the extent of potential flood risk has been substantially ameliorated.

An on-site investigation was prepared by GHD in 2012, which concluded that:

- Filling above that previously approved (2.5 m AHD) would need to retain an equal flood storage volume within the site (e.g. if filling below the 1 in 100 year flood level ~3.86m AHD base, cutting of an equal volume would be required) so as not to affect adjacent land. Note the 1 in 100 year flood level is based on the DPIFE Flood Map (1993). The equivalent flood storage method is in accordance with Australian Rainfall and Runoff, 1998, Flood Mitigation Strategies.
- Non-habitable/flood-able uses would be appropriate below RL 3.86 m if a Risk Assessment were undertaken resulting in an acceptable risk profile.

GHD also confirmed through discussions with Council at that time that the site would be suitable for commercial development, provided any development does not worsen the flood conditions on the site or increase risk to adjoining properties and that a strategy is put in place to manage/mitigate flooding.

Under the declared State Planning Provisions, the Code will no longer provide specified floor levels for compliance. The standard will be that buildings must be built to achieve a tolerable level of risk from a 1% annual exceedance probability inundation even in 2100.

## NATURAL ASSETS CODE

This code also applies to the site and includes consideration of natural values, future coastal refugia and waterway protection - as illustrated in the following figure.

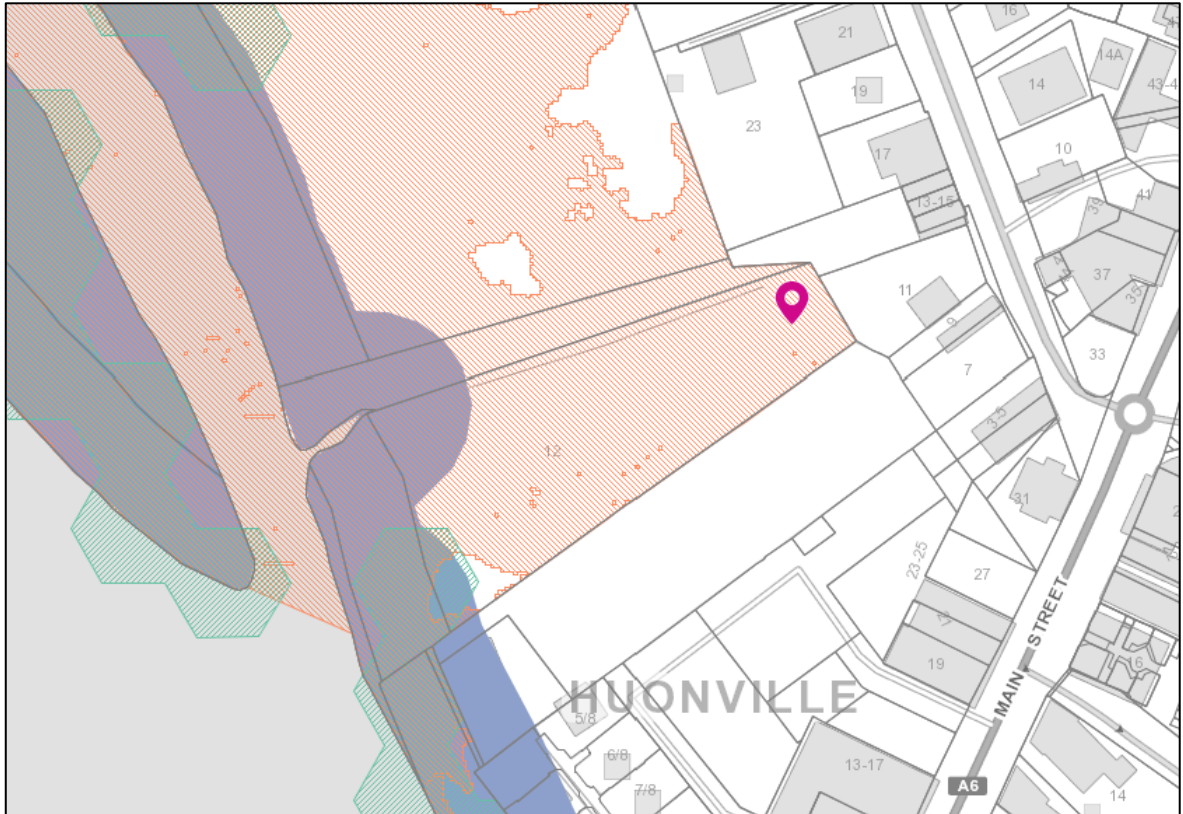


Figure 2: Extent of the waterway and coastal protection area overlay (blue), future coastal refugia (red) and priority vegetation area (green) across the site (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

The provisions of the Code regulate buildings and works that fall within the mapped extent. Where development is proposed within the extent of the overlay, the standards require that buildings or works must avoid or mitigate impacts on natural values, including managing erosion and sediment runoff.

