

From: [David Morris](#)
To: [TPC Enquiry](#)
Cc: [Armstrong, Claire](#)
Subject: [203218 Tasmanian Planning Commission Hearing - Tasmanian Planning Scheme - Clarence Local Provisions Schedule
Date: Thursday, 12 November 2020 4:32:03 PM
Attachments: [image002.png](#)
[image003.png](#)
[TPC Clarence LPS Presentation response to request for further information 12 11 20.pdf](#)

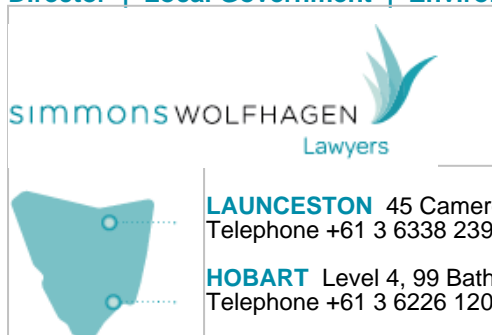
Good afternoon,

Tasmanian Planning Commission Hearing - Tasmanian Planning Scheme - Clarence Local Provisions Schedule

Please find **attached** the Submissions of Evan Boardman in response to the request from the Tasmanian Planning Commission dated 4 November 2020 concerning lot yields.

Kind regards,

David Morris | Hobart
Director | Local Government | Environment | Planning & Development Law



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Clarence LPS

November 2020



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Cambridge/Acton Corridor



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Rural Living B to Rural Living A Area B

- Acton Park/Cambridge corridor
- Sandford;
- Kadina Road settlement; and
- Geilston Bay/Risdon

The following slides respond to the direction from the Tasmanian Planning Commission which seeks details on:

- *the methodology used to determine the lot yields supplied in the planning authority's submission dated 14 October 2020;*
- *a submission on the difference in lot yield between Rural Living Zone Area B and Rural Living Zone Area A for the following locations*

Tables are included on each of the slides which show the max potential lot yield for all areas considered under a Rural Living Area A Zoning (1ha) and a Rural Living Area B Zoning (2ha) (difference in lot yield).

Acton Park/Cambridge corridor comprises

- Acton Park;
- Cambridge – Area 1 and 2 (relabelled to avoid confusion with Rural Living Areas A and B);
- Mt Rumney;
- Seven Mile Beach; and
- Roches Beach



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Rural Living B to Rural Living A Area B (continued)

Methodology used to determine Max Potential Lot Yield

- *Only lots with areas in excess of 2ha (for Rural Area A) and 4ha (for Rural Area B) were included in the assessment.*
- *Lots without sufficient frontage (3.6m for instance) to a road such as battle axe lots where access would be problematic were excluded from the assessment.*
- *Easements or restrictive covenants on title which would prevent subdivision were not considered.*
- *It was assumed that a single residential dwelling could be built on all potential lots regardless of topography, vegetation, threatened species etc.*
- *Natural or landscape values of potential lots were not considered.*
- *No overlays other than the Single Hill Specific Area Plan were given any weight in the assessment.*
- *The location and size of existing dwellings in relation to potential lot boundaries was not considered, only the overall size of the lots.*
- *The potential location of future buildings and/or building was not considered*
- *Potential road alignment and subdivision layout was not addressed.*
- *Restrictions such as limited road widths in areas such as Mt Rumney were not considered.*
- *It was assumed that all wastewater and stormwater generated by future dwellings could be disposed of onsite, as lot sizes in excess of 1 ha could accommodate this.*
- *The likelihood or otherwise of existing lot owners willingness or desire to subdivide was not considered.*
- *It could reasonably be expected that the stated Maximum Potential Lot Yields in most instances could never actually be realised due to the assumptions made above in calculating lot yield.*



