

From: [Phil Gartrell](#)
To: [Sorell Council](#)
Subject: Sorell Draft Local Provisions Schedule Representation
Date: Monday, 16 August 2021 3:44:05 PM
Attachments: [Draft Sorell LPS - Representation Dodges Hill Road 4A.pdf](#)

Good afternoon,

Please find attached representation in relation to the Sorell Draft LPS, for a property at 4A Dodges Hill Road, Dodges Ferry.

Kind regards,

Phil Gartrell
Senior Planner

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16 August 2021

Mr Robert Higgins
General Manager
Sorell Council
PO Box 126, Sorell, TAS, 7172



Dear Sir,

DRAFT SORELL LPS - REPRESENTATION

I am writing on behalf of our client Mr. Elliot Lee to make a submission in relation to the *Tasmanian Planning Scheme - Sorell Council Draft Local Provisions Schedules*, otherwise known as the draft Sorell Council LPS. The intent of this submission is to request that our client's property at 4A Dodges Hill Road, Dodges Ferry be considered for Low-Density Residential Zoning.

Our client currently owns the site identified as:

- CT 102578/35 - 4A Dodges Hill Road, Dodges Ferry

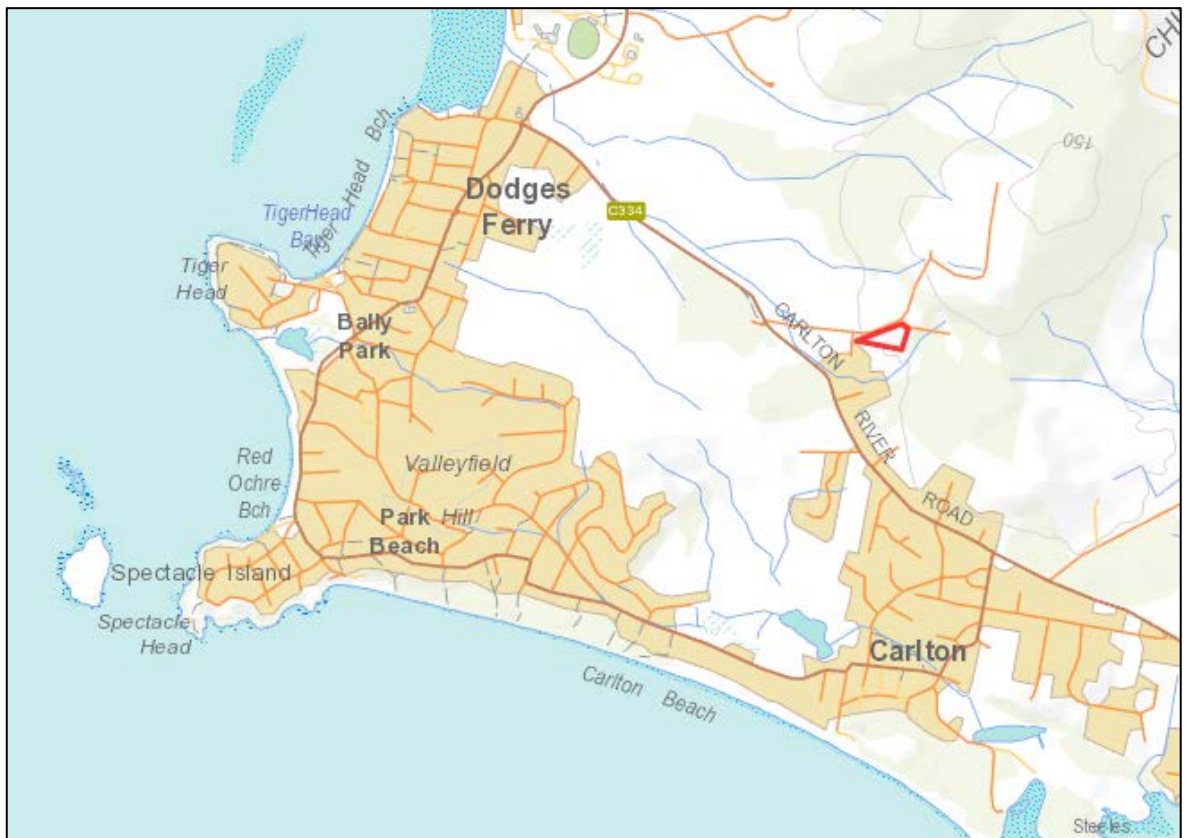


