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Sent: Tue, 31 May 2022 19:51:50 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Stan Watson" <sunnyhillpastoral@yahoo.com>
Subject: HVC LPS Submission on land known as Wilmot Rd, Ranelagh (PID 9839006; CT 179997/1)
Attachments: Huon-LPS_Utilities-Rural_PlanningSubmission_Watson-31-May-2022.pdf

Please find attached a submission on the LPS for land known as Wilmot Rd, Ranelagh (PID 9839006; CT 179997/1)

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Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.

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Huon Valley Local Planning Schedule (LPS)
Submission Section 35E – Land Use Planning and
Approvals Act 1993:

- Wilmot Rd, Ranelagh (PID 9839006; CT 179997/1)

For: S Watson

BY: TRENT J. HENDERSON

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Principal Planner

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Summary

Project:	Huon Valley Local Provision Schedule Planning Submission relating to the land known as Wilmot Rd, Ranelagh (PID 9839006; CT 179997/1)
Planning Authority:	Huon Valley Council
Planning Policy:	Section 35E - <i>Land Use Planning and Approvals Act 1993</i>
Current Scheme Zoning:	Utilities
Proposed LPS Zoning:	Utilities
Revised LPS Zoning:	Rural
Date of Assessment:	May 2022

1 Introduction

The property owner Stan Watson have engaged Red Seal Urban & Regional Planning to review the exhibited documents of the Huon Valley draft Local Provisions Schedule (LPS) in relation to land located at the end of Helen Street, Ranelagh known by the PID 9839006 and certificate of title CT 179997/1.

1.1 Background

It is acknowledged Huon Valley Council (the Council) did enormous work in progressing the LPS to this stage and we commend the Council and its planning staff for it. However, given the extent of work required, it is understandable that some nuances of the zone mapping are not ideal due to the base data not being specific to each site.

Pursuant to Section 35E of the *Land Use Planning and Approvals Act 1993* (LUPAA), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing zoning by providing onsite clarification for the properties in question.

Our principal concern is that the site is despite being in private ownership is zoned Utilities under the Huon Valley Interim Planning Scheme 2015, a situation Council intends to replicate in the proposed LPS.

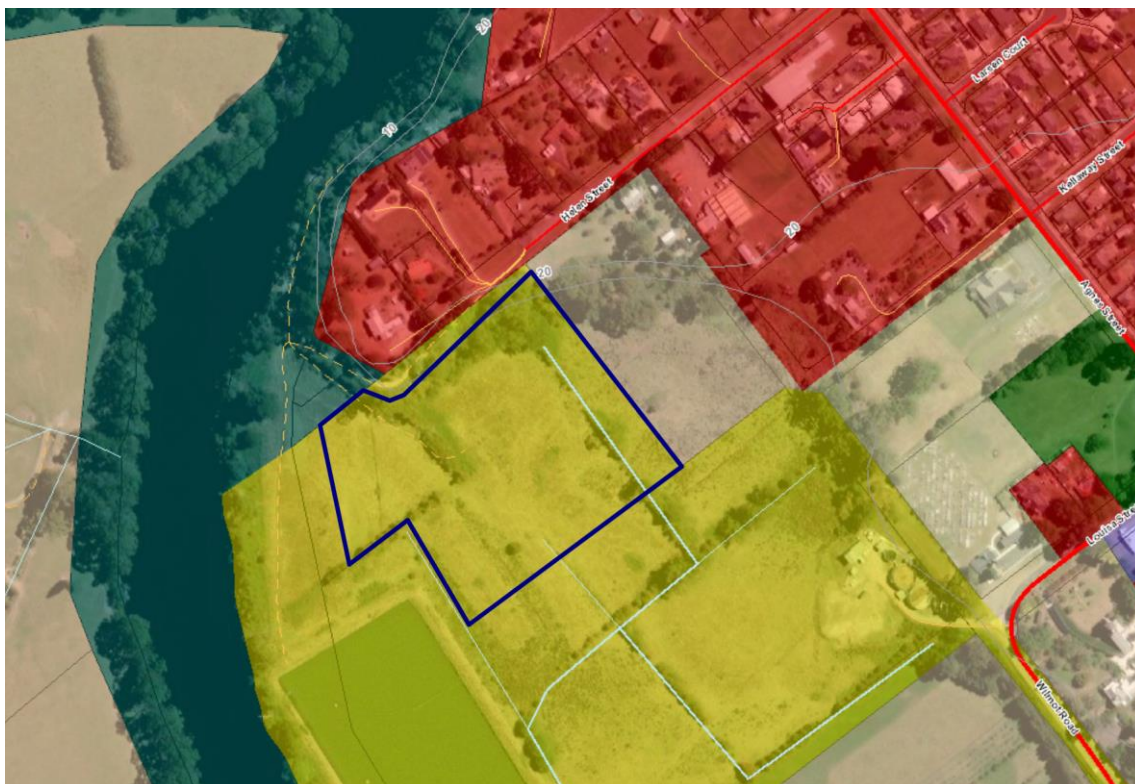


Figure 1.1a – The single title associated with PID 9839006. The yellow is Utilities, light brown is zoned Rural Resource whilst the red is General Residential under the current Huon Valley Interim Planning Scheme 2015. (Source LIST Map)

