

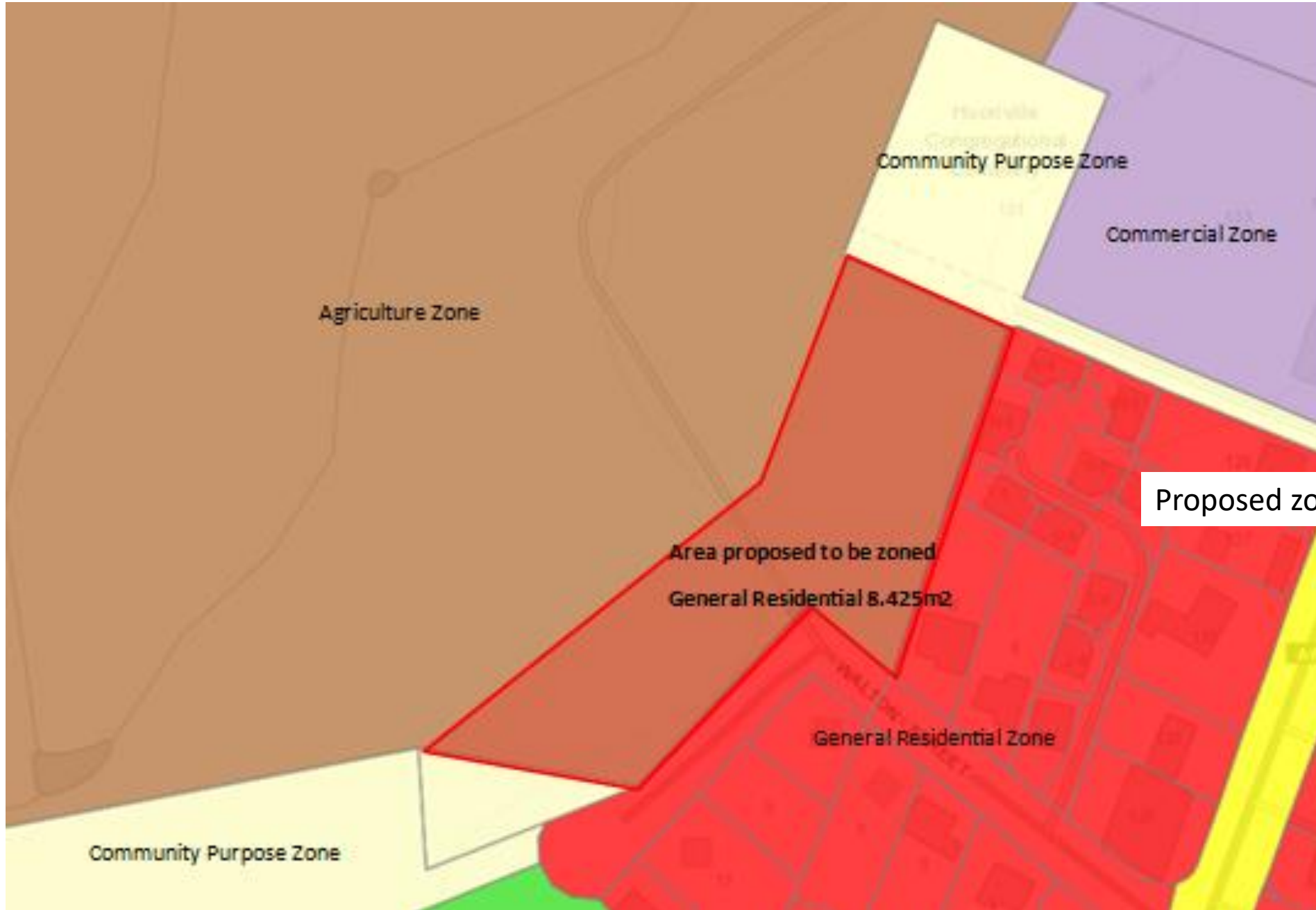
# Tasmanian Planning Scheme—Huon Valley Local Provision Schedule

Hearings April 2023

12 Walton Street Huonville

OBO: Adam Crane





Proposed zoning LPS-HUO-TPS.



Area Proposed to be rezoned.  
Would provide for approximately  
10 additional lots.





## 12 Walton Street Huonville

- 500m to CBD
- Adjacent to Huonville High School
- Fully serviced connected to
  - Water
  - Sewer
  - Stormwater
  - Electricity
- 150m frontage to Council maintained road
- Identified in Huonville Ranelagh Structure Plan – for Residential Development
- Housing growth focused within the serviced settlement of Huonville - Huon Valley Land Use Development Strategy.



