

Information requested of Rep 9 in 'Directions Schedule for West Coast Draft LPS'

This document provides the Commission with the information it requests in its Directions.

The Commission directs that the parties listed below be prepared to address the identified matters by the date specified. [i.e. 4th Feb 2021]

Mr Kim Lai, Ms Jane Bennett, Mr Aaron Chen, Mr Greg Clark, Skyridge Pty Ltd (Rep 9)	<ul style="list-style-type: none">- Submit the 'Appendices and Attachments' referenced on Page 11 of the representation.- Clarify whether the representation also relates to the land at 4 Bluff Street, Tullah FR 100219/228.- Clarify which land at Hean Street, Tullah is proposed to be zoned Light Industrial. <p><i>Response due Thursday 4 February 2021.</i></p>
---	---

Please note: that along with the Commission's direction to supply the above, we finally received some long requested information / explanation re the West Coast Council draft LPS in the 35F report and have taken professional advice re-presenting our concerns in a more appropriate format with references to specific guidelines and regulations and have updated our original submission with these details. Mr. Samuel McCrossen has advised the proper place to lodge this is at the hearing itself. Hopefully it will allow the Commission to more easily understand the basis of our submission.

1. Clarify whether the representation also relates to the land at 4 Bluff Street, Tullah FR 100219/228.
 - a. It does not.
 - b. 4 Bluff Street Tullah does not have infrastructure internally as it was a single building use [a school we believe]. Unlike the other land referred to as South of Selina Street which does have already existing sealed roads and services laid out for many residences, 4 Bluff Street is a site that would require significant input of service infrastructure to be able to provide residential lots, and as such would need to meet the requirements outlined in GRZ 2[c] in Guideline 1 before it could be considered suitable for inclusion in the residential zone in the this LPS.
2. Clarify which land at Hean Street, Tullah is proposed to be zoned Light Industrial.

Property Address	28 HEAN ST TULLAH TAS 7321
Property ID	2033359
Title Reference	201624/1

This lot already contains a light industrial shed.

3. Submit the 'Appendices and Attachments' referenced on Page 11 of the representation.

Appendices and Attachments:

1. List of owners' properties PID Title Folio numbers
2. Maps from The List showing infrastructure and location of properties discussed
3. Photographs of existing infrastructure
4. Historical aerial photography showing actual historical use of the land
5. List of policy and strategic planning documents reviewed for this representation.
6. Estate agents reports on land demand for Tullah

1. List of owners' properties PID Title Folio numbers.

Skyridge Pty Ltd [Kim Lai & Jane Bennett]

Property Address	2 ROMULUS ST TULLAH TAS 7321
Property ID	7788451
Title Reference	100219/230

Skyridge Pty Ltd [Kim Lai & Jane Bennett]

Property Address	40 FARRELL ST TULLAH TAS 7321
Property ID	7735704
Title Reference	100219/215

Kim Lai and Jane Bennett

Property Address	4 STERLING ST TULLAH TAS 7321
Property ID	1660449
Title Reference	100219/177

Kim Lai and Jane Bennett

Property Address	12 FARRELL ST TULLAH TAS 7321
Property ID	7735675
Title Reference	100219/220

Kim Lai, Jane Bennett and Gregory Clark

Property Address	2 FARRELL ST TULLAH TAS 7321
Property ID	3572215
Title Reference	155739/3

