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Sent: Tue, 31 May 2022 18:40:52 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Narelle Gane" <Narelle.Gane@bendigoadelaide.com.au>
Subject: Huon Valley LPS - Port Huon Submission PID 3569403
Attachments: Huon-LPS_PortHuon_RedSealPlanningSubmission_Gane_31-May-2022.pdf

Please find attached Port Huon Submission PID 3569403

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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:

- 8 – 10 Doctor Dicks Drive Port Huon (CT: 173538/9 & CT: 168693/8) PID: 3569403

For: N Gane

BY: TRENT J. HENDERSON

BA(Hons) GCUrbDgn MEP RPIA

Principal Planner

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Appendix A Concept subdivision plan – Leary & Cox

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Summary

Project:	Huon Valley Local Provision Schedule Planning Submission relating to the land at: - 8 - 10 Doctor Dicks Drive Port Huon (CT: 173538/9 & CT: 168693/8) PID: 3569403
Planning Authority:	Huon Valley Council
Planning Policy:	Section 35E - <i>Land Use Planning and Approvals Act 1993</i>
Current Scheme Zoning:	Rural Resource, Particular Purpose (Urban Growth) & General Residential
Proposed LPS Zoning:	Rural, Future Urban & General Residential
Revised LPS Zoning:	General Residential & Low Density Residential
Date of Assessment:	May 2022

1 Introduction

Red Seal Urban & Regional Planning has been engaged on behalf of the property owner N Gane to review the exhibition documents of the Tasmanian Planning Scheme – Huon Valley Local Provisions Schedule (LPS) in relation to property at Port Huon known as: 8 - 10 Doctor Dicks Drive Port Huon (CT: 173538/9 & CT: 168693/8) PID: 3569403

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 the LPS by providing onsite clarification for the sites of concern.

1.1 Background

It is appreciated that a huge body of work has been involved in progressing the LPS to this stage and we commend Huon Valley Council (the Council) and its planning staff for it. However, given the extent of work required, it is conceivable that some aspects of the zone mapping are not optimal due to the base data not being specific to each site.

Therefore, 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 of concern.