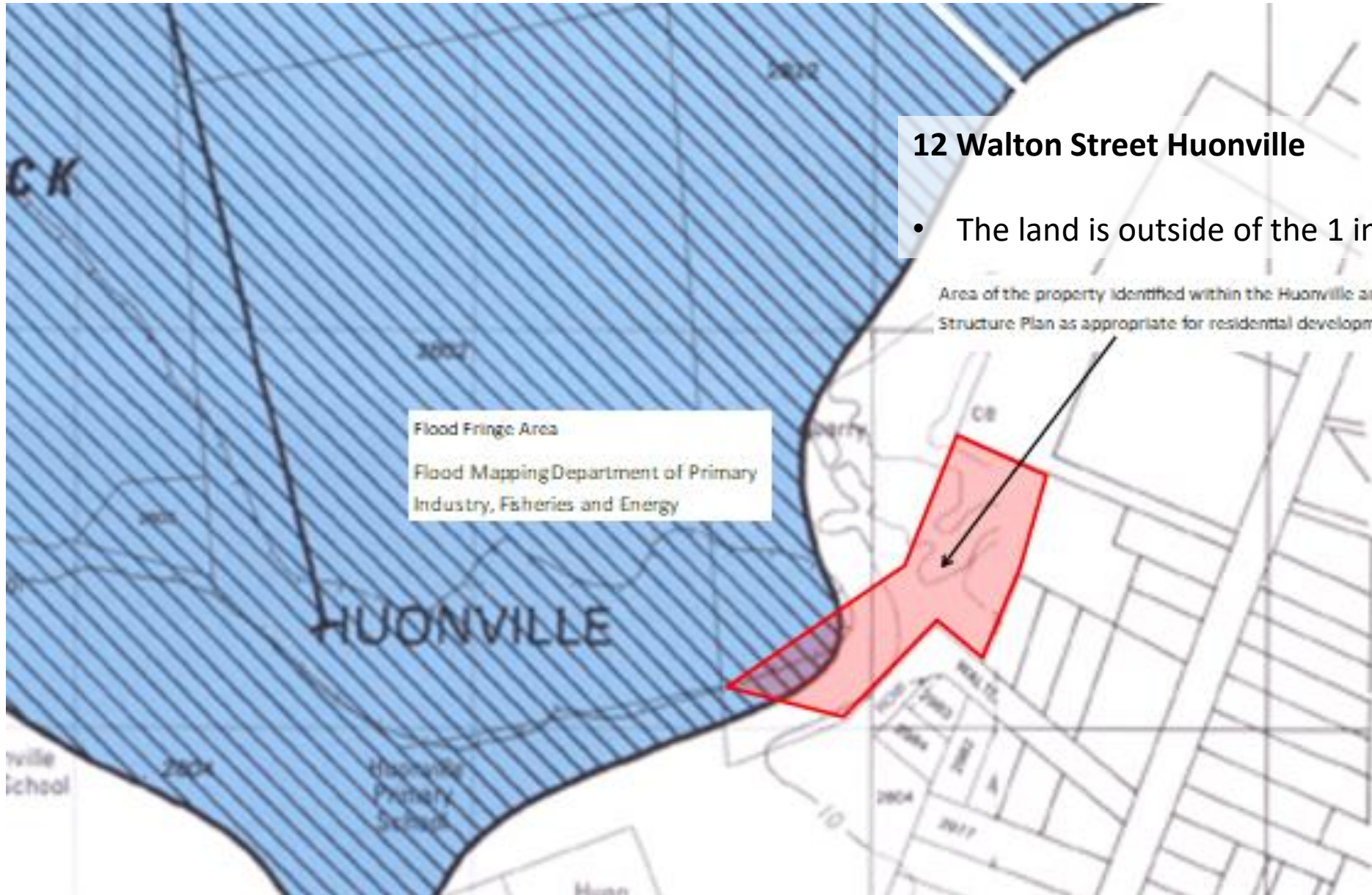


Area of the property identified within the Huonville and Ranelagh Structure Plan as appropriate for residential development.

Settlement Limit

## 12 Walton Street Huonville

- Area identified to be zoning Residential under the Structure Plan
- Land is fully serviced
- Frontage to 7m urban road – bitumen, kerb and channel.
- Entirely connected to existing residential zoned land
- Less than 100m walk to High School



## 12 Walton Street Huonville

- The land is outside of the 1 in 100 year Flood Mapping

Area of the property identified within the Huonville and Ranelagh Structure Plan as appropriate for residential development.

Flood Fringe Area  
Flood Mapping Department of Primary  
Industry, Fisheries and Energy





## Huonville Ranelagh Masterplan

- Council in developing the Masterplan ignored their previously adopted Huonville Ranelagh Structure Plan.
- The Urban Growth Boundary is entirely based upon existing zoning and did not consider this property.
- The proposed rezoning would consolidate the existing visual and town boundary of Huonville as it already forms part of the town – it is fully serviced, and has frontage to a new urban road.
- It should be favoured over greenfield rezoning.
- No impact upon agricultural operations would result the strip of land is only approx 30 m in width and is already part of a residential area.
- Reliance should be had upon Council's approved Structure Plan.
- Waiting upon a future Settlement Plan when the area has already been earmarked for residential development is not considered sound strategic planning.