

**From:** "Evan Boardman" <evan@e3planning.com.au>  
**Sent:** Mon, 30 May 2022 15:26:52 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Cc:** "Adam Crane" <acdc@live.com.au>  
**Subject:** 12 Walton Street Huon Valley LPS  
**Attachments:** 12 Walton Street Huonville TPS HVO 220530.pdf

Please find attached a submission on the Huon Valley LPS.

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ENVIRONMENT  
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28 May 2022

General Manager  
Huon Valley Council  
40 Main Street  
HUONVILLE TAS 7109  
HOBART TAS 7001

**RE: Submission Draft Huon Valley Local Provisions Schedule 12 Walton Street  
Huonville 7109**

Please accept this correspondence as a submission on the Draft Huon Valley Local Provision Schedule of the Tasmanian Planning Scheme (TPS HUO). The submission is lodged on behalf of the owners of 12 Walton Street Huonville (the Property), The submission seeks to zone approximately 8,425m<sup>2</sup> of land proposed to be zoned Agriculture to General Residential as shown in figure 1. Maps and plans of the Property and the portion sought to be zoned General Residential are appended to this correspondence.

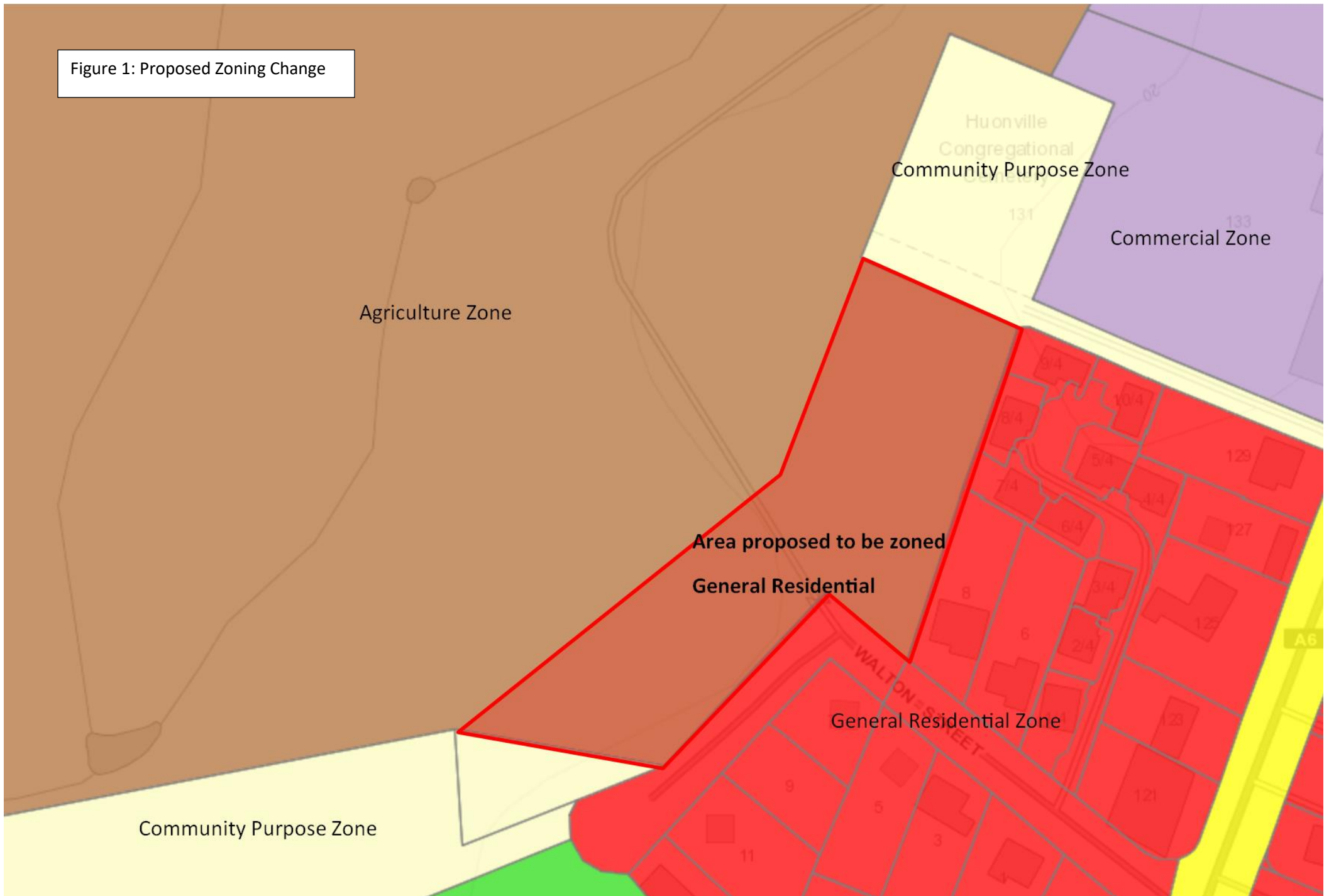
The location of the Property is shown in figure 2 and the Property is zoned Significant Agriculture under the *Huon Valley Interim Planning Scheme 2017* (the Interim Scheme) and is proposed to be zoned Agriculture under the TPS HUO as shown in figure 3.

