

TASMAN COUNCIL

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30 August 2021

Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

tpc@planning.tas.gov.au

Dear Chair,

Tasman Draft Local Provisions Schedule

Please find below a response to the direction of 10 August 2021.

Matter A

Attached is a report prepared by Dr Lee Peterson concerning the specified properties.

Matter B

The consent of the owner of CT 173612/3 (K Laemmie-Ruff) has been provided to the Commission.

It is understood that 756 Roaring Beach Road, Nubeena (CT 142606/2) is in the process of sale. A request has been sent to the current owner to contact Council on this matter but no discussion or response received. I spoke with a potential purchaser on 26 August 2021 but a response has not been received at this time.

Matter C

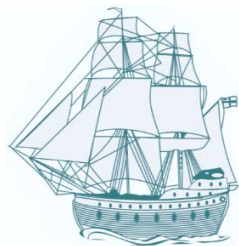
Application of the Landscape Conservation Zone to PID 6006905 is supported.

Matter D

Attached is the diagram of Priority Vegetation Area required. The diagram shows an unedited version of the Regional Ecosystem Model.

The owners of 114876/1 and 52601/1 have advised that they do not support the application of a Priority Vegetation Area to their land or the Rural Zone. The owner 171988/2 is supportive of a Rural Zone but not the Priority Vegetation Area.

The ownership of 14282/1 has changed. I understand that the new owner is supportive of the Rural Zone and Priority Vegetation Area but has not confirmed in writing at this time.



I also understand that the owner of 149527/1 is supportive of the Rural Zone and Priority Vegetation Area but has not confirmed in writing at this time.

Firm responses from other owners have not been received and several have requested additional detail and time.

Matter E

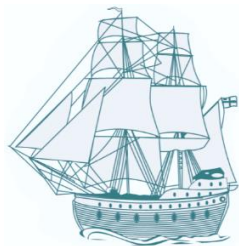
The locality of Eaglehawk Neck has a low growth scenario in the Southern Tasmanian Regional Land Use Strategy (STRLUS). As previously indicated, the correct spatial extent is the locality layer available in LISTmap. The 2011 census count of dwellings in the locality is 404. As previously indicated, the 2011 census is the best available count of existing dwellings at the date of declaration of STRLUS. As such, up to 41 dwellings can be considered within the growth strategy.

In previous submissions, it has been shown that the theoretical yield for Eaglehawk Neck has been reduced since the adoption of STRLUS through the adoption of larger minimum lot sizes.

Post the adopted of STRLUS, the zoning of the locality has been rationalised with the interim planning scheme. Previously, the locality was split across two planning schemes, each with multiple zones. The interim planning scheme increased the extent of residential zoning through the inclusion of 13 Albert Street and 5137 Arthur Highway in the Low Density Residential Zone. 13 Albert Street has a substantially commenced subdivision to create 9 additional lots. 5137 Arthur Highway consists of two lots accessed via a 6m wide access strip. 5137 Arthur Highway therefore has a theoretical yield of 8 additional lots but a likely yield of nil.

Table 1 provides a theoretical yield based on lot size and likely yield estimation based on site constraints for each lot.

Site	Size	Theoretical Yield	Likely Yield
178 Blowhole Road 11988/8	1.9ha	11	0, sight distance deficient access from Blowhole Road – development is dependent on access from Waterfall Bay Road which does not exist.
4 Waterfall Bay Road 11988/7	1.7ha	10	6, due to proportion of land required for internal accesses
16 Waterfall Bay Road 11988/6	1.1ha	6	6
30 Waterfall Bay Road 11988/5	1.2ha	7	4, due to location of house
32 Waterfall Bay Road 11988/4	1.2ha	7	0, internal lot
34 Waterfall Bay Road 11988/3	2.5ha	15	0, internal lot



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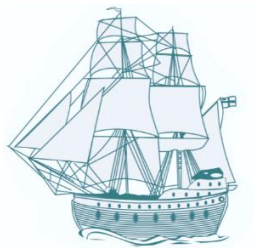
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42 Waterfall Bay Road 11988/2	1.2ha	7	3, due to location of house
46 Waterfall Bay Road 11988/1	1.5ha	9	1, due to overlays and location of house
31 Waterfall Bay Road 9258/1	2757m ²	0	0
33 Waterfall Bay Road 9258/2	2604m ²	0	0
37 Waterfall Bay Road 9258/3	3087m ²	1	0, bushfire buffer and narrow width of lot
39 Waterfall Bay Road 9258/4	3749m ²	1	0, bushfire buffer and narrow width of lot
41 Waterfall Bay Road 9258/5	3621m ²	1	0, bushfire buffer and narrow width of lot
43 Waterfall Bay Road 9258/6	2876m ²	0	0
47 Waterfall Bay Road 9258/7	2757m ²	0	0
9 Olsons Road 140643/4	4135m ²	1	1
		76 theoretical	21 likely

From the above, the Low Density Residential Zone to the above properties is consistent with the STRLUS having regard to the constraints and existing development.

Yours faithfully,

Kim Hossack
General Manager



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