

TASMANIAN PLANNING COMMISSION

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# Tasmanian Planning Scheme—Huon Valley Local Provision Schedule

Hearings April 2023

144 Esperance Coast Road Surges Bay Tasmania

OBO: Mark Rabone



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ENVIRONMENT  
SUSTAINABLE  
DEVELOPMENT  
ECONOMICS

### Identify Results

Disclaimer x

One feature found in one layer

▼ Cadastral Parcels (one feature)

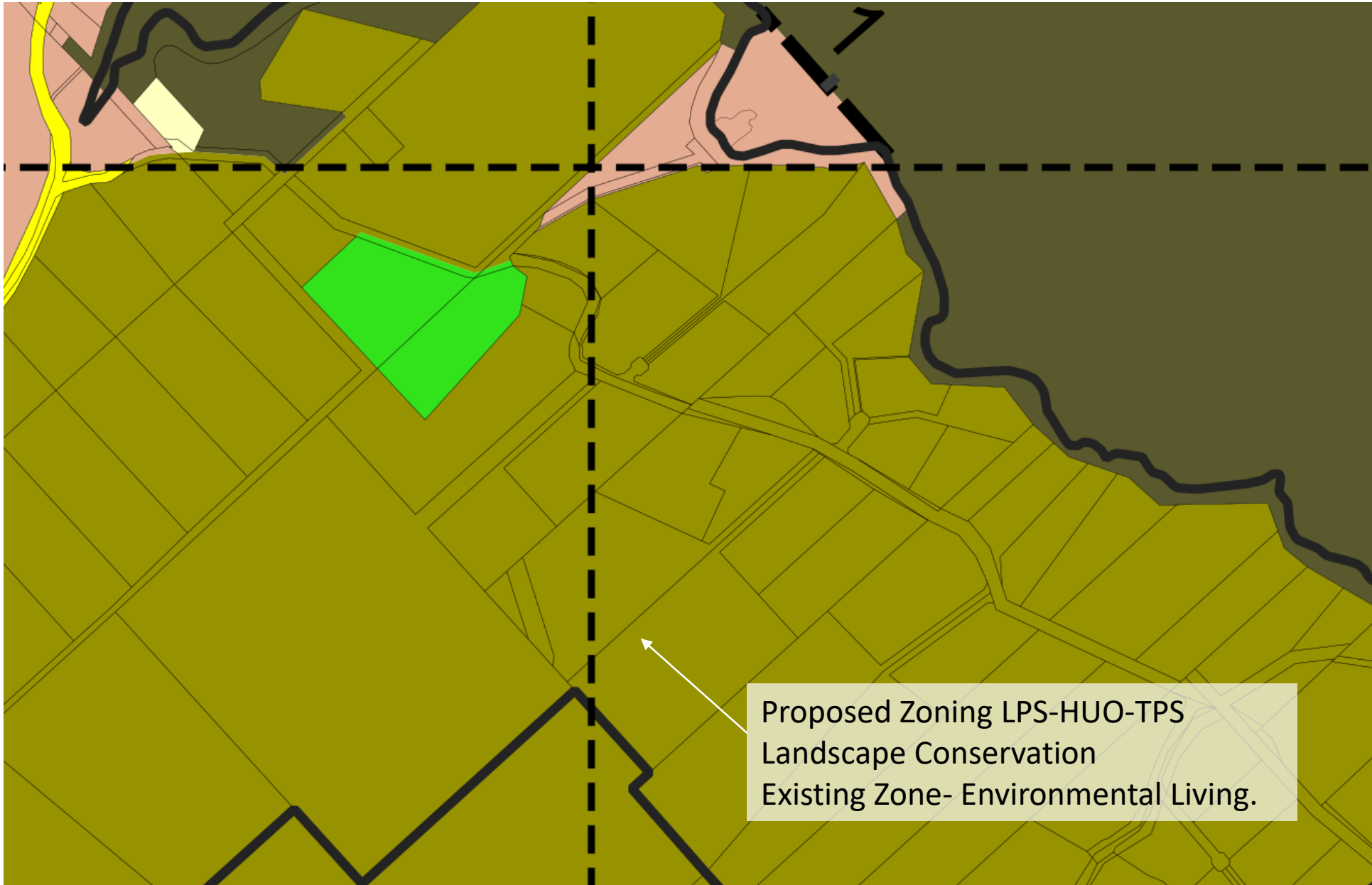
+ **Warning - Property boundaries are indicative only. See explanation [here](#).**

#### Feature

Property Address	144 ESPERANCE COAST RD SURGES BAY TAS 7116
Property ID	1766868
Title Reference	125584/14

POI: GDA94 MGA55 : 500176E, 5214242N

Identify Options



Proposed Zoning LPS-HUO-TPS  
Landscape Conservation  
Existing Zone- Environmental Living.



- The most appropriate zone, from a strategic planning perspective, which would recognise and provide for the established residential use of Surges Bay is Rural Living.
- Rural Living Zoning would still limit development potential through relevant use and development standards, but the existing uses would be recognised, and future development accommodated.
- There are numerous smaller undeveloped residential lots within Surges Bay and Council by requiring any applications for single residential dwellings to be advertised regardless of setbacks, height, access etc. will place significant unnecessary costs upon future development.
- Council should be encouraging the future development of Surges Bay and not restricting it with incorrect zoning.
- The proposed zoning is also likely to make it more difficult for landowners to borrow for construction of any future dwellings.
- Surges Bay should be zoned Rural Living under the TPS HUO such that its role and function as a coastal residential hamlet is recognised.