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Cambridge/Acton Corridor

Acton Park

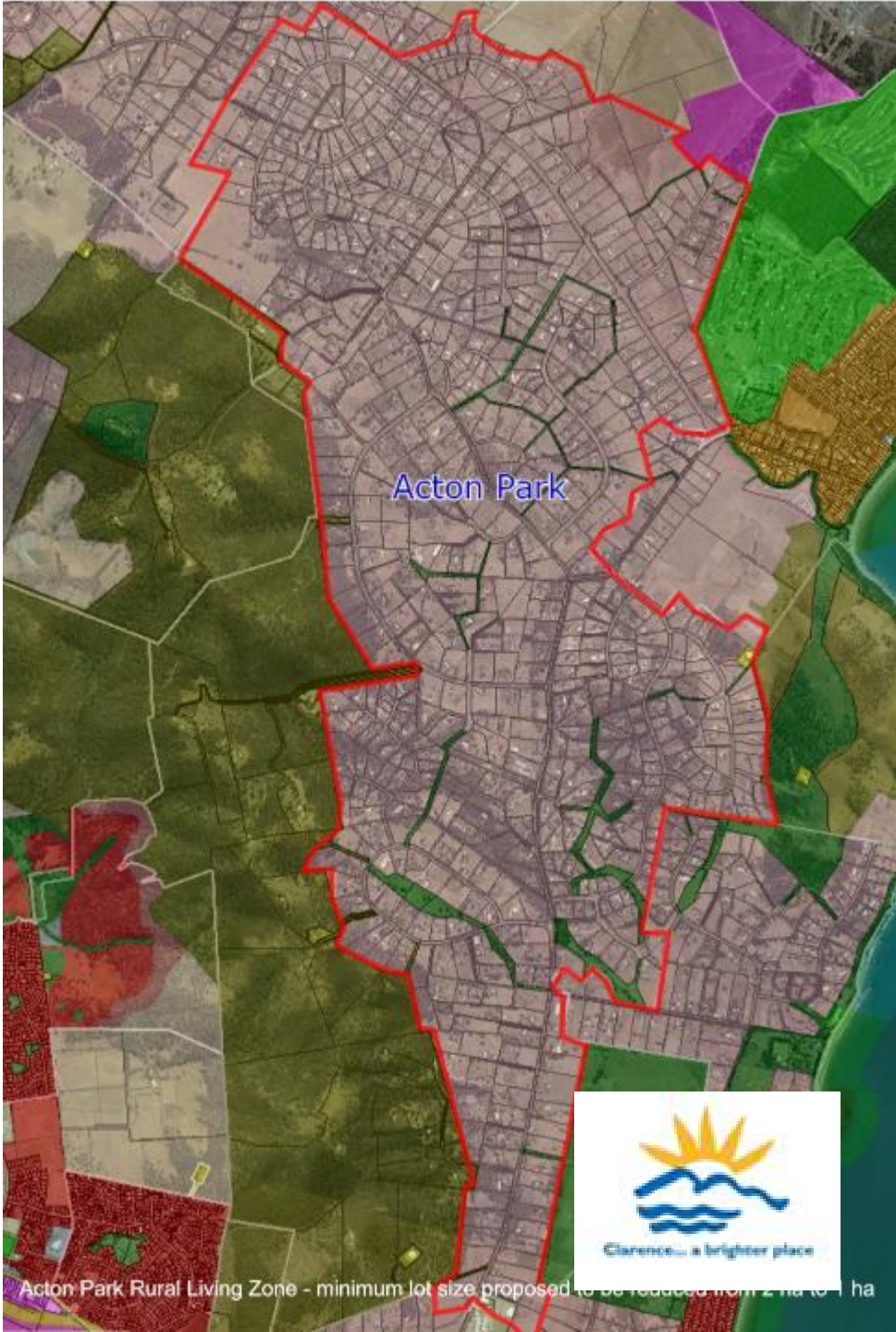
Proposed to be zoned Rural Living Area A

Acton Park	
Area	1201ha
Existing lots	788
Density	1 per 1.5ha
Max potential lot yield Area A	128
Max potential lot yield Area B	21
No of lots greater than 4ha	3



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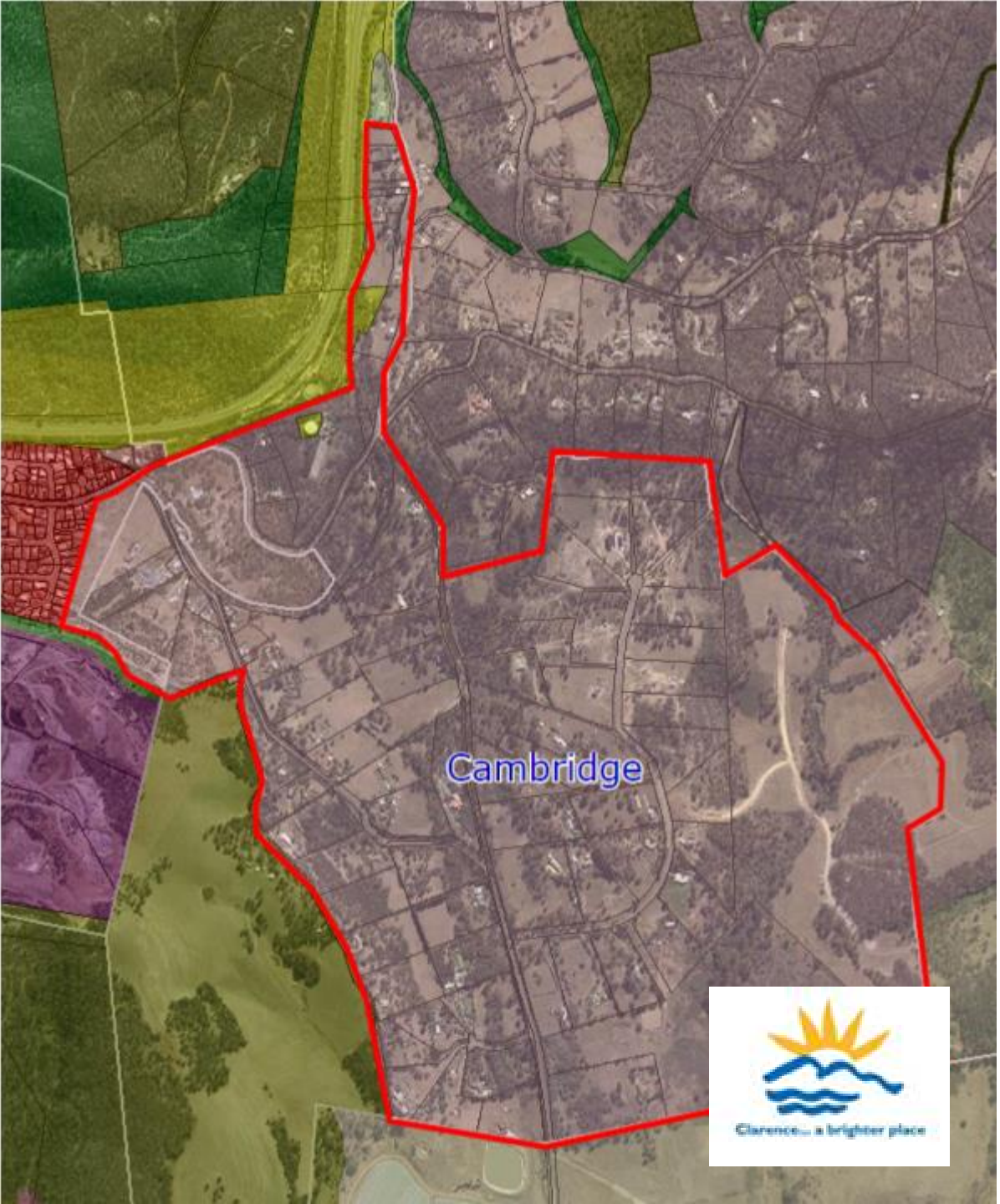
Acton Park Rural Living Zone - minimum lot size proposed to be reduced from 2 ha to 1 ha

