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**Sent:** Thu, 28 Apr 2022 15:20:24 +1000  
**To:** "Information Management" <hvc@huonvalley.tas.gov.au>  
**Subject:** Representation Huon Valley Draft LPS  
**Attachments:** Representation Huon Valley LPS - Reservoir Road, Ranelagh.pdf

Please find attached representation

Regards  
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28 April 2022

General Manager  
Huon Valley Council

By email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

Dear Sir

### DRAFT HUON VALLEY LOCAL PROVISIONS SCHEDULE REPRESENTATION - RESERVOIR ROAD, RANELAGH

Ireneinc Planning & Urban Design has been engaged by the owner of the land at 33 Reservoir Road, Ranelagh, to assist with review of the Draft Huon Valley Local Provisions Schedule (LPS) related to their land. I write to make a representation on their behalf in relation to the Draft LPS.

The intent of this submission raise concern in relation to the proposed zoning of the land in Reservoir Road, the location of the land relevant to this submission, including our clients land, is detailed below:

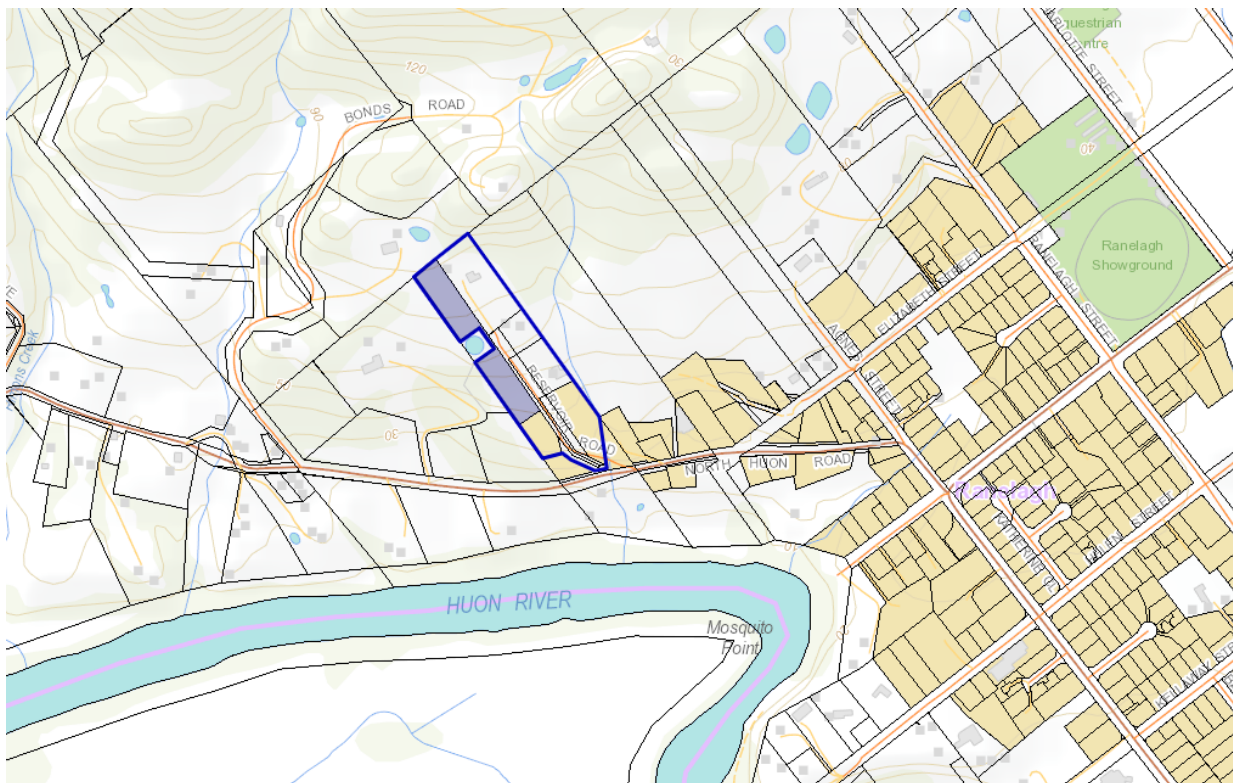


Figure 1: 33 Reservoir Road (shaded blue), 16, 17, 20, 30 & 34 Reservoir Road (outlined blue) with topographic & cadastral parcels from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania

#### SUBJECT LAND

The following figure provides additional detail on the existing development in and surrounding Reservoir Road:



Figure 2: Subject land and surrounds with State aerial, road centrelines & cadastral parcels from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania

The property details for the properties in Reservoir Road, including 2 adjoining Reservoir Road, but addressed as North Huon Road are detailed in the table below:

Address	Title	Area	Description
30 North Huon Road	131841/1	1499m <sup>2</sup>	Triangular shaped lot on eastern corner of Reservoir Road, developed with dwelling and outbuildings, access from Reservoir Road
36 North Huon Road	29665/1	1498m <sup>2</sup>	Irregular shaped lot on western corner of Reservoir Road, developed with dwelling and outbuildings
16 Reservoir Road	36969/1	4736m <sup>2</sup>	Reservoir Road lots, developed with single dwellings and outbuildings
17 Reservoir Road	113171/1	2226m <sup>2</sup>	
20 Reservoir Road	36970/1	3301m <sup>2</sup>	
30 Reservoir Road	35784/1	2150m <sup>2</sup>	
33 Reservoir Road	175095/1	8821m <sup>2</sup>	The lot is separated in to 2 regular, rectangular shaped areas, joined by a 5m wide strip of land (shaded blue in the above figure), upper area contains an existing dwelling
34 Reservoir Road	36971/1	8027m <sup>2</sup>	Reservoir Road lot, developed a dwelling and outbuildings



## ZONING

### DRAFT LPS ZONINGS

The following figure describes the proposed zones applicable for the subject area:

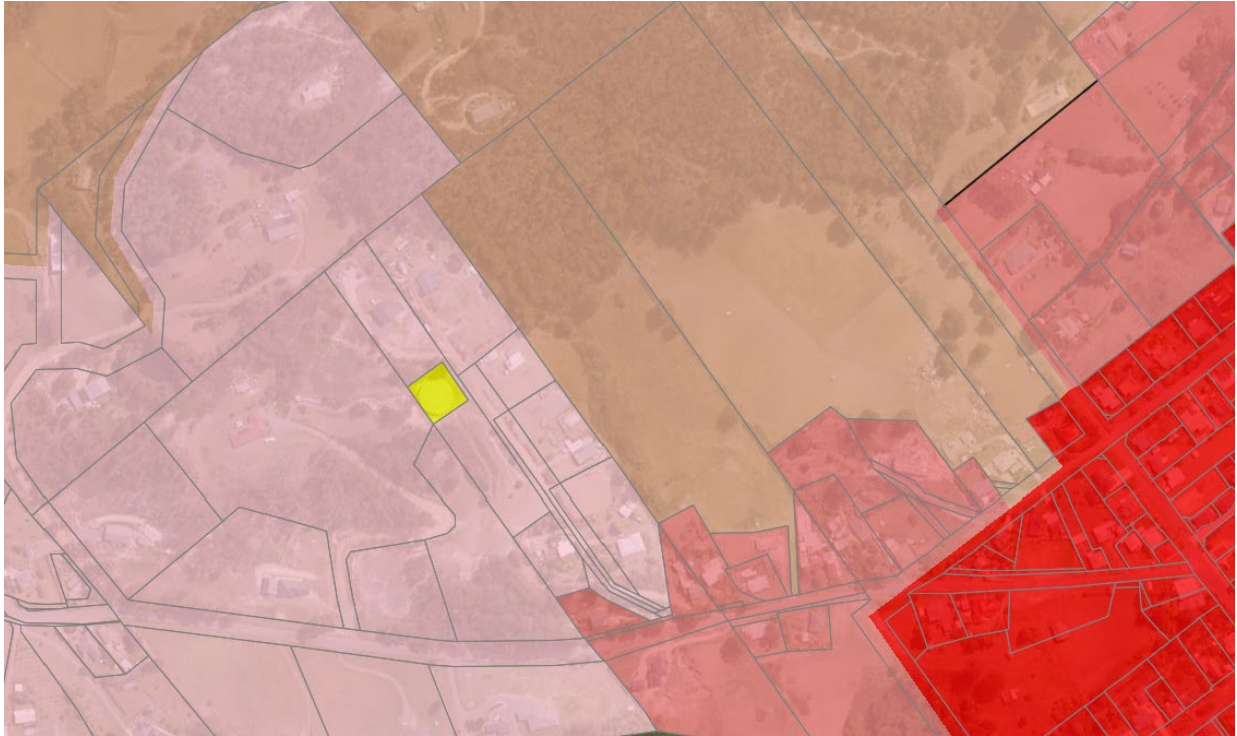


Figure 3: Draft LPS Zone map (Rural Living light pink, Rural Resource light brown, Low Density Residential dark pink, Utilities yellow and General Residential red) from <https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonvalley>