Aaron Chen

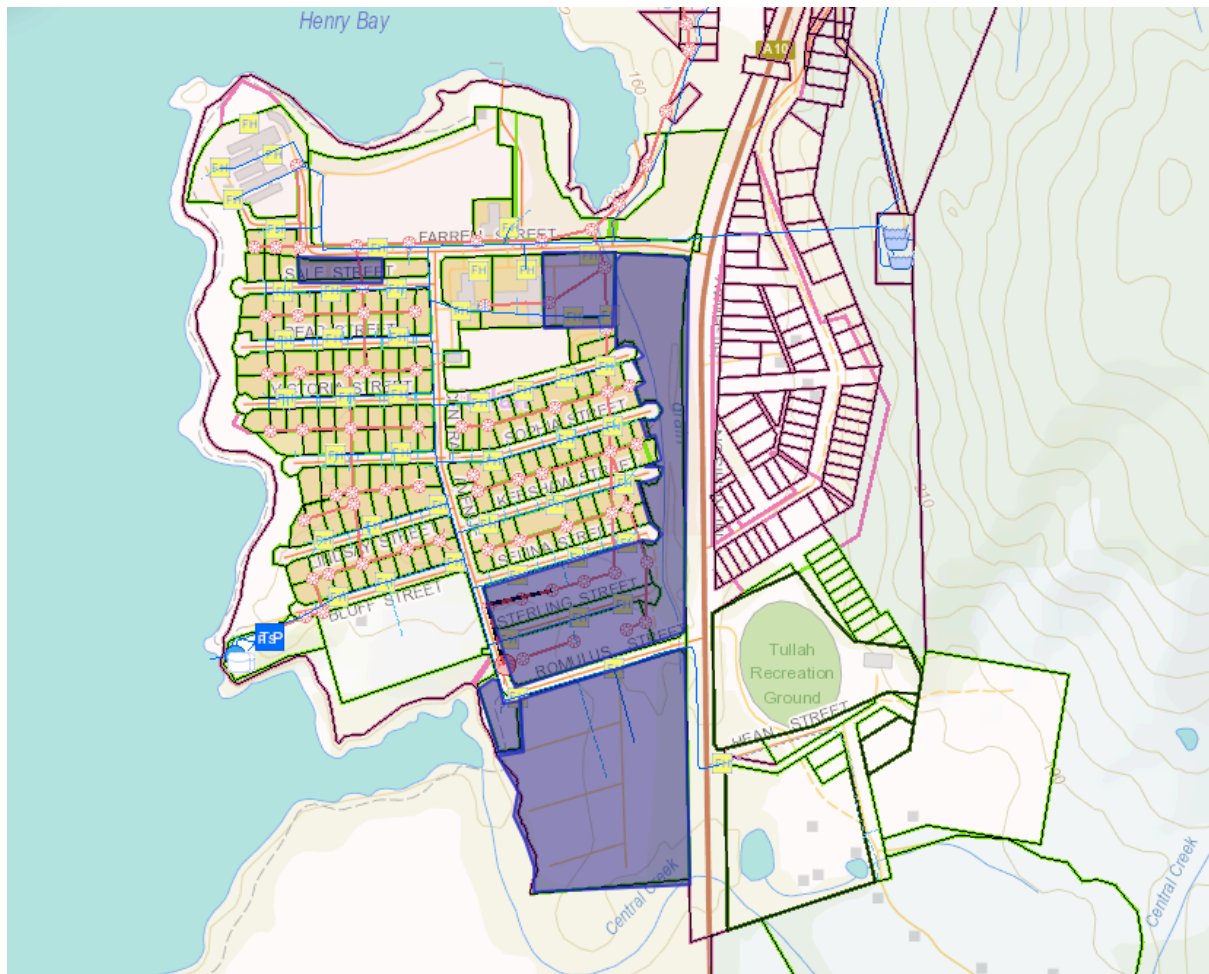
Property Address	21 CENTRAL AV TULLAH TAS 7321
Property ID	7735632
Title Reference	100219/229