Cambridge/Acton Corridor

Cambridge Area 1

Proposed to be zoned Rural Living Area A

Cambridge Area A	
Area	250ha
Existing lots	80
Density	1 per 3.1ha
Max potential lot yield Area A	20
Max potential lot yield Area B	13
No of lots greater than 4ha	5



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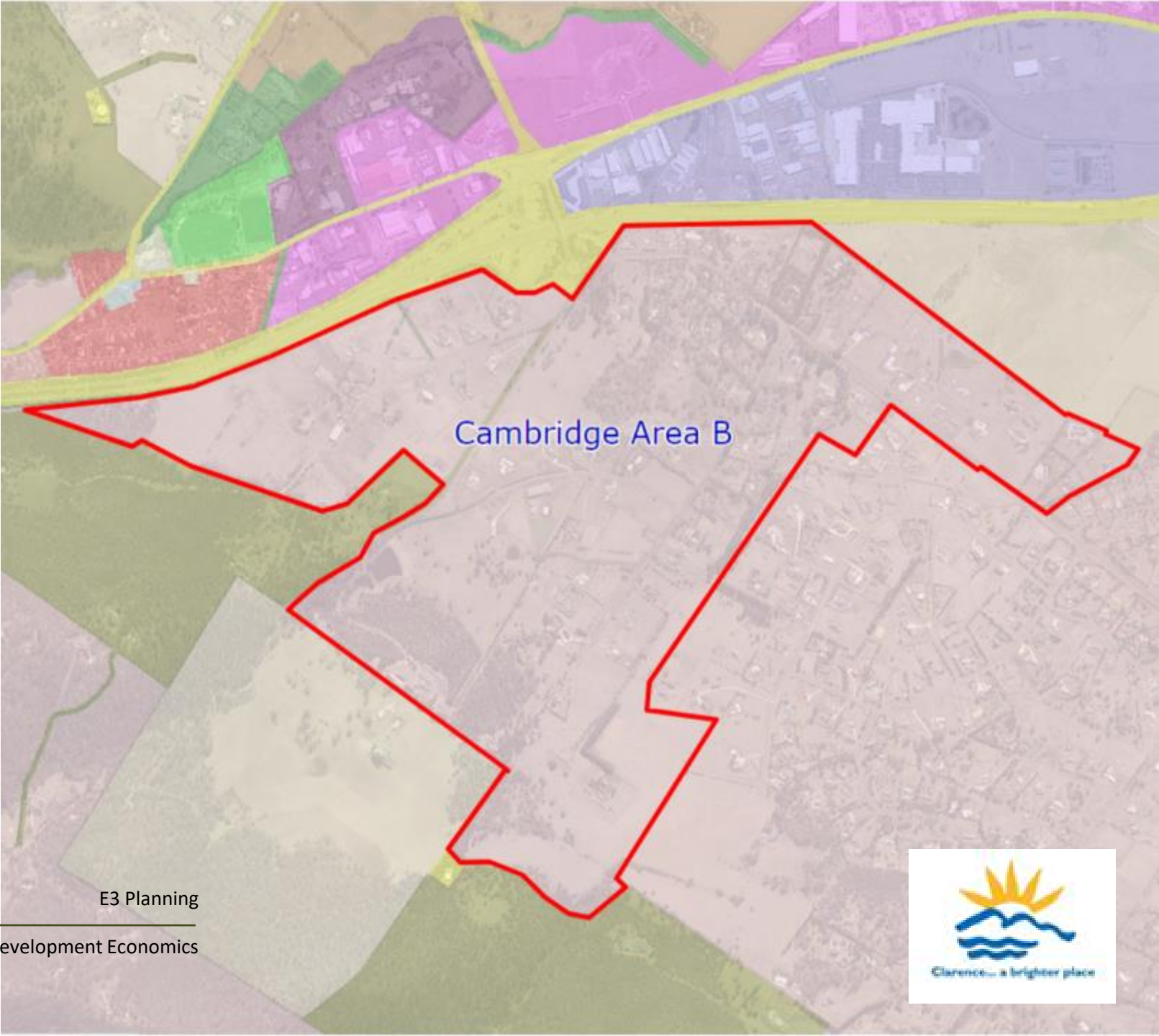