Figure 1: Site location (source: www.thelist.tas.gov.au © the State Government of Tasmania)



Figure 2: Site detail (source: www.thelist.tas.gov.au © the State Government of Tasmania)

The following sections review the draft LPS documents, along with the Southern Tasmania Regional Land Use Strategy and supporting reports to outline the suitability of the site for consideration under the Low-Density Residential Zone.

SITE DETAIL & CHARACTERISTICS

The site has an approximate land area of 1.015ha and is currently zoned Rural Living. An existing dwelling and associated outbuildings currently occupy a central location on the site, whilst the remainder of the site is interspersed with existing vegetation.

The site is adjoined by existing Rural Living and Low-Density Residential land and access to the site is provided via Dodges Hill Road.

PLANNING CONTROLS

EXISTING ZONING

The property is currently zoned Rural Living (Area A) under the Sorell Interim Planning Scheme 2015, as shown in the following figure.

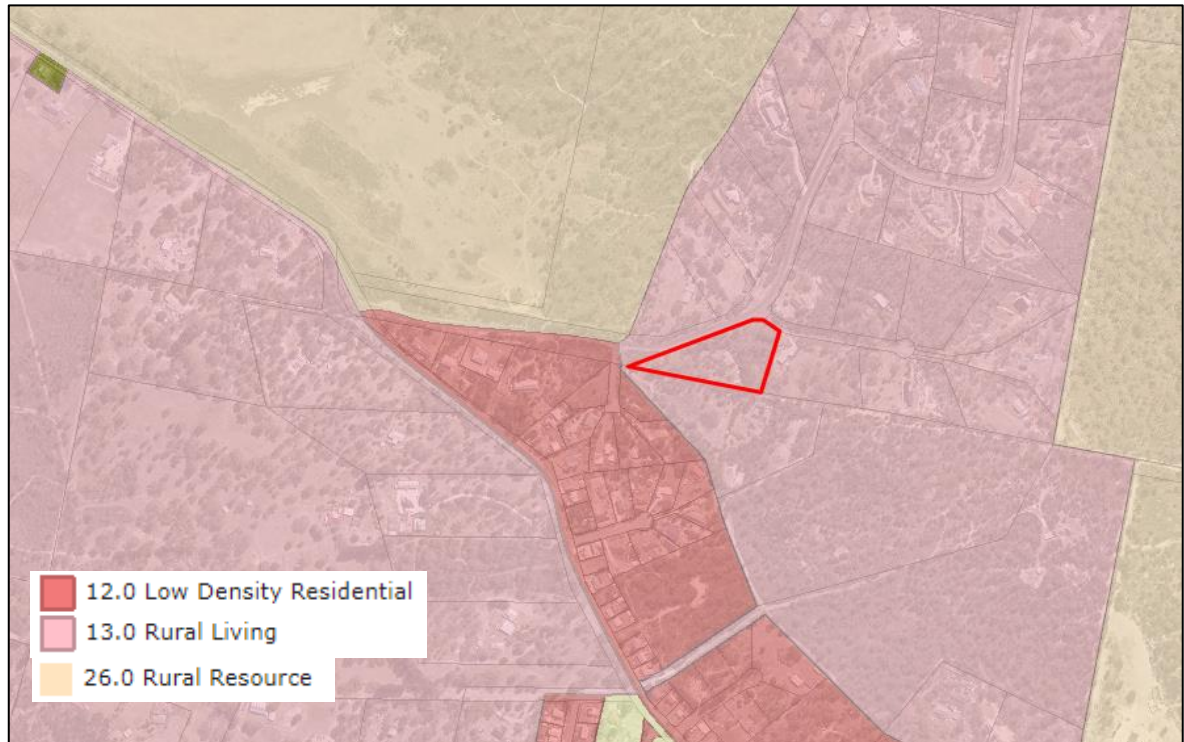


Figure 3: Existing zoning - site area in red (source: www.thelist.tas.gov.au © State of Tasmania)