This can be demonstrated and achieved through any subsequent development application, provided the zoning of the site is modified to allow appropriate future use/development.

## LAND CAPABILITY

The site is identified as possessing predominately Class 5 land with a smaller portion not classified. Class 5 land is generally not suitable for cropping and presents limitations to pastoral use. In addition, the site adjoins general business zoning which contains dwellings and is in close proximity to existing general residential zones.

Further mapping/analysis was done by the Planning Policy Unit - however, the subject site was not included in the mapping for the project. Notwithstanding, the following general criteria was used to determine the suitability of land for agricultural purposes.

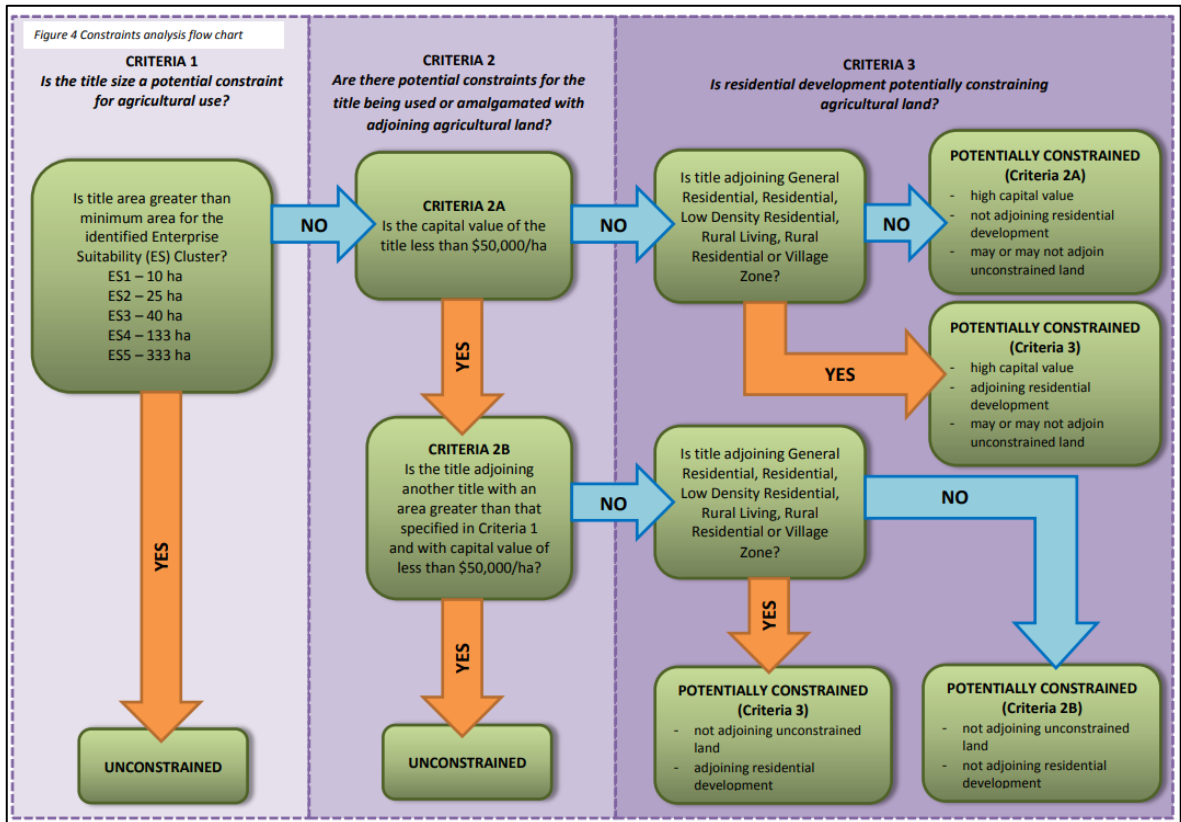


Figure 3: Constraints analysis flow chart (source: Agricultural Land Mapping Project - Background Report, 2017)

Based on the above, the subject site would be considered potentially constrained given the small lot size, proximity to residential use and not directly adjoining unconstrained land.