Peter Hazelhurst

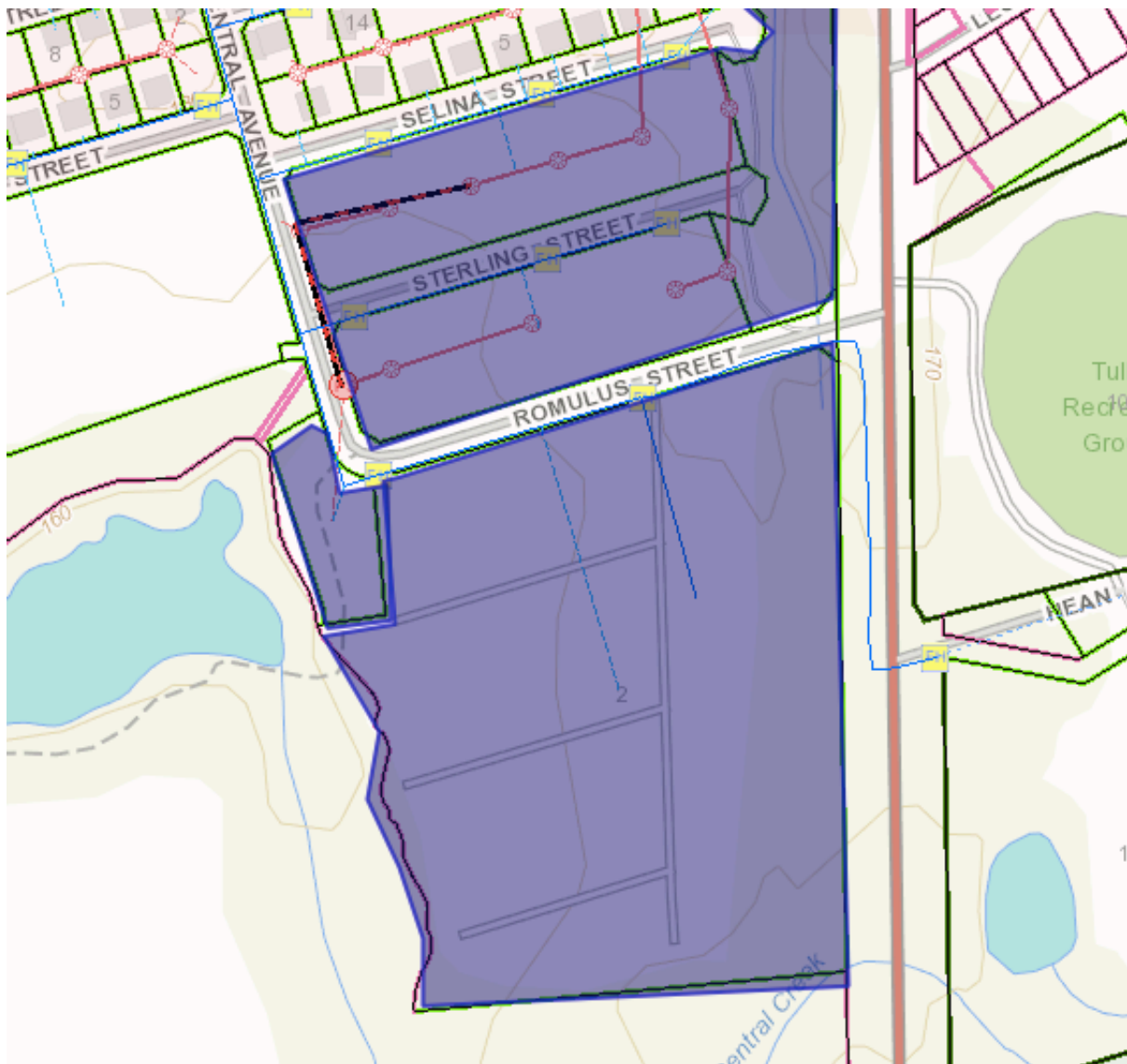
Property Address	4 SELINA ST TULLAH TAS 7321
Property ID	7788697
Title Reference	100219/176