Cambridge/Acton Corridor

Cambridge Area 2

Proposed to be zoned Rural Living Area A

Cambridge Area B	
Area	231ha
Existing lots	81
Density	1 per 2.86ha
Max potential lot yield Area A	42
Max Potential lot yield Area B	21
No of lots in excess of 4ha	6



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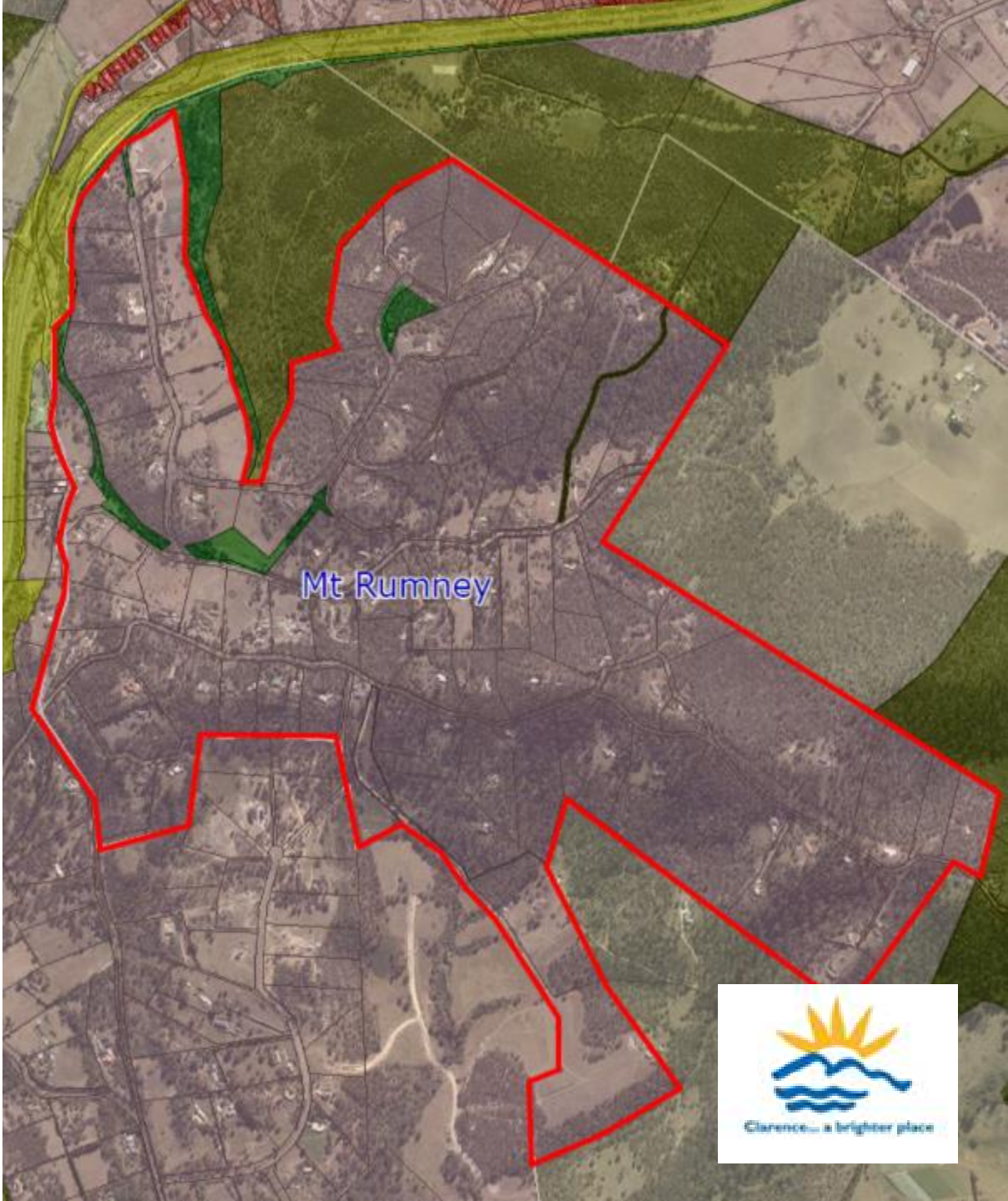


Cambridge/Acton Corridor

Mt Rumney

Proposed to be zoned Rural Living Area A

Mt Rumney	
Area	305ha
Existing lots	78
Density	1 per 3.9ha
Max potential lot yield Area A	41
Max potential lot yield Area B	18
No of lots greater than 4ha	5



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Seven Mile Beach

Proposed to be zoned Rural Living Area A.

