

From: [Town Planning](#)
To: [TPC Enquiry](#)
Subject: Written Submissions - Draft Amendment PSA 1/2025 - 319 Murchison Highway, Somerset
Date: Tuesday, 11 August 2026 4:54:39 PM
Attachments: [Addendum 1.pdf](#)
[Addendum 2 - TPP Policies.pdf](#)
[Appendix 1 to Addendum 2.pdf](#)

Good afternoon

Please see attached Councils written submissions in relation to the draft amendment PSA 1/2025 for 319 Murchison Highway, Somerset.

We note that the hearing is set down for Tuesday 18 August 2026.

Council would like to be able to rely on this additional material.

Kind regards,

Sally Pearce

Town Planner

Working Days

TUE: 9.00-5:00 | WED: 9.00-5:00

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Addendum 1

PSA 1/2025

319 Murchison Highway, Somerset

APPLICATION FOR PLANNING SCHEME AMENDMENT (PSA 1/2025) FOR 319 MURCHISON HIGHWAY, SOMERSET - SECTION 40K REPORT

RECOMMENDATION:

That Council, in its role as Planning Authority resolves that-

1. In accordance with s40K(1) of the *Land Use Planning and Approvals Act 1993*, provide a copy of this report to the Tasmanian Planning Commission and advise that four (4) representations were received during the exhibition period for PSA 1/2025;
2. In accordance with s40K(2)(a) of the *Land Use Planning and Approvals Act 1993*, provide the Tasmanian Planning Commission a copy of the representations received during the exhibition period for PSA 1/2025;
3. In accordance with s40K(2)(c) of the *Land Use Planning and Approvals Act 1993*, *advise the Tasmanian Planning Commission that the representations received during the exhibition period do not warrant a modification to the draft amendment as detailed in this report; and*
4. In accordance with s40K(2)(d) of the *Land Use Planning and Approvals Act 1993*, is satisfied that planning scheme amendment PSA 1/2025 meets the LPS Criteria.

It is noted that there is a structural error to the recommendation which Council Officers look to address through this addendum.

Condition 3 has been separated into two conditions, and condition 4 now references s40K(2)(d) explicitly.

Mapping Format

It is acknowledged that the mapping provided is not in accordance with Practice Note 12.

Addendum 2

PSA 1/2025

319 Murchison Highway, Somerset

Tasmanian Planning Policies

Applicable Tasmanian Planning Policies most relevant to the draft amendment are as follows-

1.0 - Settlement	
1.1 - Growth	
Application	Applicable as the site is opposite the existing low density settlement of Haywoods Lane and on the fringe on the township of Somerset.
Objective	Achieves the Objective to plan for settlement growth to meet the existing and future needs of the community in a sustainable pattern of development.
Strategies	Achieves the Strategies by – - Assisting in delivering at least a 15 year regional supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential land to support the economic, social and environmental functioning of settlements across the region. - Prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services. - Development on land that has existing sufficient road transport from Haywoods Lane, directly onto the Murchison Highway, on the school bus route, low impact on environmental hazards. - Somerset has a Medium Growth Scenario and Contained Settlement Strategy. - Somerset does not have an adopted settlement growth boundary. - Somerset does not have an adopted settlement growth boundary, the site is identified for proposed growth on land potentially located outside of the proposed settlement growth boundary, however Appendix 1 details the current land supply and current demand for Somerset. - The proposed rezoning supports the existing settlement hierarchy. - Does not distort growth strategies in other settlements, with only 1 proposed rezoning and subdivision of eight (8) blocks to Low Density Residential at Golf Links, Road Wynyard.

4.0 – Sustainable Economic Development	
4.1 – Agriculture	
Application	Applicable statewide.
Objective	The Objective to promote a diverse and highly productive agricultural sector by protecting agricultural land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector. The application is partially at odds with this Objective as the application does seek to remove a small, isolated parcel of agricultural land. However, this parcel of land has had a detailed agricultural assessment which identifies a range of significant constraints and restrictions associated with the property which severely limits the current and future agricultural land use activities which can be undertaken.
Strategies	The application partially achieves some of the Strategies by– - Identifying the potential of the agricultural land through a detailed site specific agricultural assessment that identifies a range of significant constraints. - Although the site has some higher order class of land, the capability of the land is significantly reduced due to a range of constraints. The site has been recognised as being constrained criteria 3 for land potentially suitable for the agriculture zone. - The land does not have significant agricultural capabilities and is not within an irrigation district. - The surrounding uses are established with residential uses through the existing development of single dwellings. - The land is incapable of supporting meaningful agricultural use in accordance with the findings of the agricultural assessment. - The scale of the conversion is minor in terms with the overall local area north-west of the Murchison Highway.
7.0 – Planning Processes	
7.1 – Public Engagement	
Application	Applicable statewide.
Objective	Achieves the Objective to improve and promote public engagement processes to provide for the community's needs, expectations and values to be identified and considered in land use planning.