The Property is to the northeast of the Huonville town centre and is 500m southeast of Ranelagh. The eastern boundary lies adjacent to residential properties along Main Road. The southern boundary abuts the local primary and high schools. The site abuts Mountain River reserve.

This submission seeks to zone the portion of the Property which is subject to the Settlement Limit of the *Huonville and Ranelagh Structure Plan* as shown in the plans appended to this correspondence.



Figure 1: Proposed Zoning Change



The Property is approximately 26ha and contains an existing farm shed with a footprint of approximately 500m<sup>2</sup>. It shares a common boundary with approximately 1km of land zoned General Residential, Community Purpose (Cemetery and High School) and Commercial. It is the largest individual parcel of land which is connected to the township of Huonville.

Several overlays are proposed to be placed over the Property under the TPS HOU, these are similar to those existing and include.

- Natural Assets Code – Waterway and Coastal Protection – figure 4
- Landslip Hazard Code – figure 5

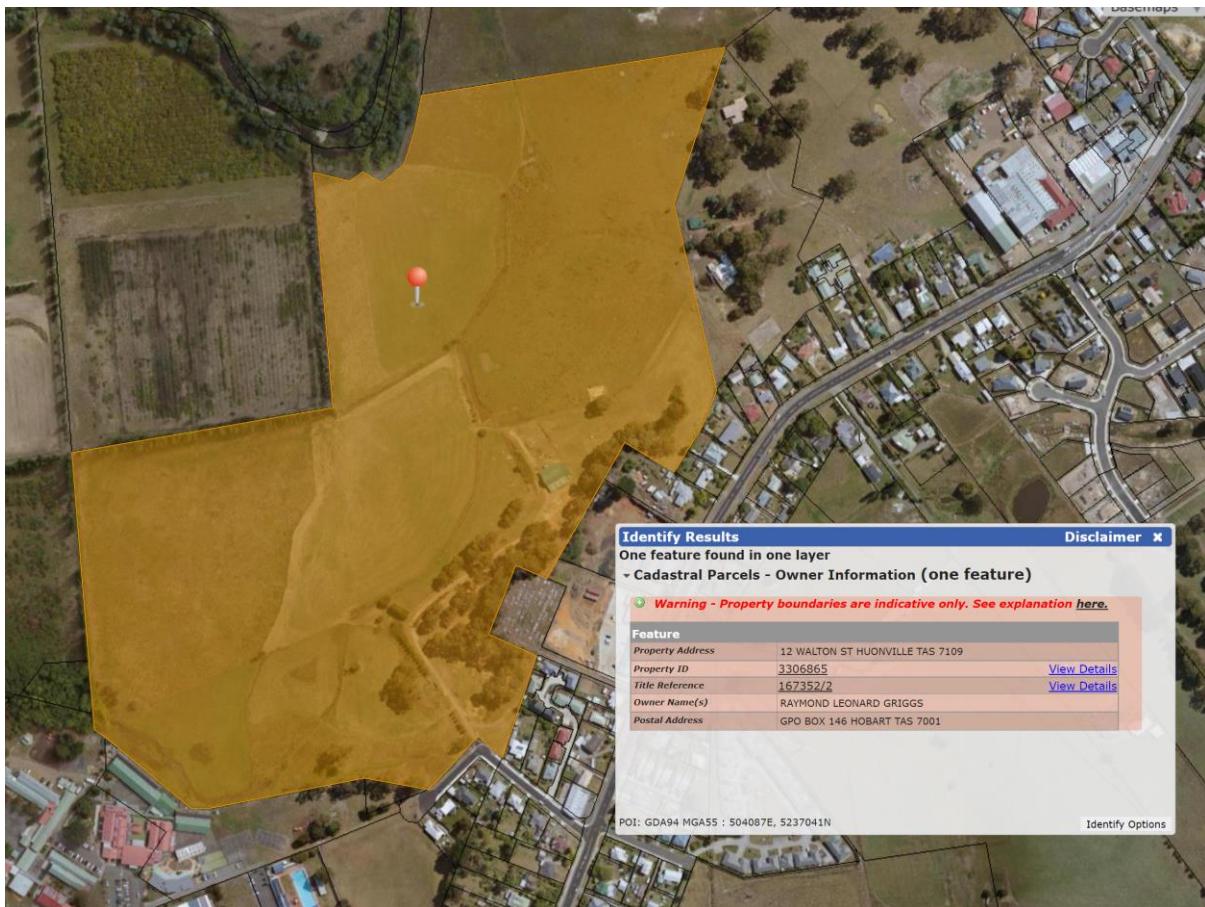


Figure 2: Property location

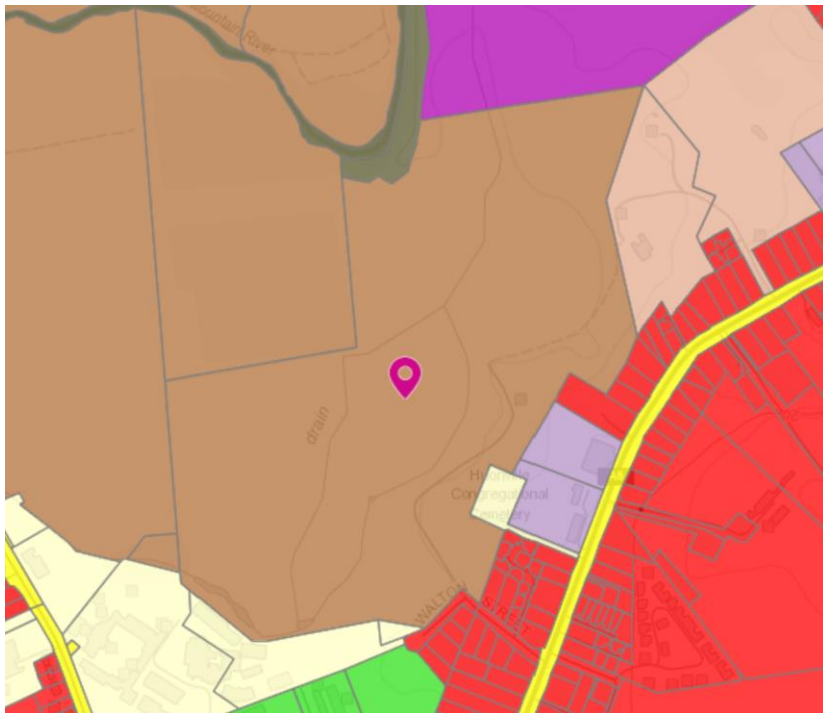


Figure 3: Property Zoning Agriculture

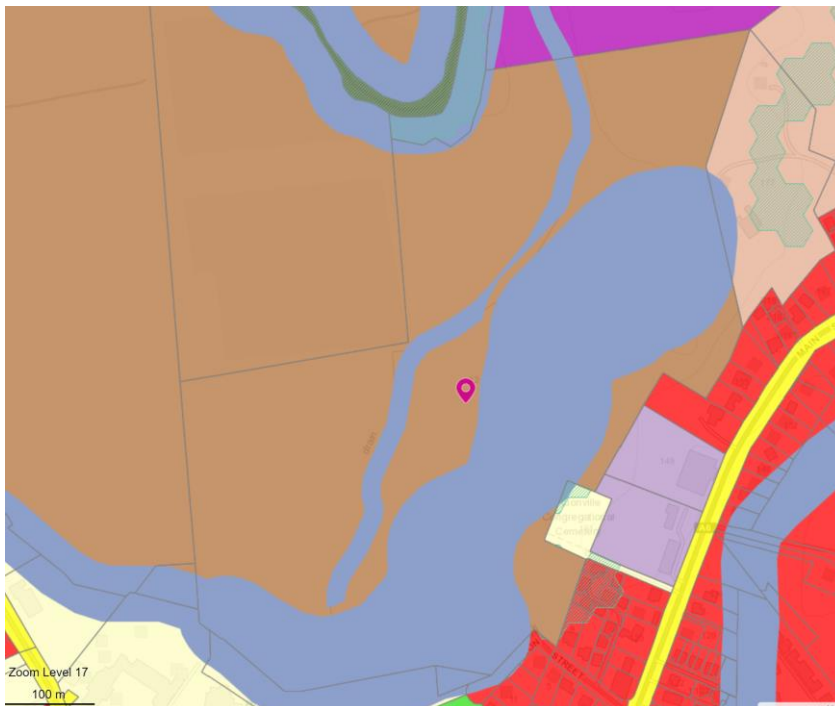


Figure 4: Natural Assets Code – Waterway and Coastal Protection

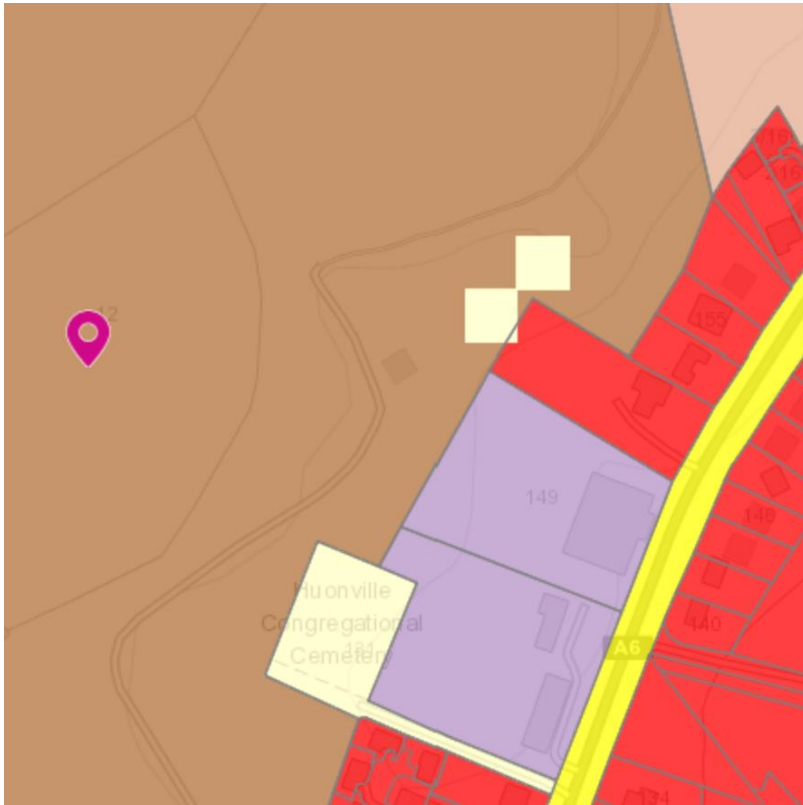


Figure 5: Landslip Hazard Code

The land has no identified land capability as per [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) and as shown in figure 5.