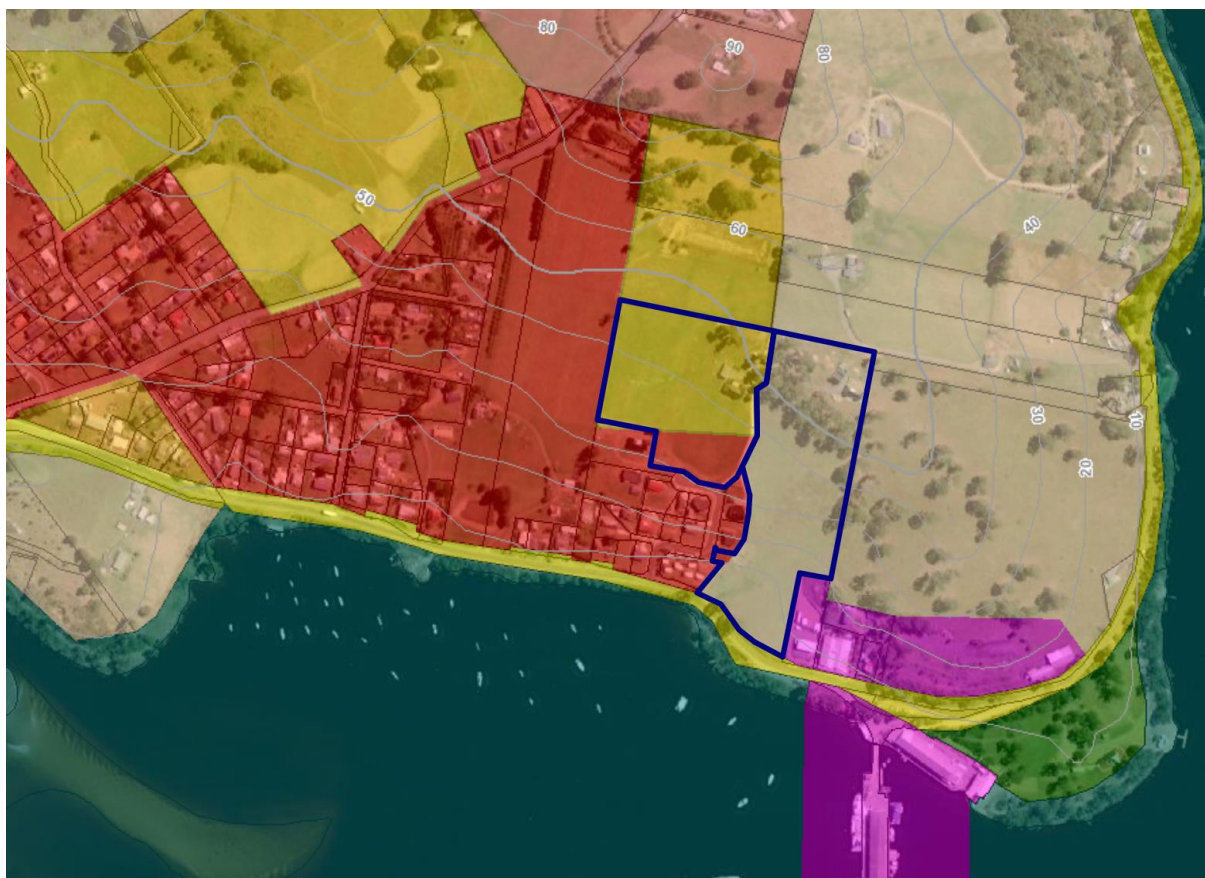


Figure 1.1a – the two titles associated with 8 - 10 Doctor Dicks Drive Port Huon (CT: 173538/9 & CT: 168693/8) PID: 3569403 under the current Huon Valley Interim Planning Scheme 2015. (Source LIST Map)

Our principal concern is CT: 173538/9 & CT: 168693/8 is currently zoned a combination of Rural Resource, Particular Purpose (Urban Growth) & General Residential under the Huon Valley Interim Planning Scheme 2015.

1.2 Site

The General Residential zoned area of the site does have planning approval for a subdivision; however, the historic construction of Doctor Dicks Drive has resulted in an inadequate road network for future expansion. At a corner location the road easement is only 13m in width with the carriage way being less than this width. See Figure 1.2a.



Figure 1.2a – the red location indicates that the road easement is only 13m which is less than the standard 20m for a subdivision LGA road. (Source LIST Map).

As a result, the Urban Growth Zoned land is hampered from development as the existing non-conforming road network will not take any additional traffic.

Additionally, Port Huon has seen a significant demand for housing with the location seen as one of the more affordable sites within the Huon Valley, yet still with services such as local stores in Port Huon and more significant services in Geeveston.

1.3 Surrounding

The surrounding area has seen a significant level of subdivision development has occurred within Port Huon; however, access to the Huon Highway restricts several larger development sites. Additionally, there appears to be a reluctance to develop some lots creating greater pressure on housing stock.