Strategies	Achieves the Strategies by – - The application process promotes public engagement through the statutory public exhibition process. - The application process promotes public engagement through any subsequent hearing to be held through the statutory process.
7.2 – Strategic Planning	
Application	Applicable statewide.
Objective	Achieves the Objective to encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.
Strategies	Achieves the Strategies by – - The planning scheme amendment process supports the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood. - The planning scheme amendment process supports the use of scientific-based evidence to make informed decisions about land use planning.

Appendix 1 to Addendum 2

PSA 1/2025

319 Murchison Highway, Somerset

Current Housing Demand and Land Supply for Somerset

Council Officers undertook a review of the demand and supply for Somerset which includes further data from the time horizon that data was supplied by Council to inform the Cradle Coast Residential Demand and Supply Report (CCRDSR), data which concluded in 2022.

Demand

The demand has been taken from building approval figures for both notifiable building work and permit building work directly from Waratah-Wynyard Council's building register. This data is actual building approval uptake.

Somerset	2023	2024	2025	Total
New Dwelling	8	5	15	28

This data is consistent with previous years and does not depart from the 10 to 11 dwellings on average per year.

Land Supply for Somerset

Please see attached revised mapping shown over four separate maps both vacant land and underutilised land in the General Residential zone and Low Density Residential zone.

1. General Residential zone vacant land
2. Low Density Residential zone vacant land
3. General Residential zone underutilised land
4. Low Density Residential zone underutilised land

When you compare this revised mapping with the mapping forming part of the CCRDSR (page 161) this shows a difference in supply.

The main contributing factors are the additional uptake of new dwellings over the additional three (3) years and further more consideration of the constraints for development on the underutilised land.

Previously report within the CCRDSR *"Somerset has just over 200 lots of theoretical supply, however 57% of this is provided through underutilised property. When only vacant supply is considered, Somerset supply is forecast to be consumed as early as 2030."*

1. General Residential zone vacant land

Interpreting the revised map shows a reduction in General Residential zoned vacant land. When reviewing each site individually against known constraints the realistic yield allows for a further 55 dwellings from this source of land.

The main constraints are exposure to natural hazards through bushfire, priority vegetation and waterway coastal protection overlays and landslip. Further, some lots were coming up as vacant but are utilised for non-residential purpose i.e. Somerset Football Oval.

2. Low Density Residential zone vacant land

This shows one vacant site remains in the Low Density Residential zone with a yield of 1 dwelling due to the lot size.

3. General Residential zone underutilised land

Interpreting the revised map shows a reduction in Low Density Residential zoned underutilised land. When reviewing each site individually against known constraints the realistic yield allows for a further 4 dwellings from this source of land, if subdivided. The yield could be higher if the land is utilised for multiple dwellings with a potential 62 dwellings delivered through multiple dwellings.

The main constraints are servicing ability for TasWater, being within a bushfire-prone area and due to the size of the site, slope of the site and inability to be able to reach a BAL 19 for the existing dwelling and then any subsequent subdivision or new dwellings. Additionally, some lots are constrained by the Electricity Transmission Corridor.

4. Low Density Residential zone underutilised land

Interpreting the revised map shows a reduction in Low Density Residential zoned underutilised land. When reviewing each site individually against known constraints the realistic yield allows for a further 1 dwelling from this source of land, if subdivided. The yield could be higher if the land is utilised for multiple dwellings with a potential 20 dwellings delivered through multiple dwellings.

The main constraint is being within a landslip area, priority vegetation overlay and bushfire-prone area and due to the size of the site, slope of the site and inability to be able to reach a BAL 19 for the existing dwelling and then any subsequent dwellings.

Summary

Vacant Land

When only vacant supply is considered, Somerset supply is forecast to be exhausted by 2030.

Underutilised Land

When calculating vacant land yield for the General Residential and Low Density Residential zones and factor in the maximum yield through multiple dwellings for underutilised land there is a theoretical yield of up to 138 dwellings for Somerset.