2. Maps from The List showing infrastructure and location of properties discussed

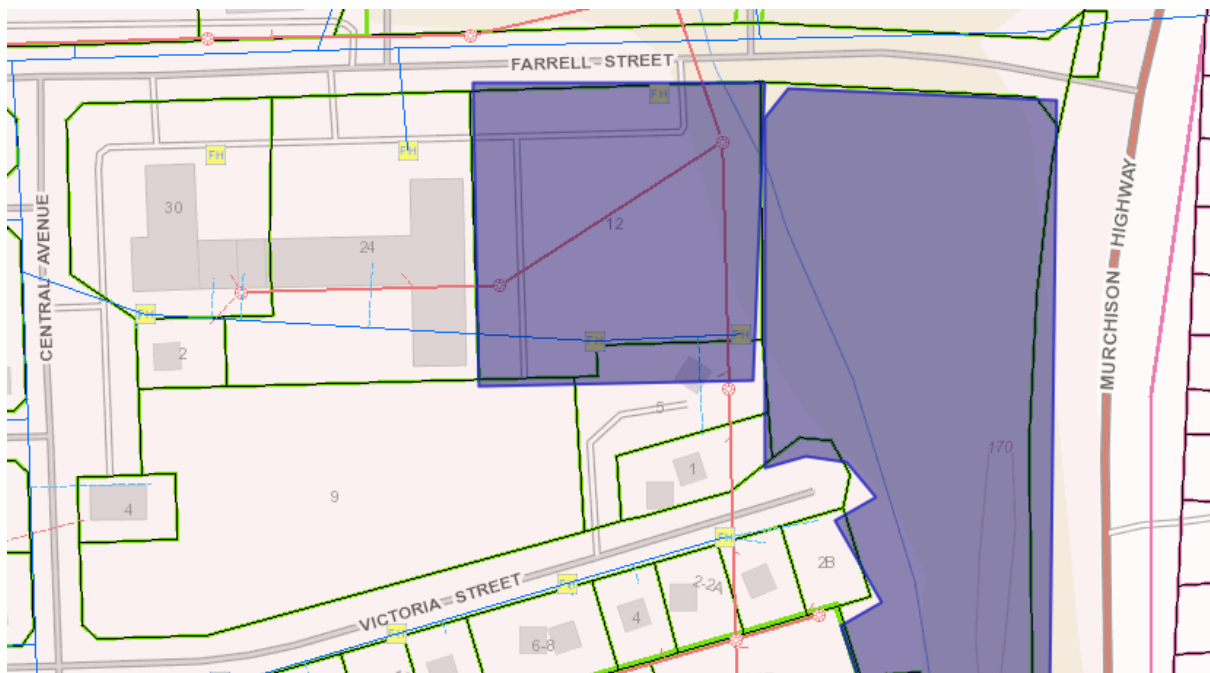
Map 1. Land in ownership of listed group of persons in the representation.