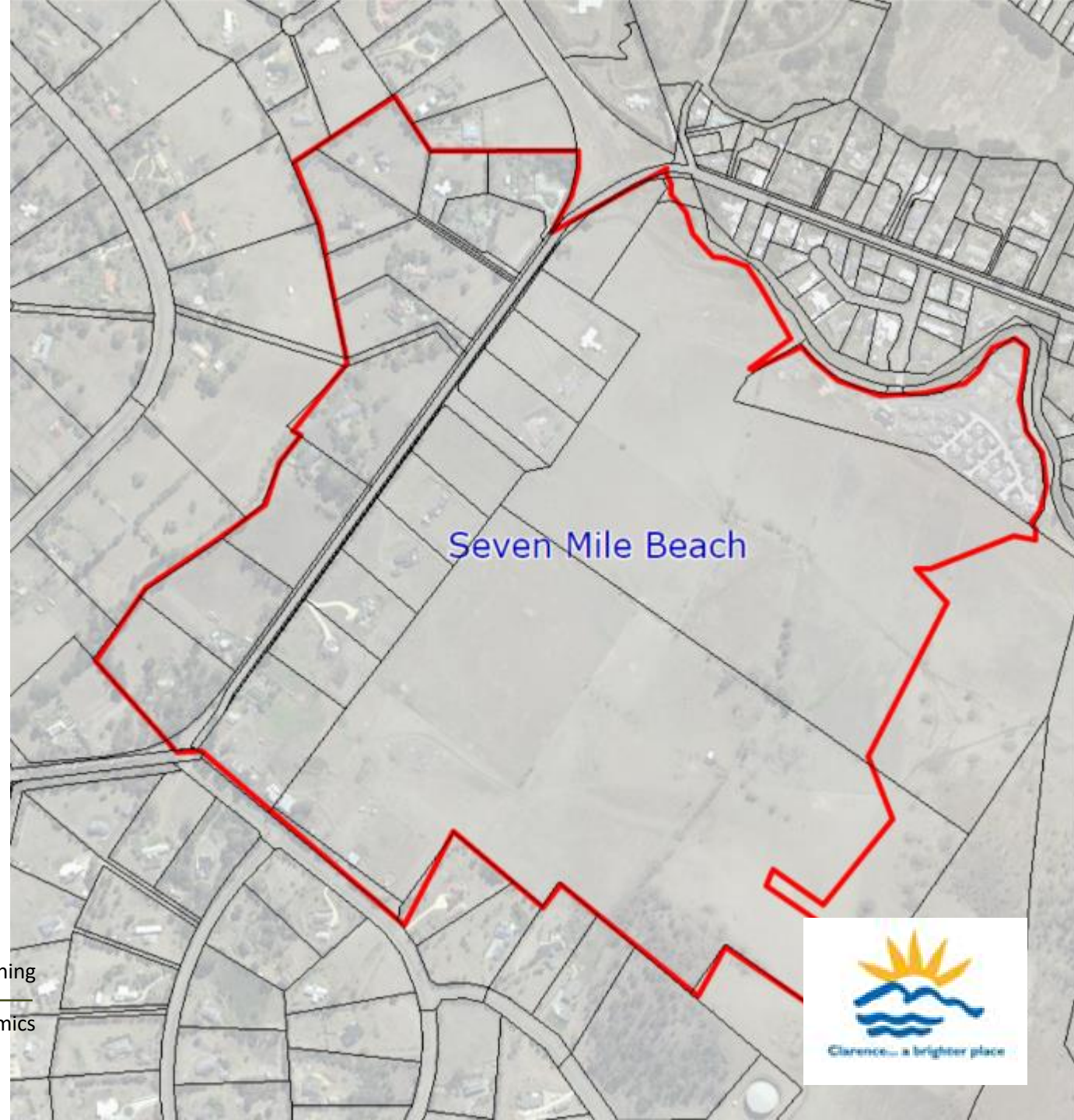
Seven Mile Beach	
Area	79ha
Existing lots	24
Density	1 per 3.3ha
Max potential lot yield Area A	29
Max potential Under Single Hill Specific Area Plan	43

Any subdivision within the highlighted area is subject to the Single Hill SAP and must be in accordance with approved Masterplan. Max potential lot yield therefore would not alter