The site is comprising part of the flood plain to the Huon River which is to the west of the site. The land here is around the 10m contour level (Figure 1.1b). The highest point of the site is in the northern corner at the 20m contour point, level with the remaining General Residential Zone area.

To the south is the TasWater Sewerage Treatment ponds.



Figure 1.1b – the lot boundaries are shown in blue, with 20m contour in the top corner. (Source LIST Map)

1.2 Site

The property covers just over 3.9 hectares

Vegetation type is listed under the TasVege layer of the LIST Map as Agricultural land for most of the property (Figure 1.2a). An area of *Eucalyptus obliqua* dry forest (DOB) as per TasVege layer of the LIST Map (Figure 1.2a below), is along the bank on the northern section of the site, this is not listed under Schedule 3A - Threatened native vegetation communities of the *Nature Conservation Act 2002*.

The Land Capability of the site and surrounding properties is Class 4, which is land moderately suitable for pastoral use and considered marginally suitable for cropping¹; see Figure 1.2a below.

¹ R.C. DeRose, "Land Capability Survey of Tasmania: D'Entrecasteaux Report," (Tasmania: Department of Primary Industries, Water and Environment, 2001).



Figure 1.2a – Land Capability Map – the green area is Class 4, which is marginal suitable for cropping. (Source LIST Map)

1.3 Surrounding

The land to the north of the property along Helen Street is General Residential Land, adjacent to the northeast is proposed to be Rural with the wastewater treatment plan to the south to remain Utilities (figure 1.3a)

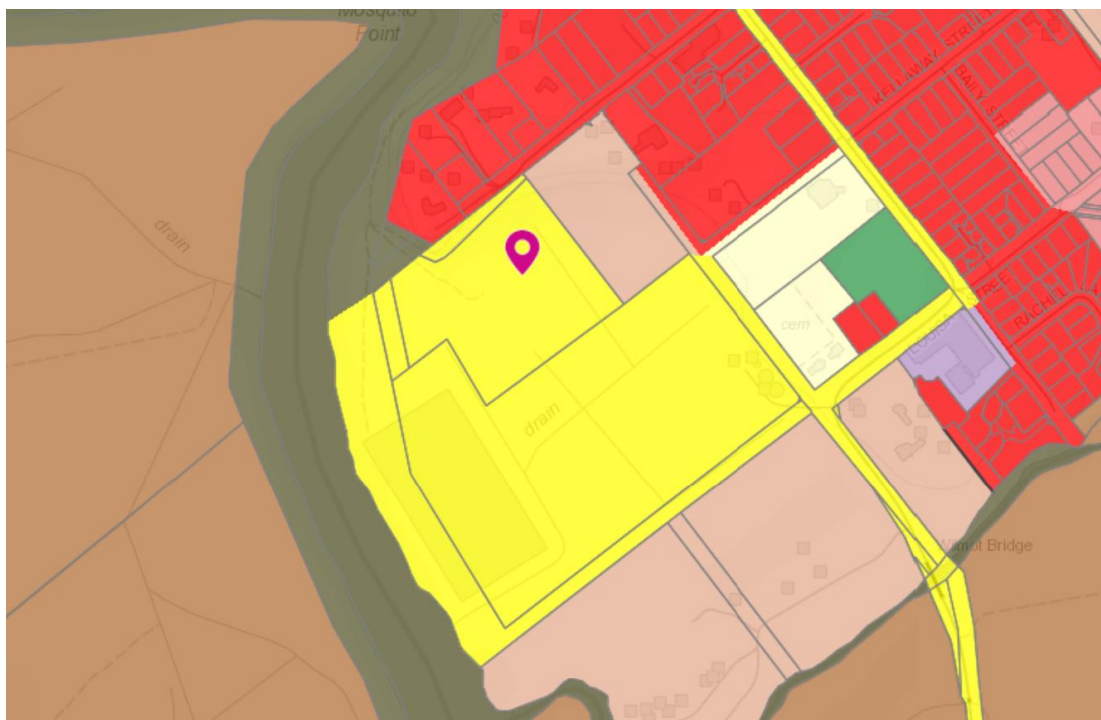


Figure 1.3a – the proposed zoning of the site and surrounding area under the LPS. The yellow is Utilities, light brown is zoned Rural whilst the red is General Residential.