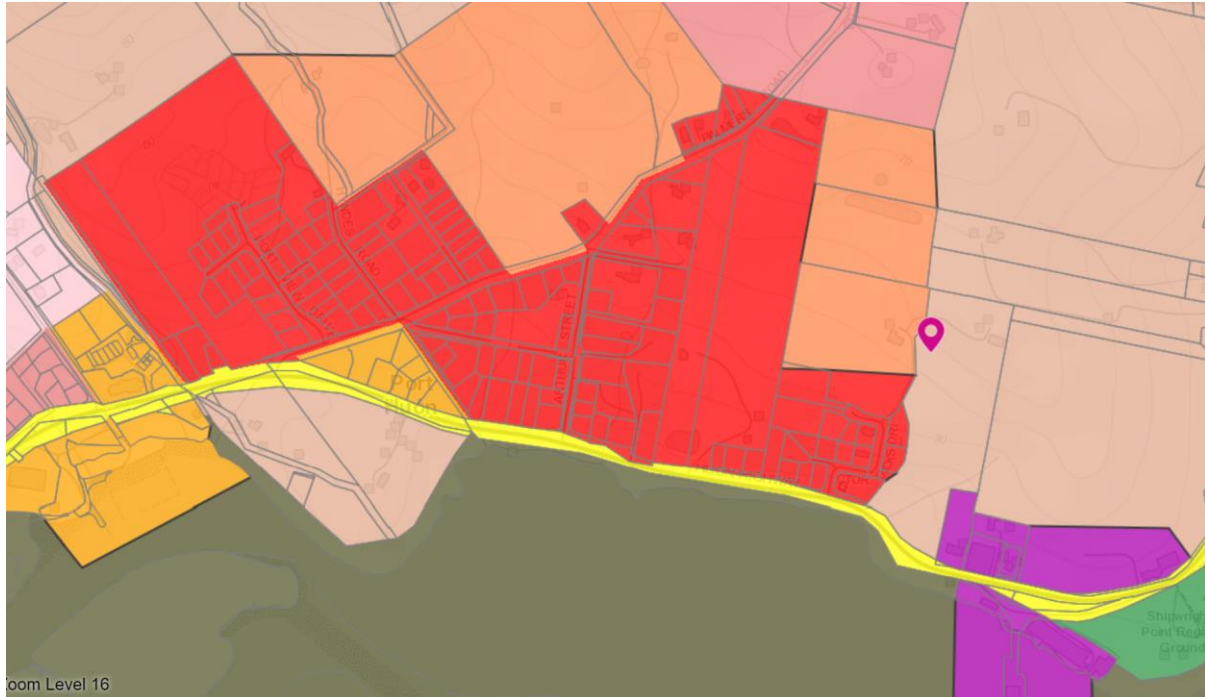


Figure 1.3a – The New LPS Zoning - the subject site in relation to the rest of Port Huon. The large lot at the left of the image zoned General Residential is nearing the end of its subdivision construction. The adjacent long residential lots appear to be hindered in their ability to subdivide.

2 Planning Proposal

2.1 Planning Concept

As seen attached within Appendix A, a proposed subdivision layout has been prepared that would remove the issue of the non-conforming road by establishing a new road (subject to Planning Approval and Engineering Design). The new route would service the Future Urban Zoned land which would be zoned residential. In addition, the route would provide a strategic link to the adjacent General Residential lot, facilitating further development of affordable housing.

2.2 Proposed Alternative LPS Zoning

As the site is currently Rural Resource and will abut a Rural zoned property, the zoning proposed is also a combination of General Residential abutting existing General Residential with Low-density Residential facing the length of the Rural zoned land. The advantage of this is that it will also buffer the activities within the Light Industrial Zone.

2.3 LPS Zone Purpose Statements

Zoning 8 - 10 Doctor Dicks Drive Port Huon (CT: 173538/9 & CT: 168693/8) PID: 3569403, General Residential is consistent with the Guidelines GRZ 2. Whilst the site might be a green-field location, it has already been explored and partially developed. Historical errors and similar development constraints have hindered any further expansion.

The use of the Low-density Residential is also consistent with the Guidelines in regard to LDRZ 3, as its use would provide a strategic buffer between tow land use conflict locations.

Port Huon is not referenced within the Southern Regional Land Use Strategy, which only highlights how out of date the strategy has become. Instead, the area is to have a growth rate percentage. However, with the increase in aquaculture industry and the current high demand for affordable housing Port Huon has since the implementation of a very desirable location. Residential Development her provides accommodation for the aquaculture industry and the growing tourism industry, plus Port Huon has access to schools and recreation spaces, as well as basic retail needs.

Changing the zoning to facilitate the General Residential and Low-density Residential zones at the subject site, will facilitate the growth rate for settlements such as Port Huon by circumventing historical design errors that hinder the ability to achieve the Strategies recommended growth rate.

Therefore, the proposal is not in conflict with the Regional Strategy.

3 Conclusion

This representation provides site specific clarification for the following parcel of land, known as: 8 - 10 Doctor Dicks Drive Port Huon (CT: 173538/9 & CT: 168693/8) PID: 3569403.

It is considered that due to existing road network constraints, as well as other development constraints on surrounding land the site should not be Rural, Future Urban & General Residential as the Huon Valley LPS is currently proposed.

Therefore, pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the draft LPS should be changed to allow the subject site to be zoned General Residential & Low Density Residential as it is more appropriate for the area.