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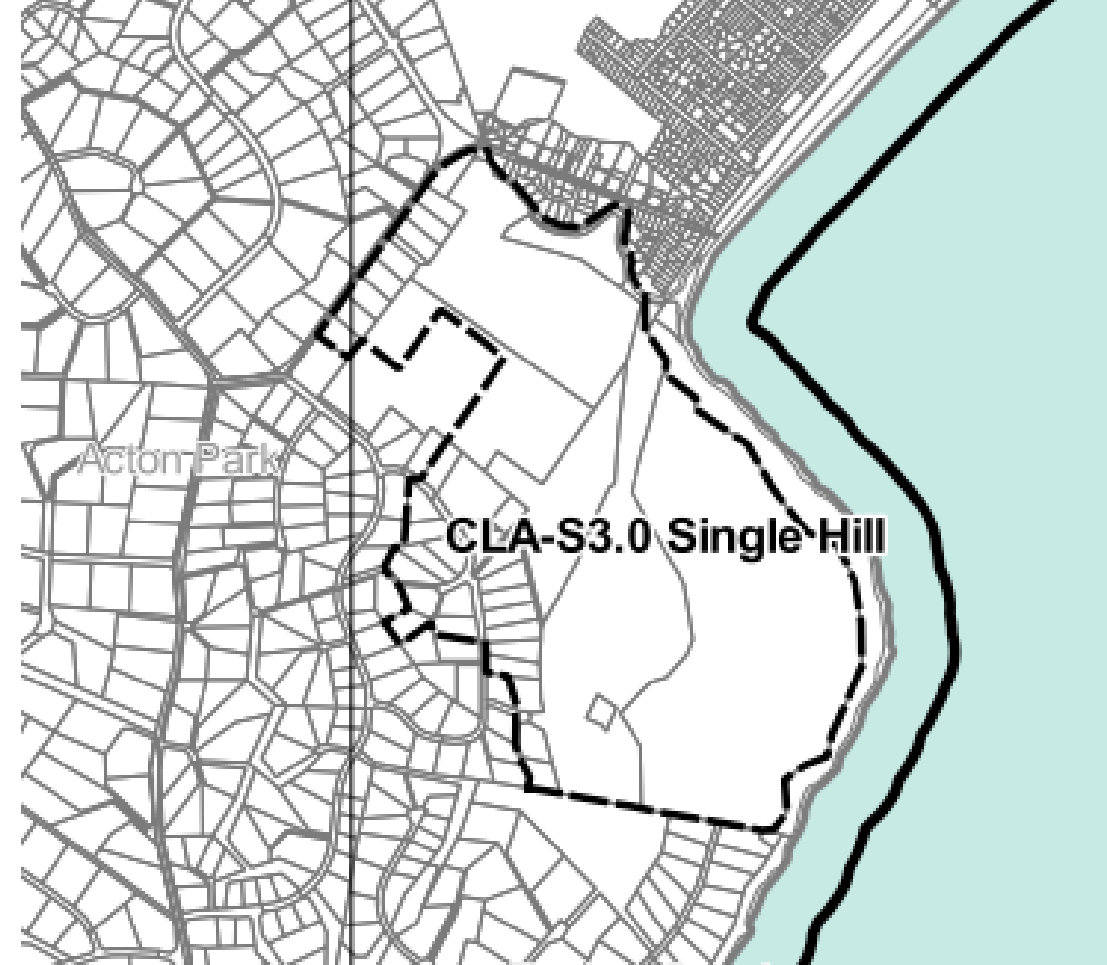
Single Hill Specific Area Plan

Proposed to be zoned Rural Living Area A.

Minimum lot size in the Rural Living Zone under the SAP is already 1 hectare.



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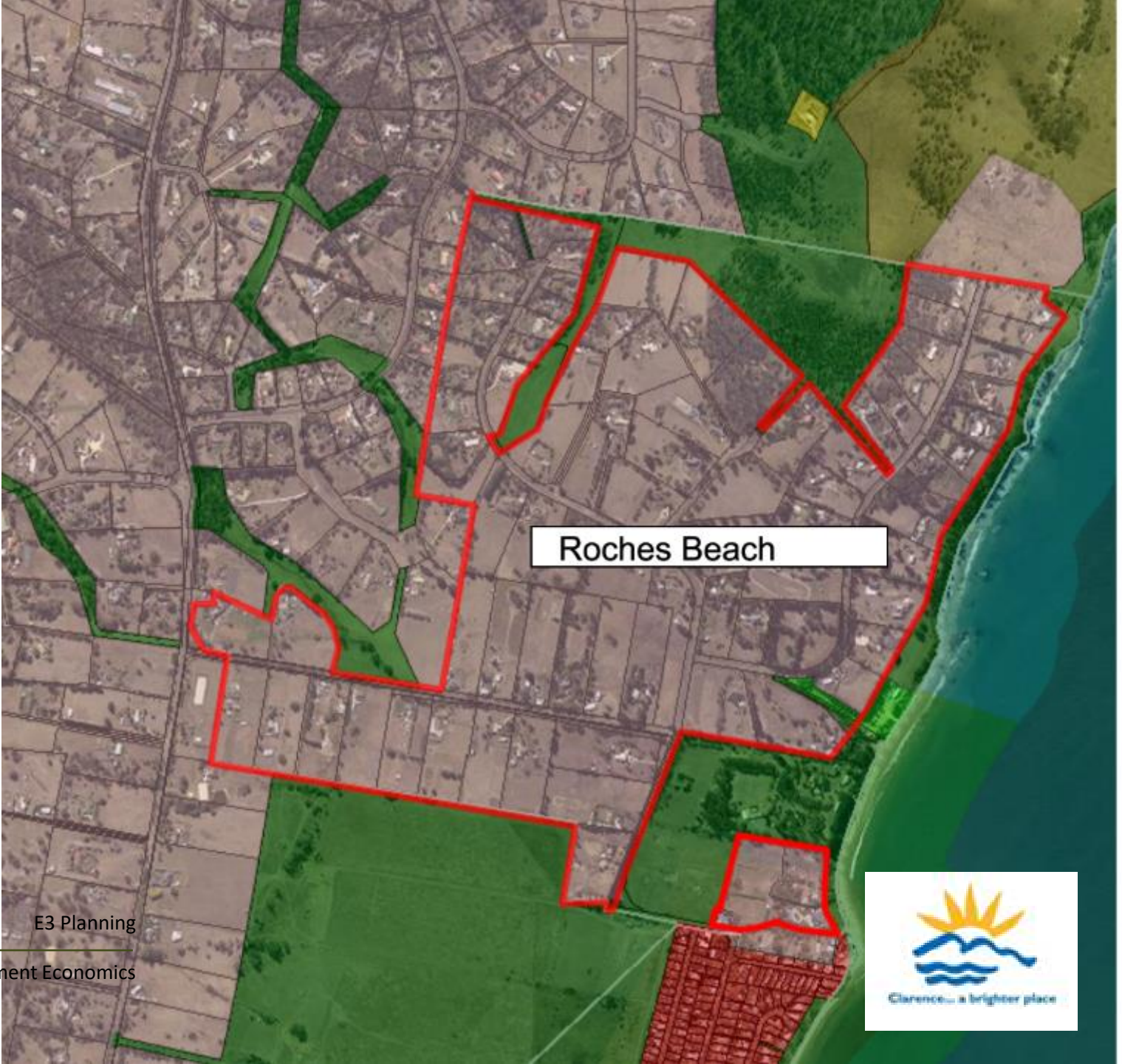