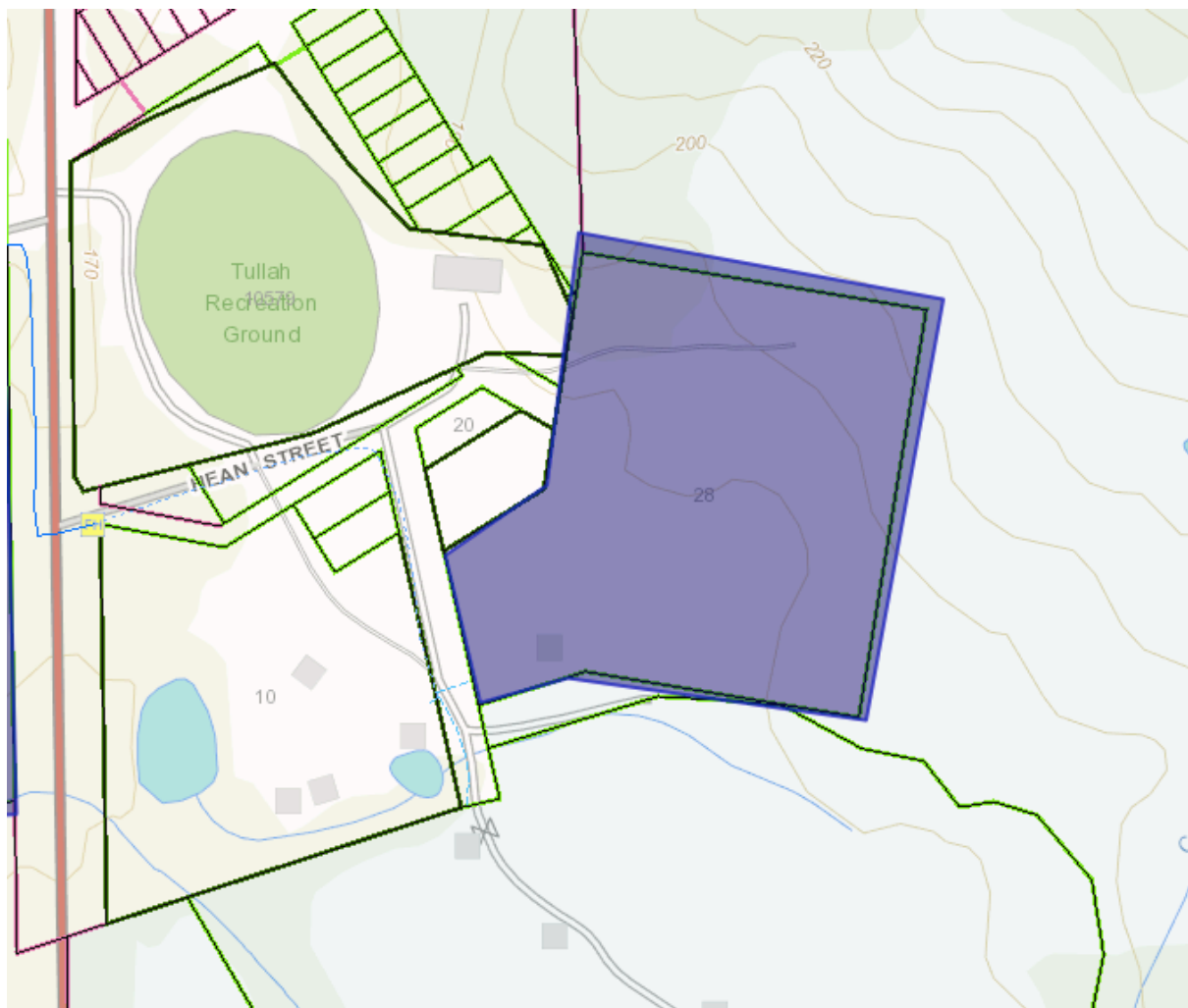
Map 2. Land referred to specifically as ‘South of Selina Street.’



Map 3. specifically, 12 Farrell St. and north section of 2 Farrell Street.



Map 4. specifically relating to Hean Street.



Maps 5 & 6. showing the large lots currently zoned residential – but 2 of these are purely greenfield sites and for reasons presented cannot be considered the viable supply of residential land at Tullah. The 3rd is a part of the Tullah Lakeside Lodge and is both intended to meet the needs for visitor accommodation business use for the Lodge. 1 includes the plantation buffer of Tullah village from the Murchison highway.



Historical aerial photography of the land referred to as an historical residential area 'south of Selina street'.

Photo 1. Residential land use at Tullah [historical aerial photography] late 1980's early 1990's



Photo 2. Close up re historical aerial photography demonstrating full residential use of all land 'South of Selina St.'



Photo 3. Aerial photo current time, showing greenfield nature of available residential land.