When calculating vacant land yield for the General Residential and Low Density Residential zones and factor in the minimum yield through subdivision for underutilised land there is a theoretical yield of up to 61 dwellings.

The potential maximum yield through underutilised land for multiple dwellings equates to an additional 12.5 years potential supply.

The potential minimum yield through underutilised land through subdivision equates to an additional 5.5 years potential supply.

Taking into consideration the CCRDSR had calculated that 57% of Somersets supply needs to come for underutilised land, the way the land is realised through either subdivision and / or multiple dwellings distorts the actual supply.



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SOMERSET VACANT PARCELS

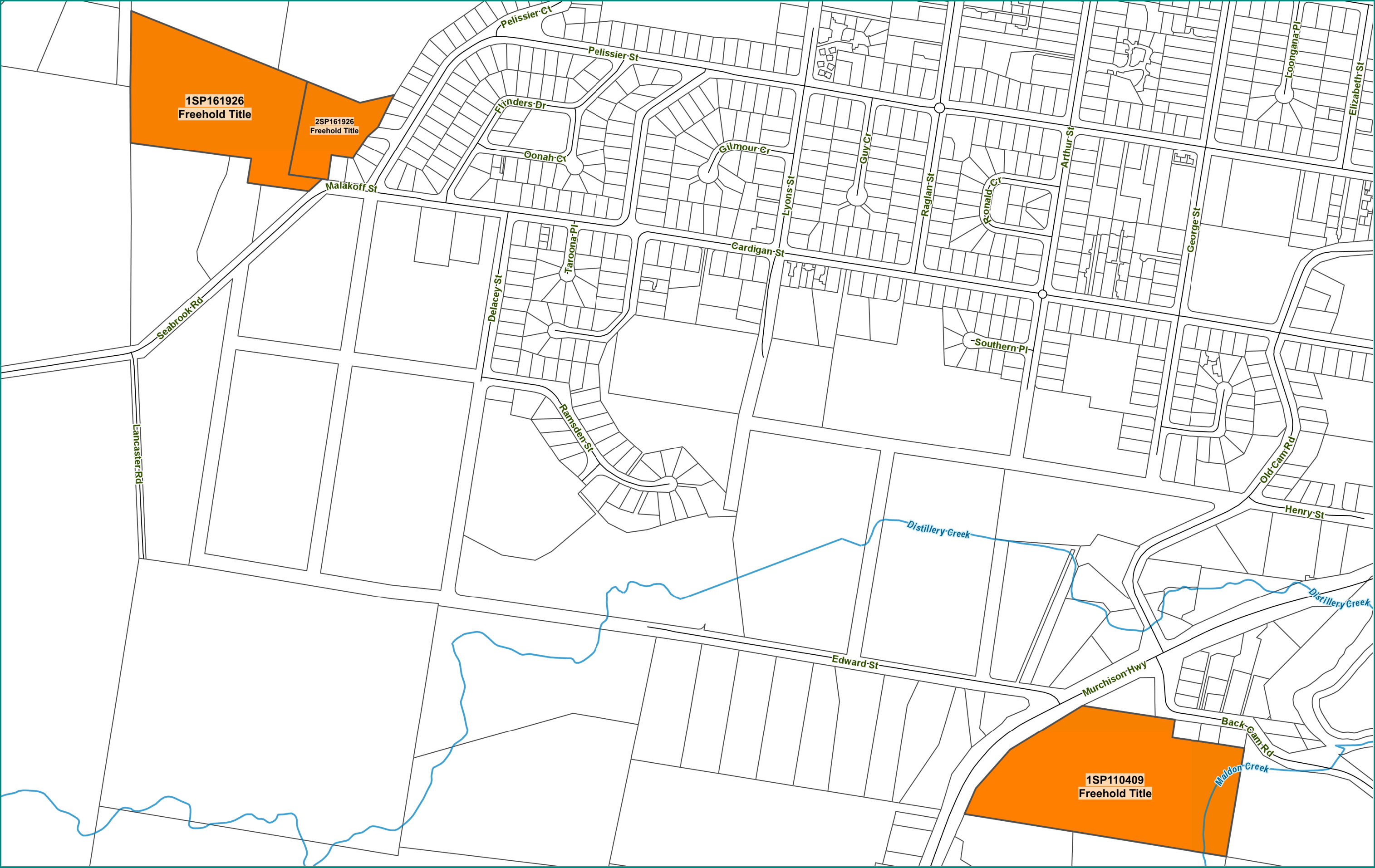
(Low Density Residential where Tenure either Freehold, Strata or Council)