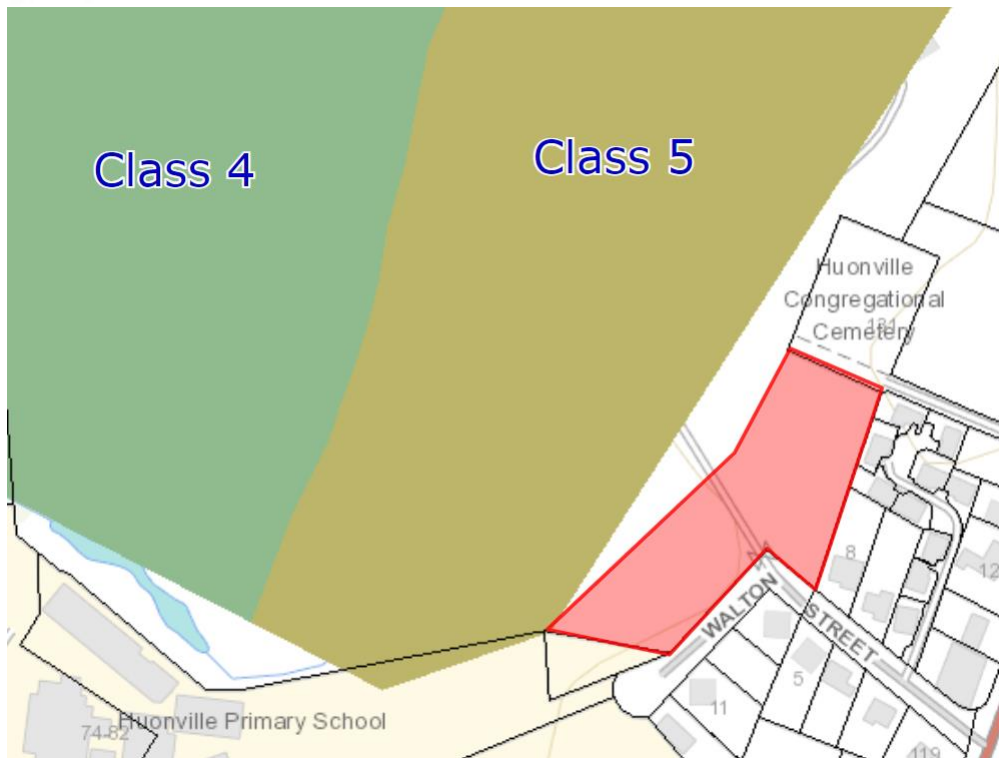


Figure 6: Land Capability Mapping

### Agricultural Land

The Property is proposed to be zoned Agriculture and the proposed zoning change would remove this land from this zoning. The land proposed to be zoned General Residential land has no land capability mapping as shown in figure 6 and no land with land capability mapping would be impacted by the proposed zoning change.

The *State Policy on the Protection of Agricultural Land 2009* is relevant to an assessment of the proposed zoning change and is considered below.

*1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*

### Planning Response

The area proposed to be zoned General Residential is immediately adjacent to land zoned General residential, is serviced with water, sewer, and roads. The balance of the title would remain available for agricultural uses and no

potential land use conflicts other than those already existing would be created by the proposed zoning change.

*2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.*

**Planning Response**

The Property contains no prime agricultural land.

*3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.*

**Planning Response**

The Property contains no prime agricultural land.

*4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following: (a) minimising the amount of land alienated; (b) minimising negative impacts on the surrounding environment; and (c) ensuring the particular location is reasonably required for operational efficiency.*

**Planning Response**

The Property contains no prime agricultural land.

*5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land. State Policy on the Protection of Agricultural Land 2009 Page 3 of 5*

**Planning Response**

The proposed rezoning would not confine or restrain agricultural use on the balance land or in the surrounding area as all potential land use conflicts already exist. The area proposed to be zoned General Residential is relatively small when compared against the size of the overall Property. The best and



most efficient use of the land is General Residential, and the land should be zoned as such.

6. *Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.*

### **Planning Response**

The Property contains no prime agricultural land.

7. *The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

### **Planning Response**

The Property contains no prime agricultural land.

8. *Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.*

### **Planning Response**

The Property is not within an irrigation district.

9. *Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.*

### **Planning Response**

This clause is not relevant.

10. *New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of*

*prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.*

### **Planning Response**

Plantation forestry does not form part of the proposal.

*11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.*

### **Planning Response**

Plantation forestry does not form part of the proposal.

### **Flooding**

Most of the Property is flat on the Mountain River flood plain.

The 100-year ARI flood level was determined by a recent flood study by Entura. Flood level are lower than those in the 1993 flood study possibly because the Walton Street bridge previously restricted flow.

The highest recorded flood was in 1960 which is higher than the 100-year ARI flood. The 1960 flood level at the northern end of the property was RL 9.0m and 6.4m at the southern end of the property.

Only a minor portion of the area proposed to be zoned General Residential is subject to the 1 in 100-year ARI flood and this area is so small that it would not prevent a residential dwelling being constructed on any new property created.

### **Waterway and Coastal Protection Area**

The Waterway and coastal protection area covers as small portion of the land proposed to be zoned general residential as shown in figure 5. The drains are normally dry and do not contain any aquatic flora or fauna.

### **Stormwater**

There are two parallel drainage channels through the Property. These channels cross Wilmot Street and join the Huon at Waltons Inlet.

Any future subdivision would be serviced by a gravity stormwater system discharging to the Waltons Inlet drain or directly to Mountain River.

### **Sewerage**

A sewer main is located within Walton's Road 50m from the Property and provision would be made as part of any future subdivision application to connect to this sewer main.

### **Water**

The site is serviced with town water.

### **Bushfire Prone Area**

The Bushfire-Prone Areas Code applies to the property. The property does not contain any forested vegetation and the bush fire hazard risk is low.

### **Waterway and Coastal Protection Area**

The property is partially subject to the Waterway and Coastal Protection Area as shown in the appendices, however the area proposed to be zoned General Residential is not.