IMPORTANT NOTE:
 This plan was prepared as a proposed rezoning application to the Huon Valley Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

- PROPOSED LOW DENSITY RESIDENTIAL ZONE
- PROPOSED GENERAL RESIDENTIAL ZONE

GDA2020

AMENDMENTS		
No.	Revision/Issue	Date

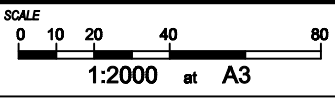


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Project Name and Address
**8-10 DOCTOR DICKS ROAD
 PORT HUON
 TAS 7116**

Drawing Title
PROPOSAL PLAN

Client
 N. GANE



Contour Interval	N/A
Date	20-4-2022
SHEET	1 of 6
DRAWN	MC
CHKD	TC

FILE REF:	9716
Geocivil Ref	971645
AutoCAD Ref	971645
DATUM	GDA2020
Horz:	AHD83
Vert:	



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SCALE
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 1:2000 at A3

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Date
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SHEET		2 of 6		FILE REF:	9716
DRAWN	MC	DATUM	Horz:	GDA2020	
CHKD	TC		Vert:	AHD83	



Road terminates at boundary allowing future access to adjoining property.

No new private driveway access off Huon Highway. Access strips allow access to lots 1-3 off new roadway.

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LOT SUMMARY
 (RESIDENTIAL LOTS NOT INCLUDING BALANCE LOTS)

SIZE	NUMBER
450-500m ²	1
500-600m ²	7
600-700m	15
700-800m ²	12
800-900m ²	3
900-1000m ²	5
1000-1500m ²	0
1500-1600m ²	11
1600-1700m ²	1
TOTAL	55