Cambridge/Acton Corridor

Roches Beach

Proposed to be zoned Rural Living Area A.
144ha

Roches Beach	
Area	144ha
Existing lots	78
Density	1 per 1.85ha
Max potential lot yield Area A	43
Max potential lot yield Area B	3
No of lots greater than 4ha	2



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Kadina Road



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Kadina Road

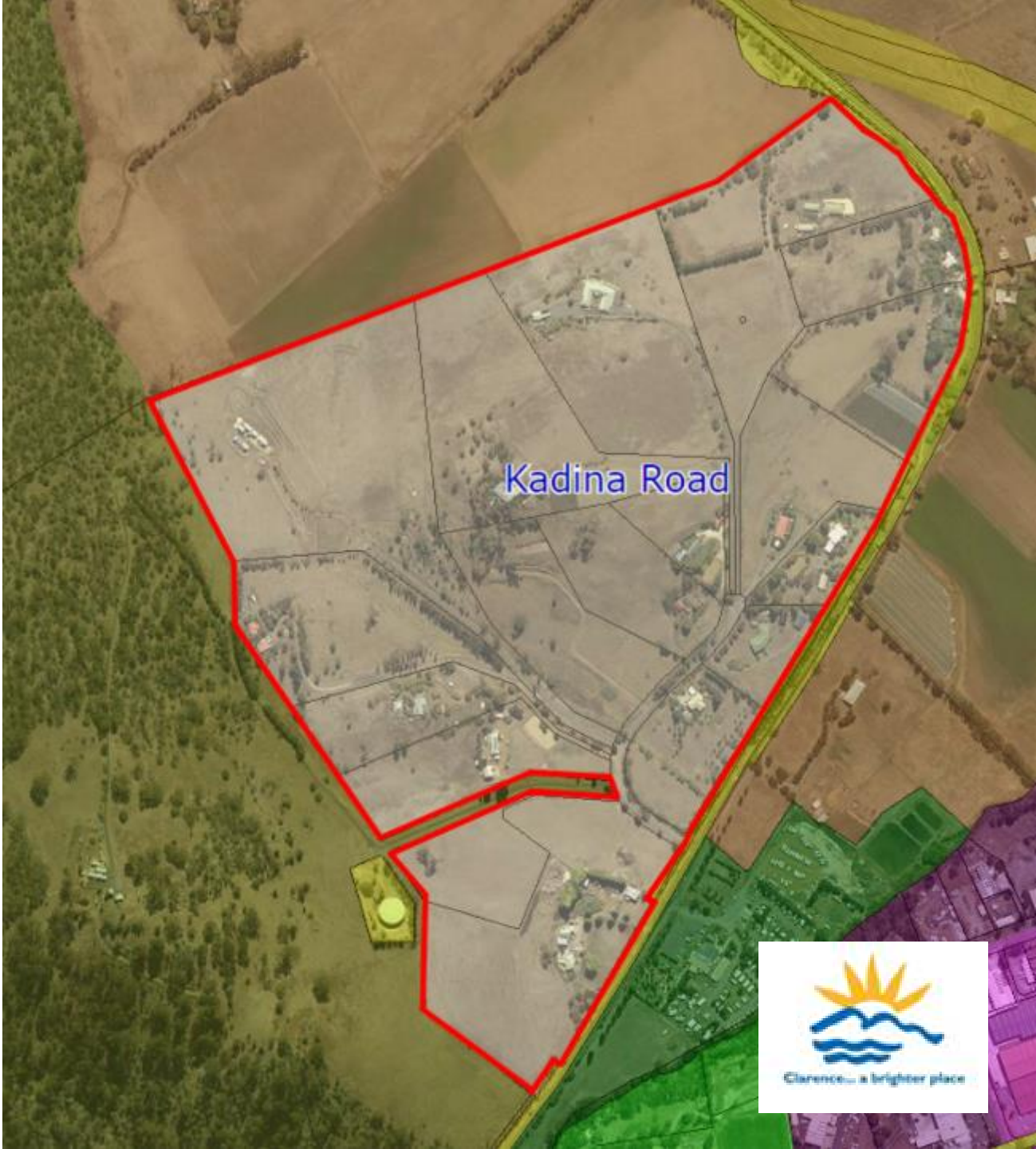
Proposed to be zoned Rural Living Area A from Rural