### **Landslide Hazard Area – low.**

A relatively small area adjacent to the eastern boundary of the Property is subject to this code. This is the result of quarrying activity and the area proposed to be zoned General Residential is not subject to this code.

### **Strategic Planning Studies**

There are three Strategic Planning Studies which support the proposed zoning change, these are

- Huon Valley Land Use Development Strategy
- Huonville/Ranelagh Structure Plan and
- Southern Tasmanian Regional Land Use Strategy

These are considered below.

## Huon Valley Land Use Development Strategy (Strategy)

The relevant sections of the Strategy are listed and considered below.

### *Housing Needs*

The strategic direction for provision of housing needs within the Huon Valley are:

#### Strategic Directions

*Maximise the utilisation and efficiency of existing infrastructure and community services; and promote infill development in preference to settlement expansion.*

### Planning Response

The proposed zoning change has over 500 metres of frontage to a Council maintained road and is fully serviced with water and sewer. The land is less than 600m (walking distance) from the Huonville supermarket, services, and facilities, it would maximise and utilise existing infrastructure and community services.

Proximity to services and community facilities:

State highway (Main Road): 130m

Bus stop: 100m

Business zone: 440m

Woolworths Supermarket: 480m

Post office: 730m

Primary school: adjoins property boundary

Secondary school: adjoins property boundary

Creche: 300m

Scout and Guide Hall: 300m

Oval, pool and PCYC Community Centre: 60m

Skatepark: 450m

Walton Road has a 6-metre seal and is connected to Council's stormwater infrastructure, and it is currently underutilised as there are only residential dwellings on the southern side of the road as shown in figure7.



Figure 7: Aerial image of Walton Road

Guiding Principles
<p><i>Focus housing growth within the serviced settlements of Huonville, Cygnet, Geeveston, Dover and lesser extent Franklin.</i></p> <p><i>Promote opportunities for the provision of housing diversity within the identified serviced settlements.</i></p>

**Planning Response**

Housing growth would be focused within the serviced settlement of Huonville. The proposed zoning change seeks to zone land to General Residential as

identified within *Huonville/Ranelagh Structure Plan* and the *Huonville Land Use and Development Strategy*. The extent of the proposed zoning change has been defined by the Settlement Limit within the Structure Plan.

## HUONVILLE AND RANELAGH

### Strategic Directions

*There is capacity for in-fill development to occur and there are potential development sites on the fringe of the town's commercial area.*

*Emphasis should be placed on upgrading Huonville's existing infrastructure, rather than investing in extensions to new areas.*

### Planning Response

The proposed zoning change would provide for infill development immediately adjacent to an existing developed residential area. The Property has a common boundary with land zoned Commercial.

The land has approximately 100m of frontage to a Council maintained road and is fully serviced in terms of water, sewer, and stormwater.

### Guiding Principles

*Allow for infill development within an urban growth boundary that has been identified with regard to existing infrastructure capacity and coverage.*

The Urban Growth Boundary as defined in the Structure Plan and Land Use and Development Plan.

### Huonville/Ranelagh Structure Plan

**Implications:** The Structure Plan will need to consider:

- The provision of land for at least 188 additional dwellings. This has been extrapolated from the medium growth scenario, and the high growth scenario may result in the need for 426 dwellings. Ongoing monitoring of the demand for and supply of dwellings will be necessary to determine how much residential land should be made available.
- Whether to promote infill development, i.e. development utilising existing zoned land
- The suitability of existing zoned land for residential development – e.g. is it floodprone
- Staging of residential growth
- Village housing (e.g. smaller units) in close proximity to the town centre
- Long term residential growth area options

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The zoning change would provide for a maximum of 18 residential allotments which would maximise the utilisation of existing services and facilities, partly satisfying the requirement for an additional 188 dwellings.

As outlined above the proposal would promote infill development in an area which is not subject to flooding.

**Southern Tasmanian Regional Land Use Strategy (STRLUS)**

STRLUS is the most comprehensive strategic planning exercise ever undertaken for Southern Tasma amongst other things its sets growth strategies for all settlements throughout the region. Huonville is classified as:

	<b>Proposed Regional Function</b>	<b>Growth Strategy</b>	<b>Growth Scenario</b>
<b>Huonville</b>	Major District Centre	High	Mixed

A Major District Centre is defined as:

<b>MAJOR DISTRICT CENTRE</b>	
Description	Significant urban areas physically divorced from Greater Hobart where residents of and visitors to the region can access a wide range of services, education and employment opportunities, although employment is strongly related to surrounding productive resources. Important centres to surrounding sub-region.
Population*	5000+
Utility Connections	Reticulated water, sewerage, stormwater and electricity
Services	See Activity Centre Network: Rural Services Centre

STRLUS classifies a high growth strategy as – a 20%-30%. At the 2016 Census there were 861 private dwellings accommodating 1,840 residents. A 20%



growth rate would necessitate an increase of 172 dwellings. A 30% growth rate would necessitate an increase of 258 dwellings. The proposed zoning change would satisfy some of this expected growth and assist in delivering the Growth Management Strategy for Settlements of STRLUS.