3. Infrastructure photography 4 Sterling St., 2 Romulus St., 21 Central Ave.

[NB the road, drainage, sewerage and power and other service infrastructure for these lots is now acknowledged in councils 35F report, thus the previous large number of photographs of existing infrastructure are no longer required.]. However, photographs of two high capital inputs in recent years developer funded infrastructure extension/upgrades are still included here as without residential use of these existing assets a tremendous waste of existing resources will occur and only mean that the same input will have to be applied the greenfield land that council identifies as the supply for residential land at Tullah.

Photo 4. 2008 installation / upgrade of sewerage pumping station to service all land at 4 Sterling St. 2 Romulus, and 21 central Ave. At that time the sewerage pipelines internal to 2 Romulus St were camera and dye tested.



Photo 5. 2008 TasNetworks developer funded network upgrade to service a then proposed 18 lot subdivision at 4 Sterling St and 2 Romulus street. This power network upgrade serves no other purpose than servicing the lots. The subdivision application was not completed, primarily due to not being zoned residential land.



4. List of policy and strategic planning documents reviewed for this representation.
 - a. Land Use Planning and Approvals Act 1993
 - b. State_Planning_scheme-Tasmania-Provisions
 - c. West Coast Interim Planning Scheme
 - d. Cradle Coast Regional Land Use Strategy-27 October2011
 - e. West Coast Community Plan to 2025
 - f. WCC Land Use Planning Strategy 2017
 - g. Section-8A-Guideline-No.-1-Local-Provisions-Schedule-LPS-zone-and-code-application-version-2
 - h. State-Planning-Provisions-last-updated-draft-amendment-01-2018-effective-19-February-2020
 - i. Planning Directive No. 4.1 – Standards for Residential Development in the Residential Zone
 - j. Fact-Sheet-4-Tasmanian-Planning-Scheme-Rural-and-Agriculture-September-2017

5. Estate agents reports [attached] on high demand for residential land at Tullah and the lack of the ability to meet demand. Please see these more recent comments from estate agents in their letters uploaded in conjunction with this reply to the Commissions directions.
 - a. Harcourts Real Estate West Coast's major agency
 - b. Elders Real Estate servicing West Coast
 - c. Harcourts Real Estate North West Coast
 - d. Knight Frank – provision of comprehensive sales data for Tullah [see 6.]

6. Sales data and analysis for Tullah.
 - a. Please see the attached the raw Tullah Property Sales Data [provided to us by Knight Frank real estate agents]
 - b. Our sales data analysis based on this data shows as follows.
 - a. All sales from 2013 to 2020 is trending higher from a yearly average in 2013-14 of 7 sales per annum, has increased by approx. 300% compared to 2018- 2019 and since 2020 is only available for the first half is again on the increase. Estate agents all advise this is a very strong increasing trend.
 - b. In the past 10 years there has only been the sale of one suitably sized residential zoned vacant lot, as and was only presented to market by a council rates recovery auction. The other vacant land sold has been Rural Resource or by private negotiation to neighbouring property owners of large greenfield lots zoned residential.
 - c. Since June of 2016 there has not been one single other sale of vacant residential lot in Tullah apart from our own purchases at 2 and 12 Farrell Street, both actually as detailed above are in the shopping area, car parks and adjoining land, and not useful for a residence, even though zoned residential.
 - d. This low volume of sales of vacant residential land is not due to lack of demand but due to the fact of no residential land being available for purchase. As such this low count of sales of residential lots is incorrectly interpreted as 'low demand', but rather as clear evidence that there is close to zero suitably sized residential vacant lots available for purchase.

Both the estate agents reports and sales data analysis shows a high demand for vacant residential land in suitably sized allotments at Tullah.

For the council to disregard these facts in its 2017 strategic study can be seen as far too superficial an investigation into the actual supply and demand for residential land at Tullah, and totally insufficient for it to conclude that since vacant land uptake at Tullah is slow, and therefore there is an ample 10 year forward supply of residential land at Tullah as a basis for decision making regarding the proposed allocation of Rural zone to the land most suitable for meeting this residential supply.