The size of the lot also substantially inhibits any reasonable agricultural use, along with the existing building on the site. The ability for the property to be adjoined with the rural land immediately to the north-west is also unlikely, given the existing drainage area that runs between the properties, which is Crown Land.

These factors indicate that the current zoning is unjustified as any rural resource use on the property would be substantially constrained thereby resulting in an underutilisation of the site.

## EXISTING ZONING

The site falls within the Rural Resource Zone under the Huon Valley Interim planning Scheme 2015.

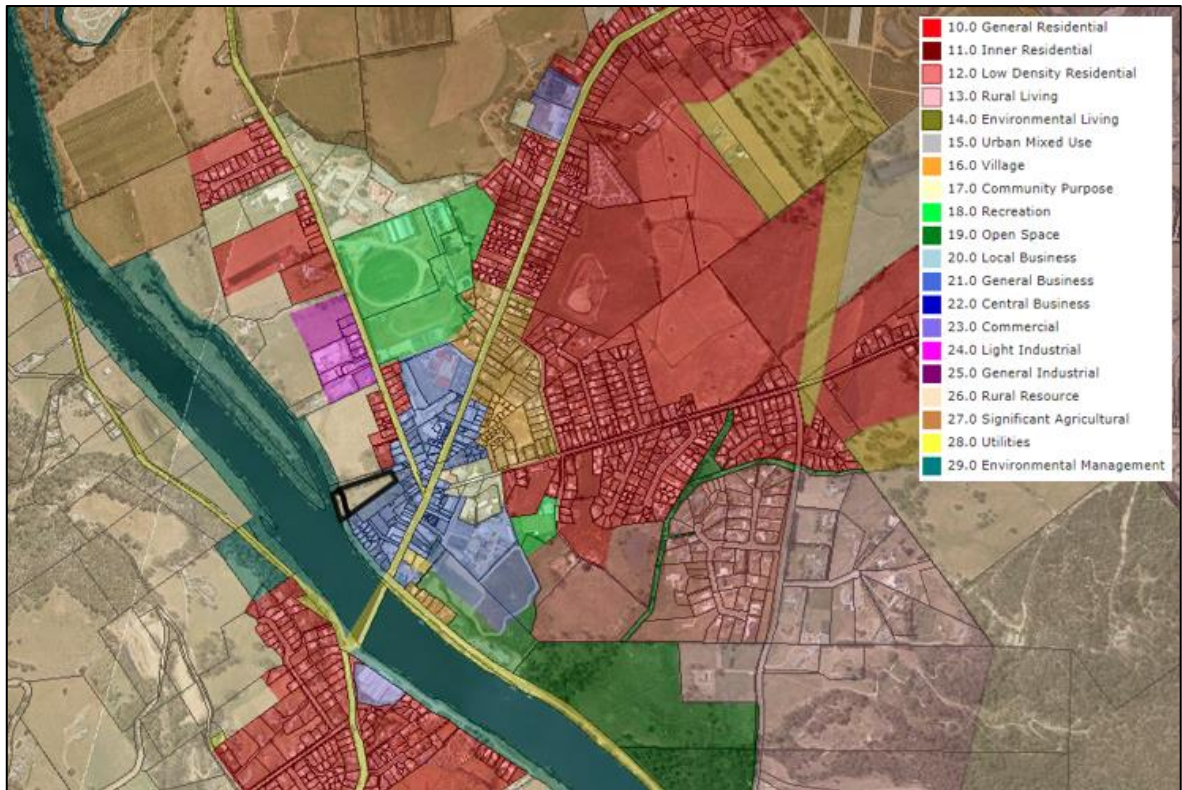


Figure 4: Existing Site zoning and surrounds (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

As can be seen in the figure above, the site is surrounded by a number of zones which form part of the primary Huonville shopping and commercial strip. There are substantial areas of existing village and general business zoning to the north and east of the site, generally surrounded by general and inner residential land.

## PROPOSED ZONING UNDER THE DRAFT LPS

Under the Huon Valley Draft LPS, the site is earmarked for Rural zoning, which is a translation of the existing Rural Resource zoning.

## INTENDED ZONING

To enable additional use and development primarily on the site at 12 Short Street, it is requested that Council considered a change from the existing Rural Resource zoning to General Business.

## STRATEGIC ANALYSIS

As specified under Section 34(e), any amendment must address the requirements of the Regional Land Use Strategy, which in this case is the Southern Tasmanian Regional Land Use Strategy (STRLUS). A brief overview of the STRLUS is detailed below.

### SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY

The STRLUS is a high-level strategic document providing objectives and regional policies to guide use and development in Southern Tasmania. It is a requirement of the *Land Use Planning and*

*Approvals Act 1993*, that amendments demonstrate consistency with relevant state or regional policies contained within the STRLUS.

The following is in response to relevant strategic directions.

#### **14. Tourism**

##### **14.5 - Regional Policies**

*T 1 - Provide for innovative and sustainable tourism for the region.*

*T 1.5 - Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.*

The potential provision of additional visitor accommodation and/or function centre facilities on the site would boots efforts to provide for and increase the number of visitors/tourists to the area staying one or more nights within the locality, rather than simply passing through.

This was an issue raised as part of the Huonville/Ranelagh Masterplan community engagement, as outlined further in the following section.

Given that the site already possesses an existing dwelling utilised for visitor accommodation, a future development on the site for a mixed-use development would not be uncharacteristic and would provide potential for additional services/facilities for visitors/tourists moving through Huonville.

#### **8. Managing Risks and Hazards**

##### **8.4 - Regional Policies**

*MRH 2 - Minimise the risk of loss of life and property from flooding.*

*MRH 2.1 - Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.*

*MRH 2.2 - Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.*

The site is located in an area that is subject to coastal inundation, however as outlined previously, a number of detailed flood mapping projects have been undertaken since the substantial flood event in 2016. The data for those studies indicates that the actual flood risk across the site is actually lower than what is currently modelled under the Huon Valley Interim Planning Scheme 2015.

Historic fill activities have also been undertaken on the site to raise the ground level to reduce the risk from these hazards. As a result, only a small portion of the site is mapped as being subject to high coastal inundation.

There is also the potential to provide dual access/egress from the site via the adjoining property to the north at 11 Wilmot Road, which is also owned by our client. A right of way could be established if necessary, to allow egress from the site where required.



## 18. Activity Centres

### 18.6 - Regional Policies

*AC 1 - Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*

*AC 1.1 - Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*

*AC 1.2 - Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.*

*AC 1.11 - Provide for 10 - 15 years growth of existing activity centres through appropriate zoning within the planning scheme.<sup>1</sup>*

Huonville is described as a Rural Services Centre under Table 1 of the Activity Centre Network within the STRLUS. The role of which is to:

*To provide predominantly nonurban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally.<sup>2</sup>*

The site is well within walking distance of Main Road, which supports the existing activity area. The rezoning of the site would provide additional General Business land to deliver a range of land uses appropriate to the function of Huonville, including potential for a restaurant, function centre and or additional visitor accommodation.

The General Business zone provides for these types of use/development, however most of the existing supply is already developed. The following diagram illustrates the proposed extent of General Business zoned land under the Draft LPS.

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<sup>1</sup> STRLUS 2010-2035 (amended 2021, p: A-22)

<sup>2</sup> STRLUS 2010-2035 (amended 2021, p: 77-78)