The proposed zoning of 8,425m<sup>2</sup> of land to General Residential at 12 Walton Road is put forward to Council for consideration as part of the finalisation of the TPS HUU.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

Regards

Evan Boardman  
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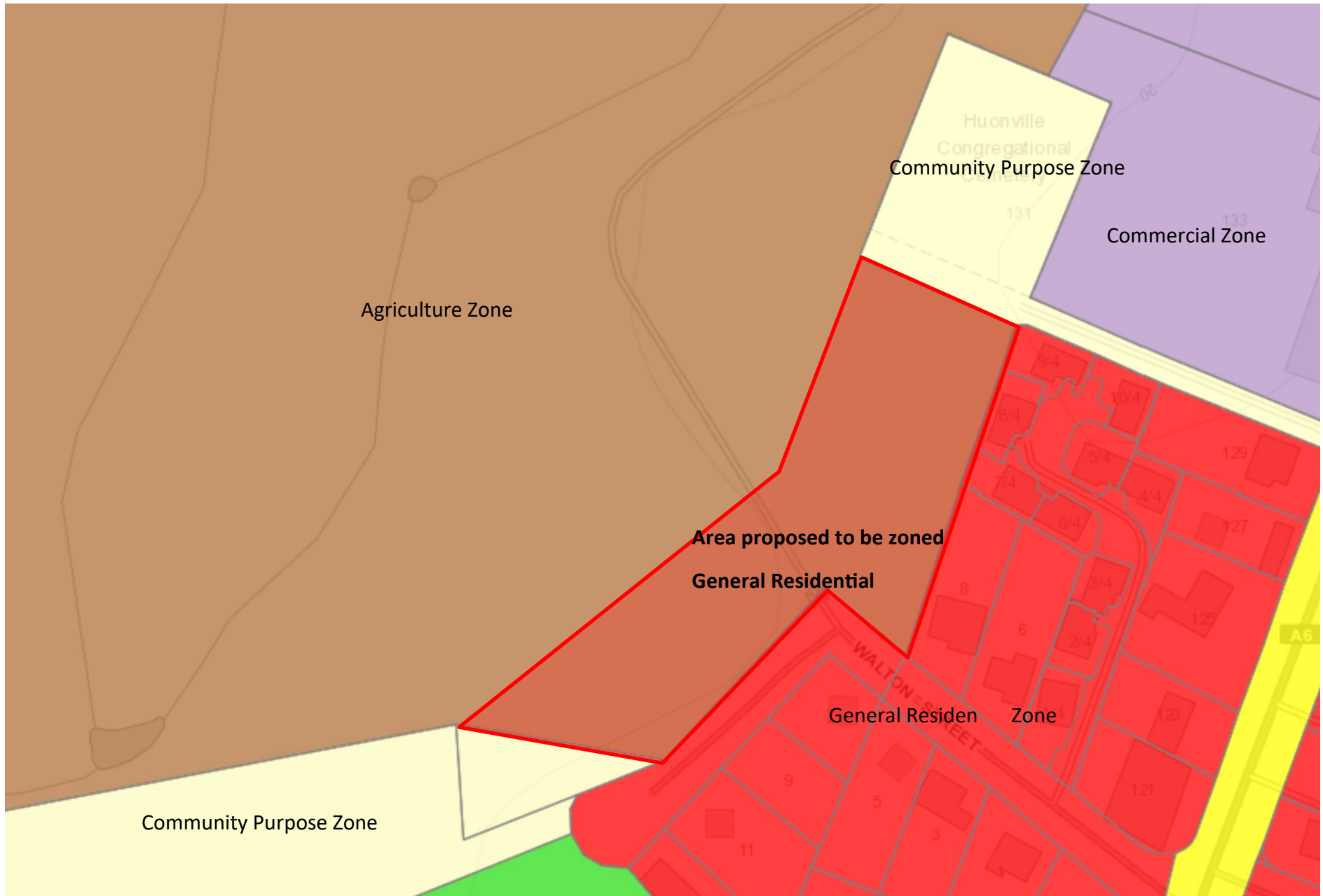