Kadina Road	
Area	60ha
Existing lots	18
Density	1 per 3.3ha
Max potential lot yield Area A	17
Max potential lot yield Area B	6
No of lots greater than 4ha	5



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Sandford



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Sandford

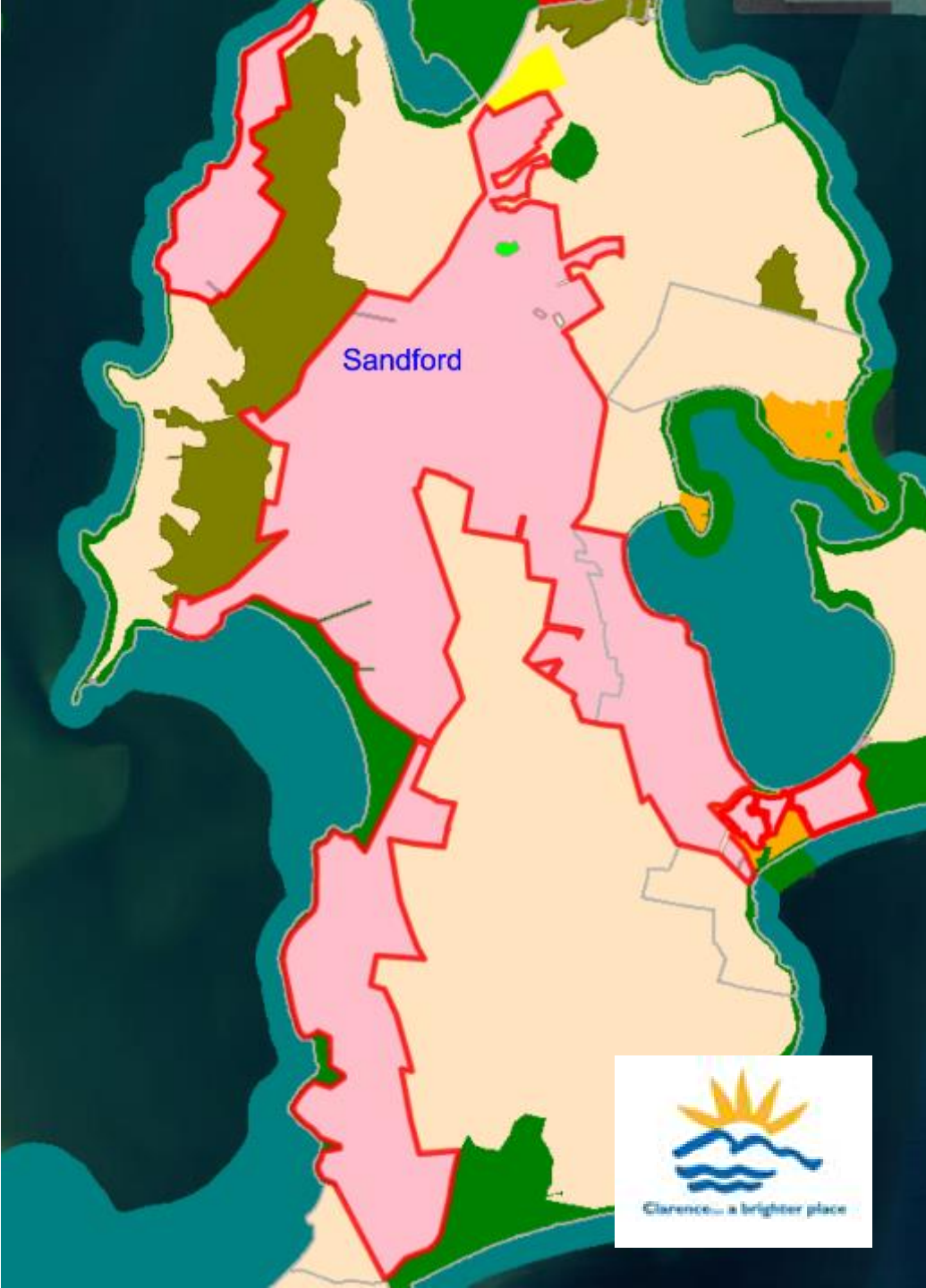
Proposed to be zoned Rural Living Area A

Sandford	
Area	1,920ha
Existing lots	743
Density	1 per 2.59ha
Max potential lot yield Area A	288
Max potential lot yield Area B	73
No of lots greater than 4ha	18



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Geilston Bay



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Geilston Bay

Proposed to be zoned Rural Living Area A

Geilston Bay	
Area	115ha
Existing lots	48
Density	1 per 2.55ha
Max potential lot yield Area A	16
Max potential lot yield Area B	3
No of lots greater than 4ha	3



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