The site does not abut the Huon River which is to be zoned Environmental Management.

It is noted that in addition to the utilities zone the site is subject to a number of codes (Figure 1.3b) overlays as follows:

- Coastal Inundation Hazard
- Bushfire Prone Areas
- Priority Vegetation Area
- Future Coastal Refugia Area
- Waterway and Coastal Protection

Application of the provisions of these codes would depends on the type of development being proposed.

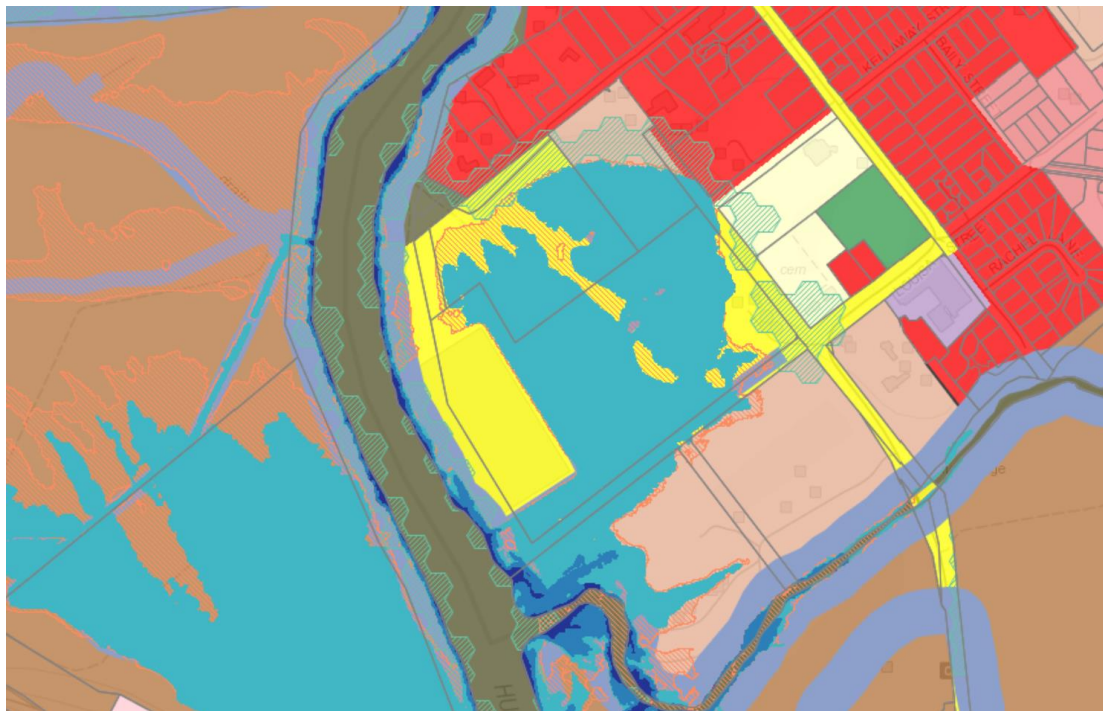


Figure 1.3a – the site showing mapping of several overlays.

2 Planning Provisions

2.1 Proposed Alternative LPS Zoning

As Council has only recently sold the land to the current owner as part of the Land Strategy, the site is evidential not required for utilities use. A more appropriate zoning for the entire site is Rural Living under the Huon Valley LPS as this would be more consistent residential use of Ranelagh. Rural Living zone also recognises the fact that it is desirable to not have a residential density so close to the treatment facility, plus there are a number of site constraints for development at this location.

However, Rural Living would introduce a new zoning to the site. Considering that the adjacent lot is zoned Rural under the LPS and that the flat area has no native vegetation whilst being considered to be Class 4 land, a Rural zoning for the site is not unreasonable and does not alter the residential density or impact on the surrounding activities without appropriate

approvals. Noting that under a Rural Living Zone a dwelling is an No Permit Required use type. Therefore, it is not automatic that a residential dwelling would be built on the site.

3 Conclusion

This representation provides site specific clarification for the following parcels of land known as Wilmot Rd, Ranelagh (PID 9839006; CT 179997/1), located at the end of Helen Street.

Based on the actual land use, an analysis of the purpose of the zones, and a review of the Guidelines, the more appropriate land use zoning is that of Rural the property.

Therefore, pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the LPS should not zone the property (PID 9839006) Utilities but instead it should be zone Rural.



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