As detailed above the subject lots, addressed as Reservoir Road are proposed to be zoned Rural Living Zone A like the neighbouring land further to the west, while the lots on the corners, addressed as North Huon Road are zoned Low Density Residential like the land opposite and to the east.

### REQUESTED LPS ZONING

As detailed above 33 Reservoir Road has an unusual configuration in that it is formed of 2 areas being some 4100m<sup>2</sup> & 4500m<sup>2</sup> each, separated by being located either side of a site containing the Ranelagh Reservoir (29 Reservoir Road), and joined by a 5m wide strip of land along the roadside. The upper area, above the reservoir is developed for residential purposes with a dwelling, while the lower area is vacant.

The owner of the land wishes to be able in the future to provide for further residential development on the lower area. The proposed Rural Living Zone in the Draft LPS would restrict further development as follows:

- Subdivision is limited by the minimum lot size provided by P1 of Cl.11.5.1 8000m<sup>2</sup> (being 20% less than the minimum Rural Living lot size of 1ha)
- Residential development for other than a *single dwelling* or *home based business* is prohibited (Cl.11.2)

All the lots in Reservoir Road would be similarly affected in that they would not be further subdivided or development for more than a single dwelling under the current drafted zoning.

Under the alternate zoning as Low Density Residential, Multiple dwelling would become a discretionary use with a permitted density of 2500m<sup>2</sup> per dwelling (where unconnected to services) or otherwise by subdivision subject to servicing requirements potentially to a minimum of 1500m<sup>2</sup>.

If the Reservoir Road lots were to be zoned Low Density Residential, like the adjacent North Huon Road lots some limited further development would be provided for.

#### GUIDELINE NO. 1 CONSIDERATION

<p><i>LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:</i></p> <p><i>(a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:</i></p> <p><i>(i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and</i></p> <p><i>(ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or</i></p> <p><i>(b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or</i></p> <p><i>(c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.</i></p>	<p>The zoning of Reservoir Road lots to Low Density Residential would be consistent with LDRZ 1 given:</p> <ul style="list-style-type: none"> <li>• The land in Reservoir Road is located within the Ranelagh township and is developed for residential purposes.</li> <li>• The capacity for additional development will however be limited to some extent by limitation on services.</li> <li>• The existing pattern of development including range of existing lot sizes have already created a low density residential area.</li> </ul>
<p><i>LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.</i></p>	<p>The land does not contain significant natural or landscape values given the existing pattern of development that require protection through Rural Residential Zoning.</p>
<p><i>LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</i></p>	<p>The land is not identified for greenfield development and therefore is not applicable for higher density to General Residential zoning.</p>

#### NATURAL ASSETS CODE

A portion of the subject land at 33 Reservoir Road is mapped within the Natural Assets Code, Priority Vegetation Area.

While it is understood that this mapping is consistent with the current mapping within the Interim Planning Scheme (included through planning scheme amendment in 2020), this mapping appears to have

been based on predevelopment conditions for the land given it includes areas cleared and developed as part of the existing dwelling. It is therefore submitted that the mapped area should be modified to reflect the existing conditions.

## SUMMARY

It is therefore requested, on behalf of the owner of 33 Reservoir Road, that the Huon Valley LPS's be amended to:

- Zone the Reservoir Road residential developed lots to be in the Low Density Residential Zone; and
- Amend the mapping for the Priority Vegetation Area to reflect the area of 33 Reservoir Road cleared and developed for residential purposes.

If you require any further information related to any of the above, please contact me on 03 6234 9281 or at [jacqui@ireneinc.com.au](mailto:jacqui@ireneinc.com.au).

Yours faithfully



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