- 4.5m SETBACK
- 4.0m REAR SETBACK
- 10x15m RECTANGLE
- 20x20m RECTANGLE

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SHEET
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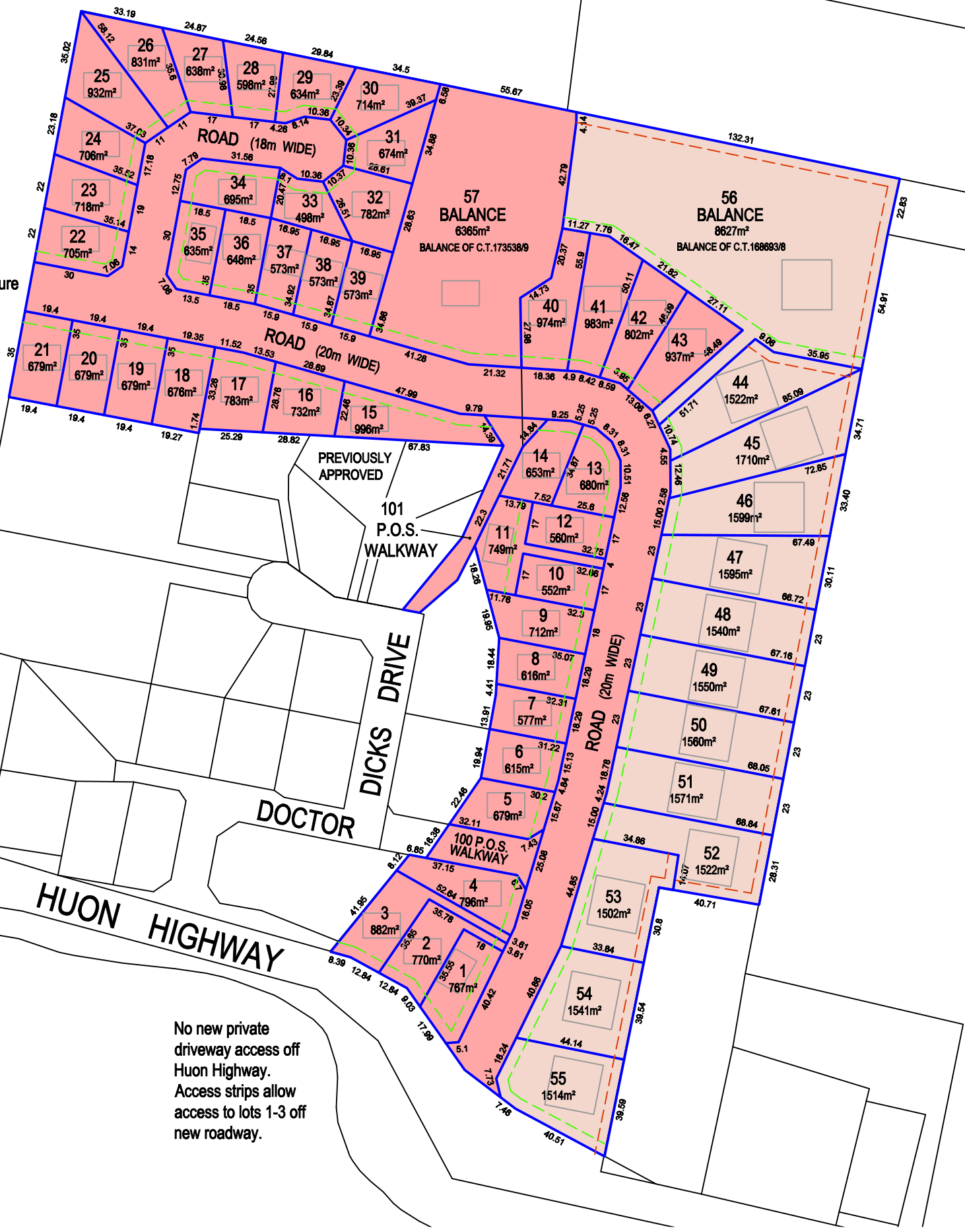