Under the advertised Draft Local Provisions, no change to the zoning is proposed and the site will remain within the Rural Living (Area A) zone.

Within the zone, the minimum lot size is 1ha. Under the forthcoming State Planning Provisions, the minimum lot size in this zone will remain 1ha.

Therefore, the retention of the site as Rural Living under the draft LPS will prohibit any future subdivision of the site.

CODE OVERLAYS

The site is currently identified as bushfire prone. The extent of this overlay across the property is not proposed to change under the Draft LPS.

A change to the zoning of the property to Low Density Residential would increase the permitted density achievable on the site, however it is acknowledged that any subsequent application for subdivision would require setbacks and firebreaks (dependent on a bushfire assessment), which may reduce the available area for development.

SPECIFIC AREA PLANS

The site at 4A Dodges Hill Road will fall within the proposed Stormwater Management SAP and On-site Wastewater Management SAP - both of which seek to manage infrastructure provision across the locality where such services are not provided.

These SAPs will be implemented as part of the LPS, if approved.

INFRASTRUCTURE

Although the provision of infrastructure is not considered as part of the application of the LPS, the site is not serviced by reticulated water or sewerage.

The Low-Density Residential zone is generally applied in such areas where these facilities are limited or non-existent and indicates that the low-density residential zoning would be appropriate for the subject site.

The proposed planning controls under the Tasmanian Planning Scheme and Sorell Draft LPS will not preclude the rezoning of the site, as proposed in the following sections.

POTENTIAL ZONING

LOW DENSITY RESIDENTIAL

The site is located on the edge of an existing section of Low-Density Residential land, as shown in the figure below.

The purpose of the zone under the forthcoming State Planning Provisions is as follows:

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

10.1.1 - To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2 - To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

10.1.3 - To provide for Visitor Accommodation that is compatible with residential character.

Dodges Ferry and the adjoining suburb of Carlton provide a rural residential transition from the higher density development within Sorell. The provision of additional Low-Density Residential land within this locality is not consistent with that found in the locality already.

The site at 4A Dodges Hill Road is consistent with statement 10.1.1 of the Low-Density Residential Zone as it is located in an existing residential area, where the size and shape of the lot, along with limited infrastructure substantially constrains the density, location and form of development that can be achieved.

These factors also reduce the subdivision potential.

A lower lot yield would be more consistent with the overall character of the area. Notwithstanding, it is likely that a rezoning of the subject site at 4A Dodges Hill Road would require a rezoning of the adjoining property at 2 Bracken Court, to create a more consistent zone boundary.

Whilst the Southern Regional Land Use Strategy seeks to limit the unnecessary provision of additional Low-Density Residential areas, some areas or specific sites may be suitable depending on the individual characteristics of the site and the locality.



Figure 4: Site location (black) along with existing low-density zoning within Geilston Bay and Lindisfarne (pink) and extent of General Residential land (red) (source: www.thelist.tas.gov.au © State of Tasmania)

Whilst a rezoning of the site at 4A Dodges Hill Road would increase the extent of Low-Density Residential land, the analysis above indicates that the site constraints, coupled with the site area of just over 1ha would not constitute a substantial or unreasonable expansion of Low-Density Residential land in the locality. This will be addressed in further detail below.

Any rezoning must consider the relevant regional policies contained within the Southern Regional Land Use Strategy, which will be outlined below.

