

From: [Ian Stanley](#)
To: [TPC Enquiry](#)
Cc: [Sue Newitt](#)
Subject: Sorell 2015 - draft amendment 43-2021-1 and permit SA-2021-3 - Land at Josephs Road, Carlton and McGinness Road, Carlton River
Date: Tuesday, 22 March 2022 5:19:40 PM
Attachments: [S43A - Baudin Road - Rural Living AW Zones.docx](#)
[Map 1.pdf](#)

I refer to the letter of 8th March in which the Commission Delegate invited further submissions regarding the matters that the Commission has identified for particular focus.

Please find attached two documents that address in part the consistency of the proposal with the STLUS specifically SRD 1.3 and SRD 1.4.

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RE: Sorell 2015 - draft amendment 43-2021-1 & permit SA-2021-3

Within the “immediate locality” of the subject site there are 3 distinct areas currently zoned Rural Living under the Sorell Interim Planning Scheme 2015.

The first of these is the area immediately to the south of the subject site that consists of 28 cadastral parcels totalling 31ha.

The second is to the west and north of Carlton River Road consisting of 36 cadastral parcels fronting Dodges Hill Road and Deborah Lane and 4 other parcels accessed from Carlton River Road. Cumulatively these parcels total 58ha.

The third area is also to the west and more directly inland from Carlton Beach itself is a large area of 110ha consisting of 31 cadastral parcels. This area is designated through an overlay in the SIPS 2015 as Rural Living Zone – Area B. The overlay triggers a different standard in the zone for lot size limiting it to 10ha. Of the 110ha there 39ha (19 cadastral parcels) that clearly relate to the settlement of Carlton.

In addition to the land zoned Rural Living there is clearly other land not so zoned that is being used for “rural living”. Examples of this are the cadastral parcels extending from the western end of the Rural Living Zone adjoining the subject site to the termination of Erle Street. The final plan creating the lots was sealed in 1979. Since then only 3 have been further subdivided leaving 5 lots of 1ha each that mirror both in size and use (single dwelling) to those lots zoned Rural Living. There are also another 4 lots in the vicinity that are larger than 1ha that are also more akin to rural living lots.

As detailed in the planning report submitted with the original application to Council the properties fronting Josephs Road and Waterson Lane ranging in size from 10ha to 70ha are on the whole used for “rural living”. This area, in excess of 500ha consisting 23 cadastral parcels add to the stock of rural living land the immediate locality of the subject site.

The rezoning of 40ha to Rural Living proposed in this application is not significant in the context of the 600ha+ of land in the immediate locality that is a “rural living” community.

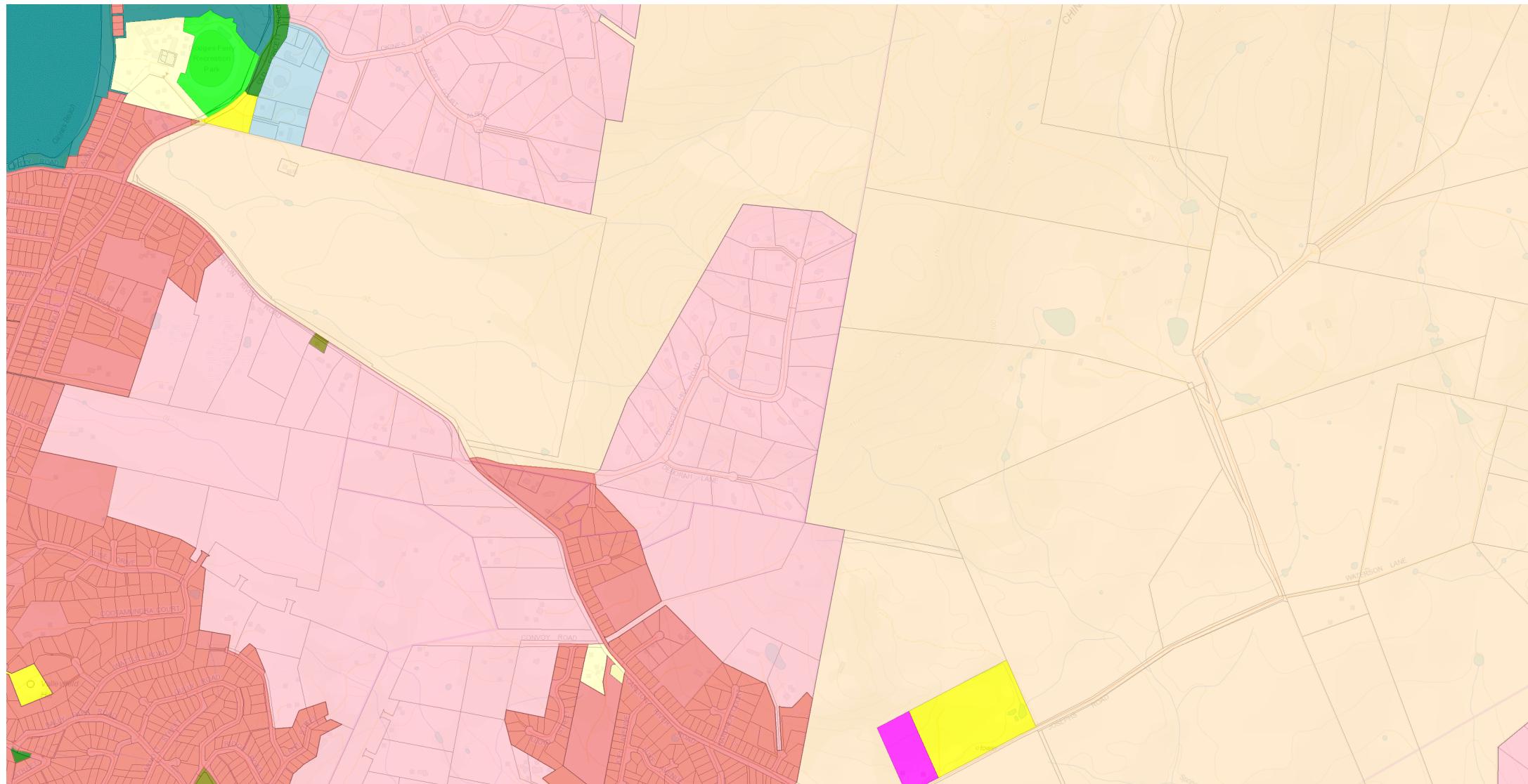
The attached extract from the LIST shows the location of the existing Rural Living Zoned land within the Carlton area.

The above calculations have been undertaken by accessing all property titles to ascertain the area of each cadastral parcels. The calculations were undertaken on the 22/3/22.

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www.thelist.tas.gov.au

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