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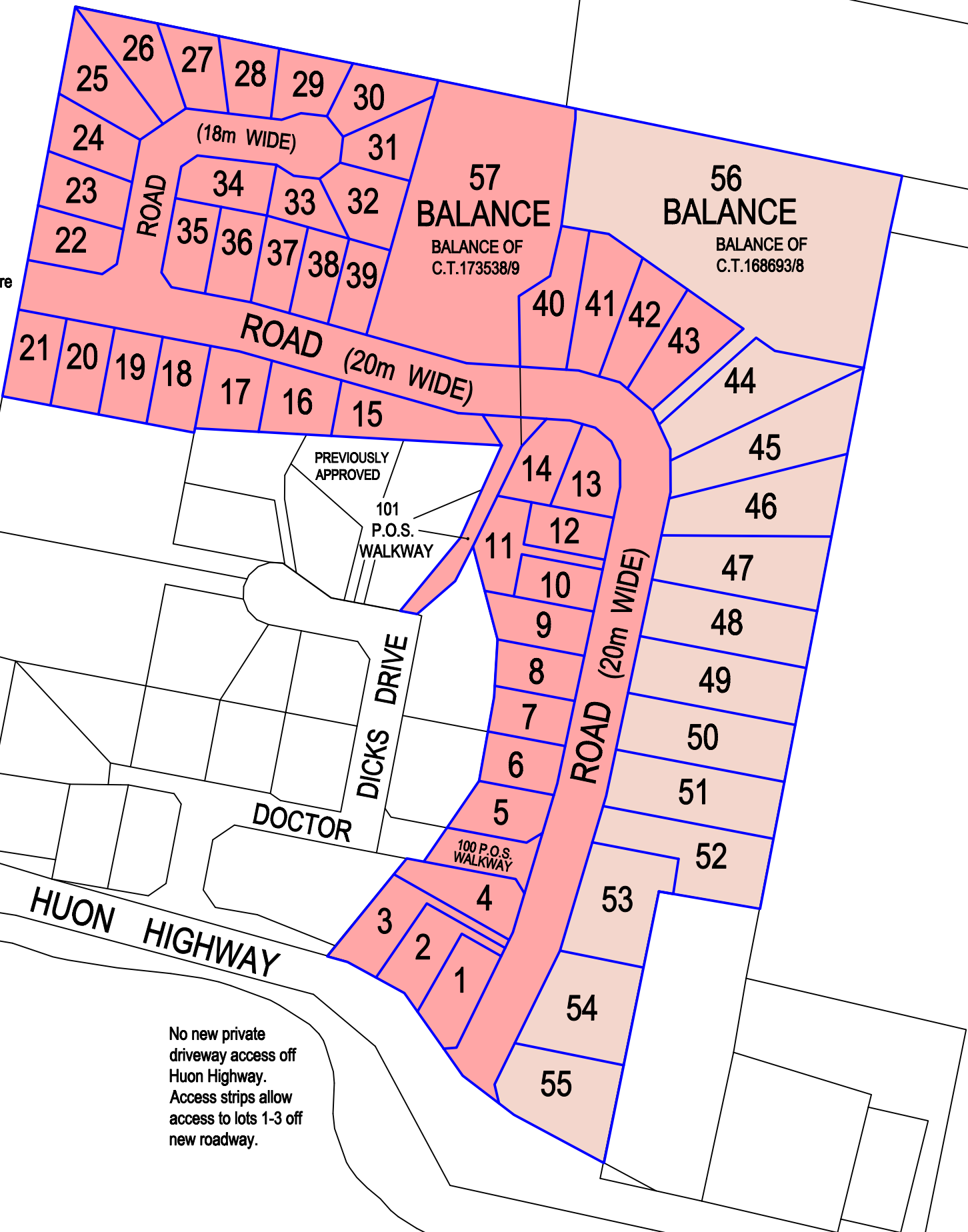
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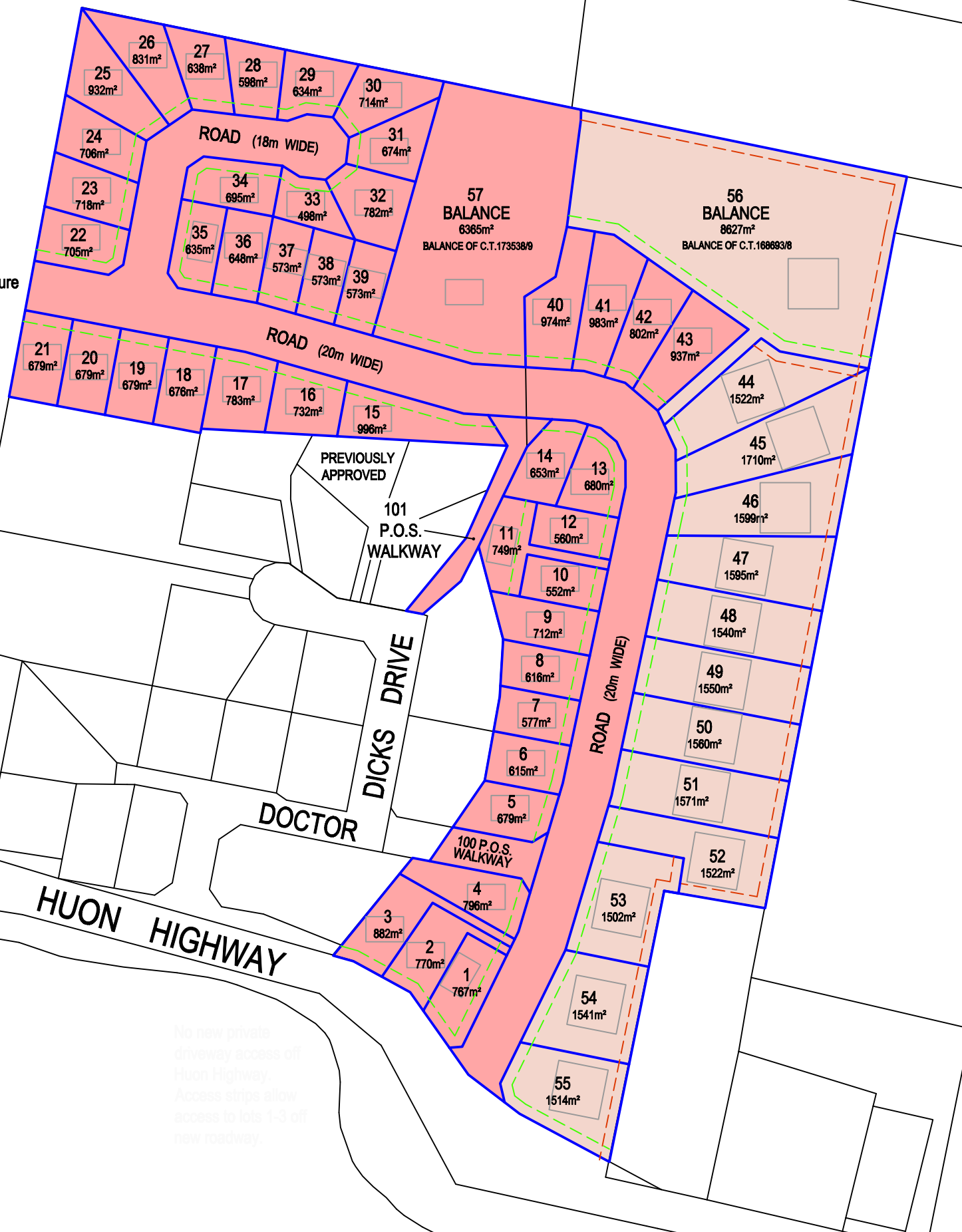
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