STRATEGIC ASSESSMENT

SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY

The Southern Regional Land Use Strategy (STLUS) provides an overarching strategic framework to guide land use planning in Southern Tasmania.

The strategy includes key directions and associated regional policies to provide guidance for Local Councils and the State Government. It is a statutory requirement that any application to amend a planning scheme must have regard to and be largely consistent with the relevant aspects of the strategy.

The relevant regional policies are addressed below.

Regional Policy 19 - Settlement and Residential Development

This policy aims to guide settlement and residential development throughout southern Tasmania. Whilst the policy recognises that the existing rate of urban expansion is not sustainable when considered against the large areas of existing residential land that can accommodate additional dwellings, there is still demand for lower intensity 'lifestyle' lots within semi-rural areas.

The demand is driven by a combination of factors such as:

- tree-changers looking for alternative lifestyle lots; and
- the substantial cost and limited availability of both land and dwellings across Greater Hobart.

Dodges Ferry is within reasonable proximity to Sorell, which provides key services for residents within outer suburb areas. There are also limited services available within Dodges Ferry within a small local business precinct, which includes a supermarket and other core services.

Under the draft LPS, this local business area is earmarked for expansion to allow the provision of additional local businesses, which acknowledges the growth and demand for local services in the area.

Regional policy SRD 1.6 recognises the following;

SRD 1.6

Utilise the Low-Density Residential Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.¹

The growth strategy for Dodges Ferry, as outlined in the STRLUS is low, whilst the growth scenario is for consolidation.

There is approximately 338ha of land currently zoned Low-Density Residential within the Dodges Ferry and Carlton localities. If the subject site was rezoned, it would result in an additional 1ha of Low-Density Residential land.

When compared against the existing provision of Low-Density Residential land, rezoning the subject site would represent an increase of less than 1%.

If the adjoining property at 2 Bracken Court was also required to be rezoned, this would constitute a total increase of 3ha, which represents a 1% increase to the total available land zoned Low-Density Residential.

Whilst it is recognised that the STRLUS seeks to limit the expansion of new lots in low growth areas - due to site constraints, the subject site at 4A Dodges Hill Road would only be capable of supporting the provision of 1-2 new lots.

This ensures that whilst there would be an expansion of Low-Density Residential land, the actual lot yield will remain low - which is generally consistent with the growth strategy and growth scenario.

Therefore, a rezoning of the subject site and potential rezoning of the adjoining site is not expected to result in a substantial increase in the provision of Low-Density Residential land in the immediate locality and is not inconsistent with the relevant aspects of the STRLUS.

Urban Growth Boundary

The Urban Growth Boundary forms part of the STRLUS and specifies areas where further residential infill development is supported and encouraged. The current extent of the UGB mapping only extends as far east as Sorell, meaning that Dodges Ferry currently falls outside of the areas identified for future infill development. Areas within the UGB are usually earmarked for greater infill zones such as the General and Inner Residential Zones.

¹ Southern Tasmania Regional Land Use Strategy (2010-2035, p: A 25)

This does not preclude further development in areas outside of the UGB, particularly where land is already zoned for residential use or adjoins existing residential areas such as Rural Living or Low Density Residential. In this instance, the subject site does adjoin existing land zoned Low-Density Residential.

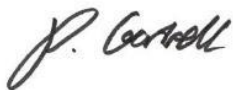
SUMMARY

Based on the above, a rezoning of the site at 4A Dodges Hill Road would allow for a minor expansion to the Low-Density Residential zone without substantially adding to the existing provision of such land in the locality. This would ensure that the general growth strategy and growth scenario outlined in the STRLUS for Dormitory Suburbs such as Dodges Ferry is maintained.

It is noted that a rezoning of the subject site may also require consideration of 2 Bracken Court, to maintain consistent zone boundaries and minimise the prevalence of spot rezoning's.

If you would like further information, please do not hesitate to contact me on 6234 9281.

Yours sincerely



Phil Gartrell

Senior Planner

IRENEINC PLANNING