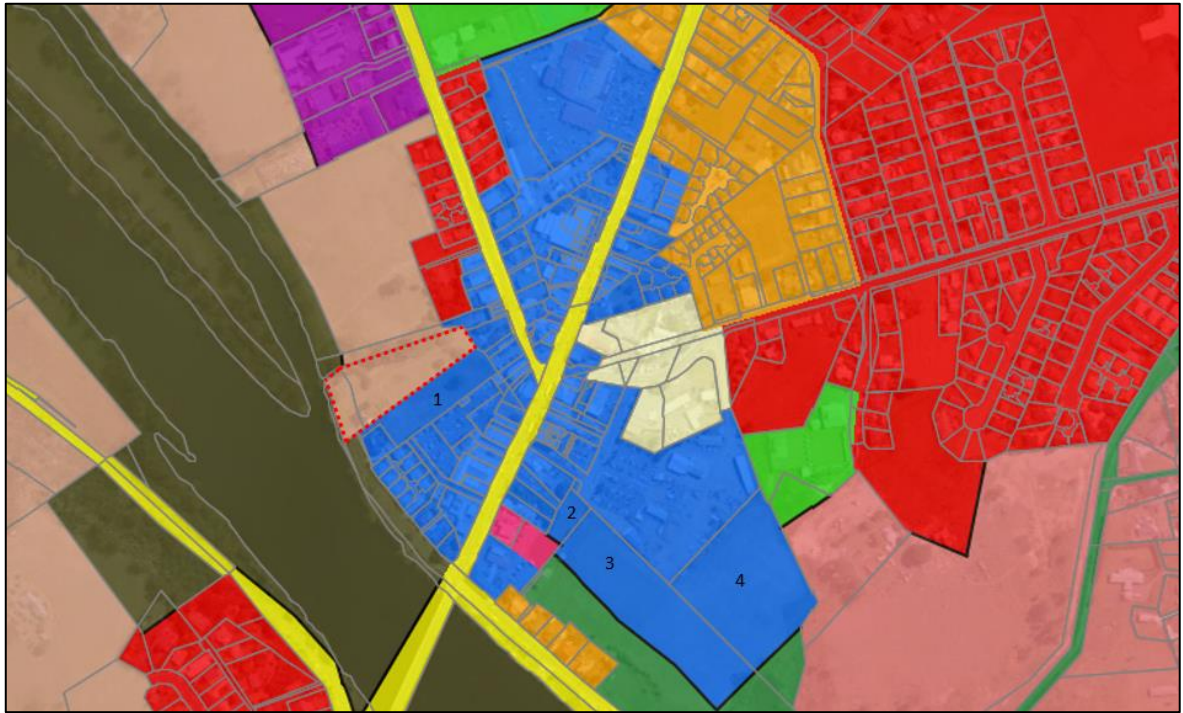


Figure 5: Proposed draft LPS zoning - blue areas denote General Business Zone (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © State of Tasmania and Insight GIS)

As can be seen, there is very little vacant land that is not already developed, constrained and in some cases, currently land locked with no existing access provision.

For example, Area 1, which directly adjoins the subject site, is currently vacant and constitutes the only section of existing General Business land that currently has dedicated vehicular access.

Areas 2, 3 and 4 are either landlocked or would require access over adjoining properties. Due to the large size of these lots, it is anticipated that in order to appropriately utilise the lots, more detailed structure planning would need to be undertaken, before appropriate business/commercial use/development could be accommodated - to support the growth of the activity centre.

In contrast, Area 1, along with the subject site at 12 Short Street have potential to provide a shorter-term option to provide additional commercial/business offerings without substantial additional structure planning.

Rezoning the subject site would add additional area for the growth of the Activity Area, in light of the increasing demand for housing stock across Tasmania, and likely population increases in regional areas.

#### HUONVILLE / RANELAGH MASTERPLAN

The Masterplan was amended in 2019 and identifies a need for additional commercial/visitor accommodation services and facilities within close proximity to the township.

Community engagement was undertaken to inform the Masterplan, with community feedback indicating a need to develop and support key industries such as tourism and retail services, including:

- Establishing a conference centre with accommodation for medium to large sized groups.<sup>3</sup>

<sup>3</sup> Huonville Ranelagh Master Plan (updated 2019, p: 16)

Our client has flagged a desire to provide additional accommodation on the site in conjunction with, or to support an associated function centre. Whilst there is additional land currently zoned General Business, as outlined previously, several of those lots would require additional structure planning to determine their best use, given the large lot sizes.

It should also be noted that Area 3 (identified in figure 6) is currently split zoned Open Space and General Business. Under the Huonville/Ranelagh Masterplan, this site was recommended to be rezoned entirely Open Space, which would further reduce the availability of General Business land suitable for increased activation of the rural centre.<sup>4</sup>

In contrast, the subject site is substantially smaller and could provide an additional contribution to the rural centre, in accordance with the needs identified in the Masterplan - particularly in relation to visitor accommodation, for which there is very little aside from that provided through Airbnb.

The site already supports an existing dwelling which was converted to visitor accommodation and is highly regarded with a number of 5-star reviews. The site provides a unique opportunity to expand this, by incorporating additional accommodation, function centre and/or restaurant opportunities that cannot otherwise be undertaken within the Rural Zone - unless they are directly reliant on an agricultural operation.

The Masterplan also recognises that increasing the number of visitors that stop and look around in Huonville or stay overnight presents a significant opportunity.

## SUMMARY

The rezoning of the site at 12 Short Street from Rural to General Business would provide additional options for visitor accommodation/commercial use/development within the existing extent of the township. As outlined in this report, whilst there is a demonstrated need for such facilities, there is little available land suited for such purposes.

Given the existing land capability, location and size of the lot it is considered that the property is underutilised and could provide substantial community benefits by encouraging further visitors to the locality.

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<sup>4</sup> Huonville Ranelagh Master Plan (updated 2019, p: 47)