0100200300400500600700800

Metres

Scale 1 : 8,500 (A3 Original Size)

(Universal Transverse Mercator (UTM) projection, GDA94, AMG Zone 55)



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SOMERSET UNDERUTILISED PARCELS

(General Residential where Tenure either Freehold, Strata or Council)

0

100

200

300

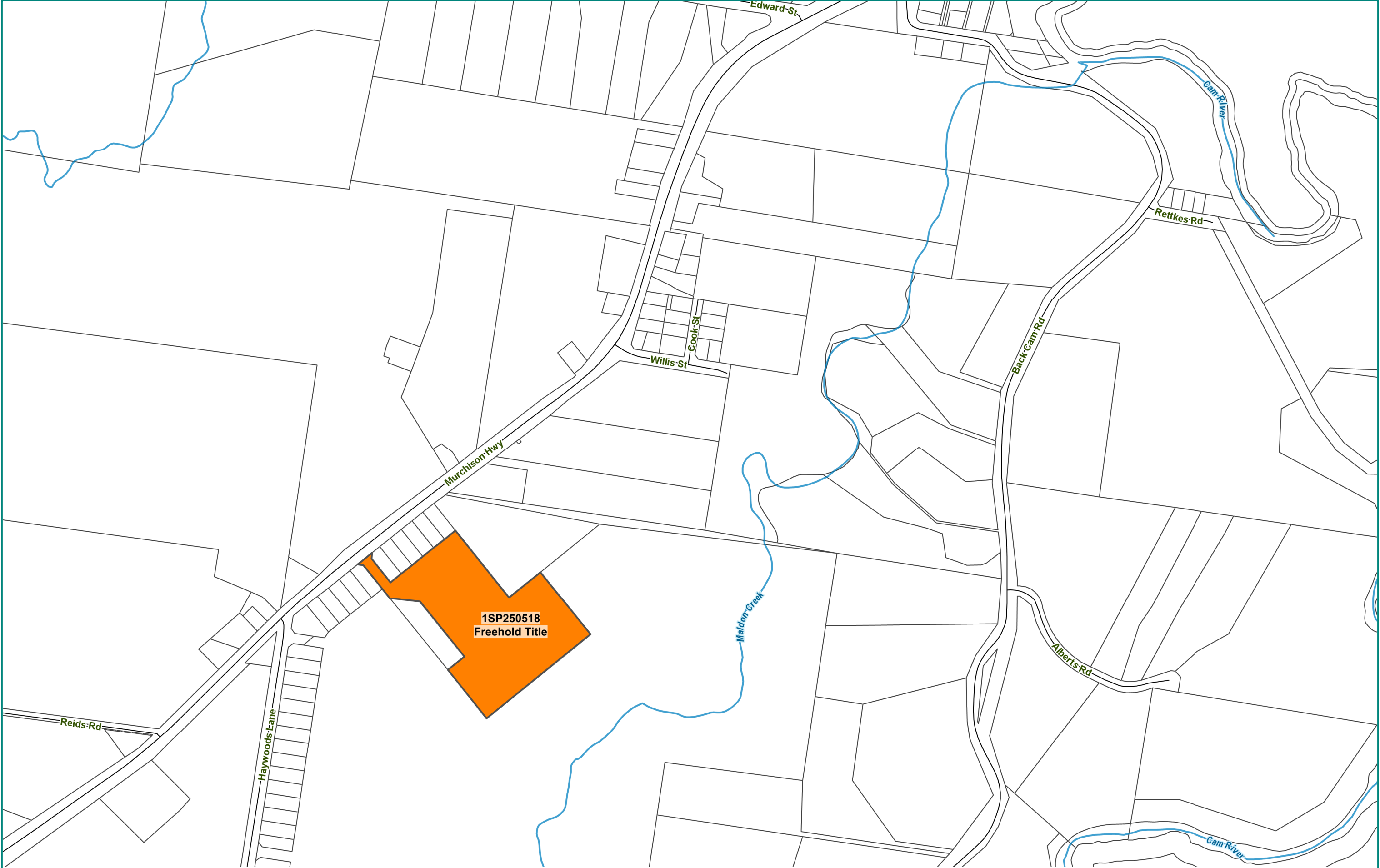
400

500

Metres

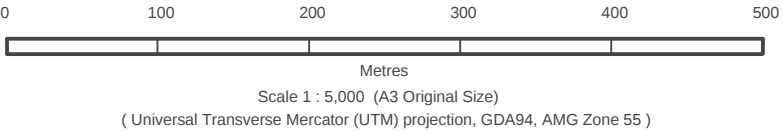
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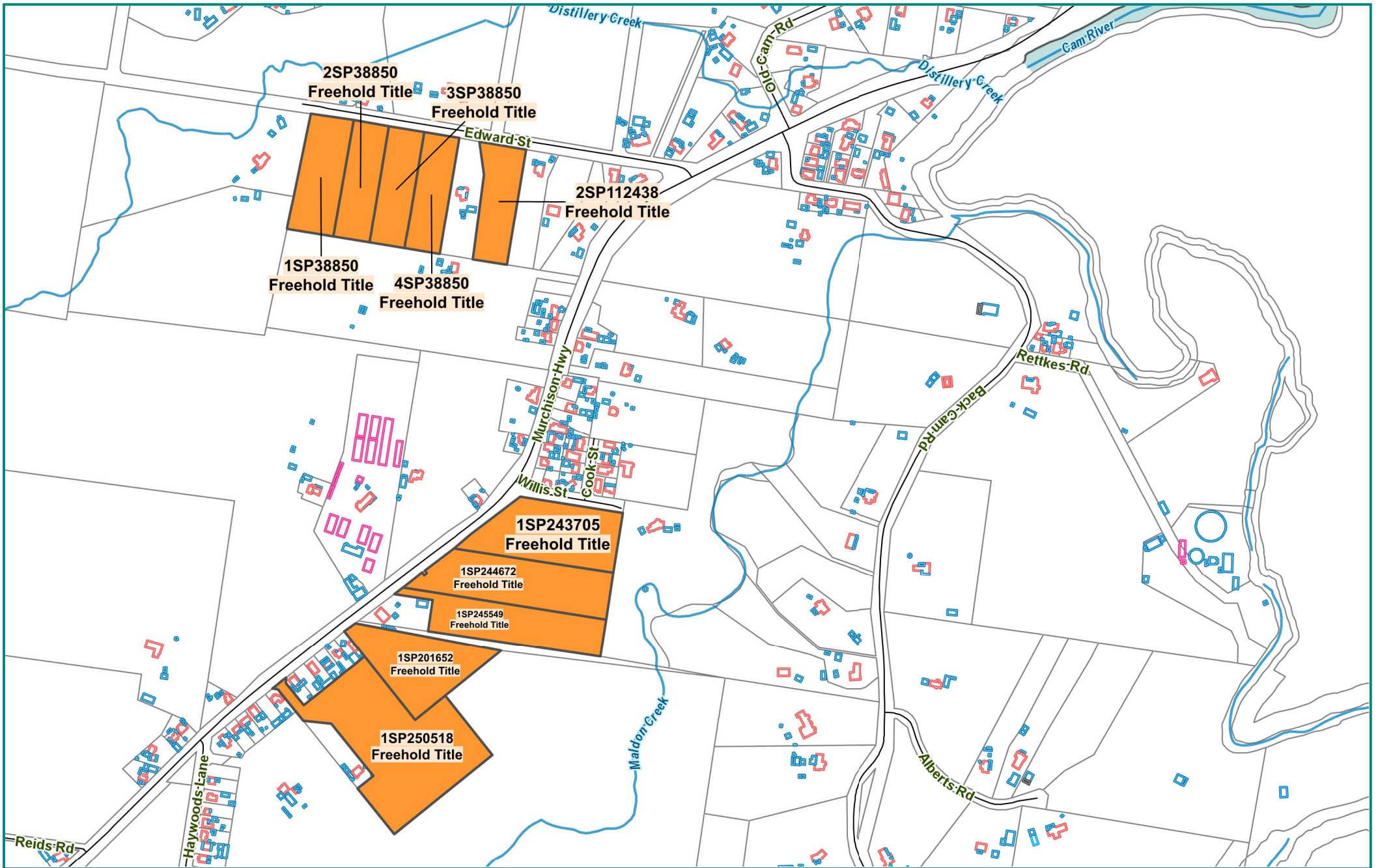
(Universal Transverse Mercator (UTM) projection, GDA94, AMG Zone 55)



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SOMERSET UNDERUTILISED PARCELS
(Low Density Residential where Tenure either Freeholds, Strata or Council)





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SOMERSET UNDERUTILISED PARCELS

(Low Density Residential where Tenure is either Freeholds, Strata or Council)