## Appendices

## Plans and Maps





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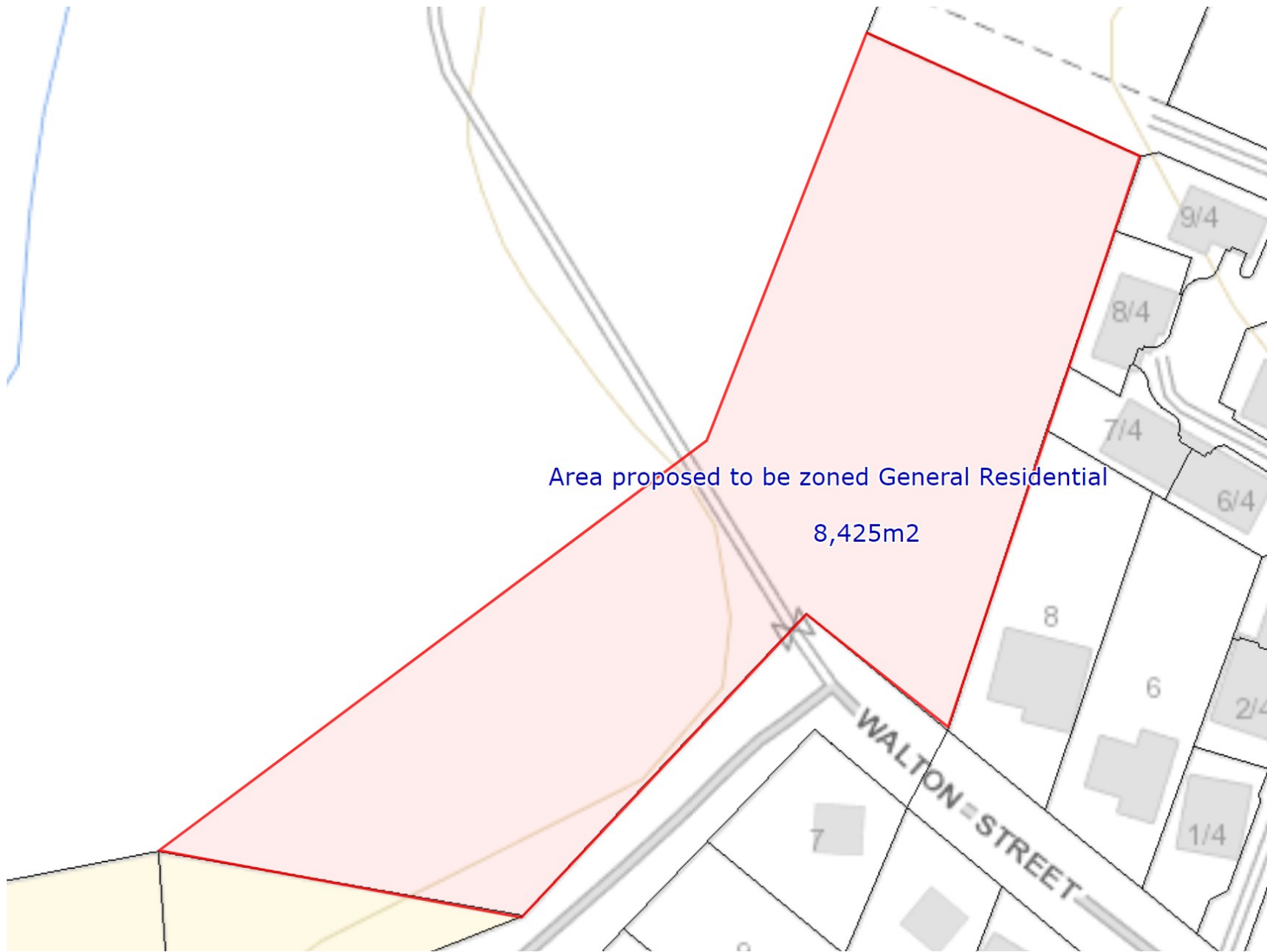
Client: Adam Crane

Project: 12 Walton Street Huonville

Date: 26 May 2022

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Tasmanian Planning Scheme Huon Valley



Area proposed to be zoned General Residential

8,425m<sup>2</sup>

WALTON STREET



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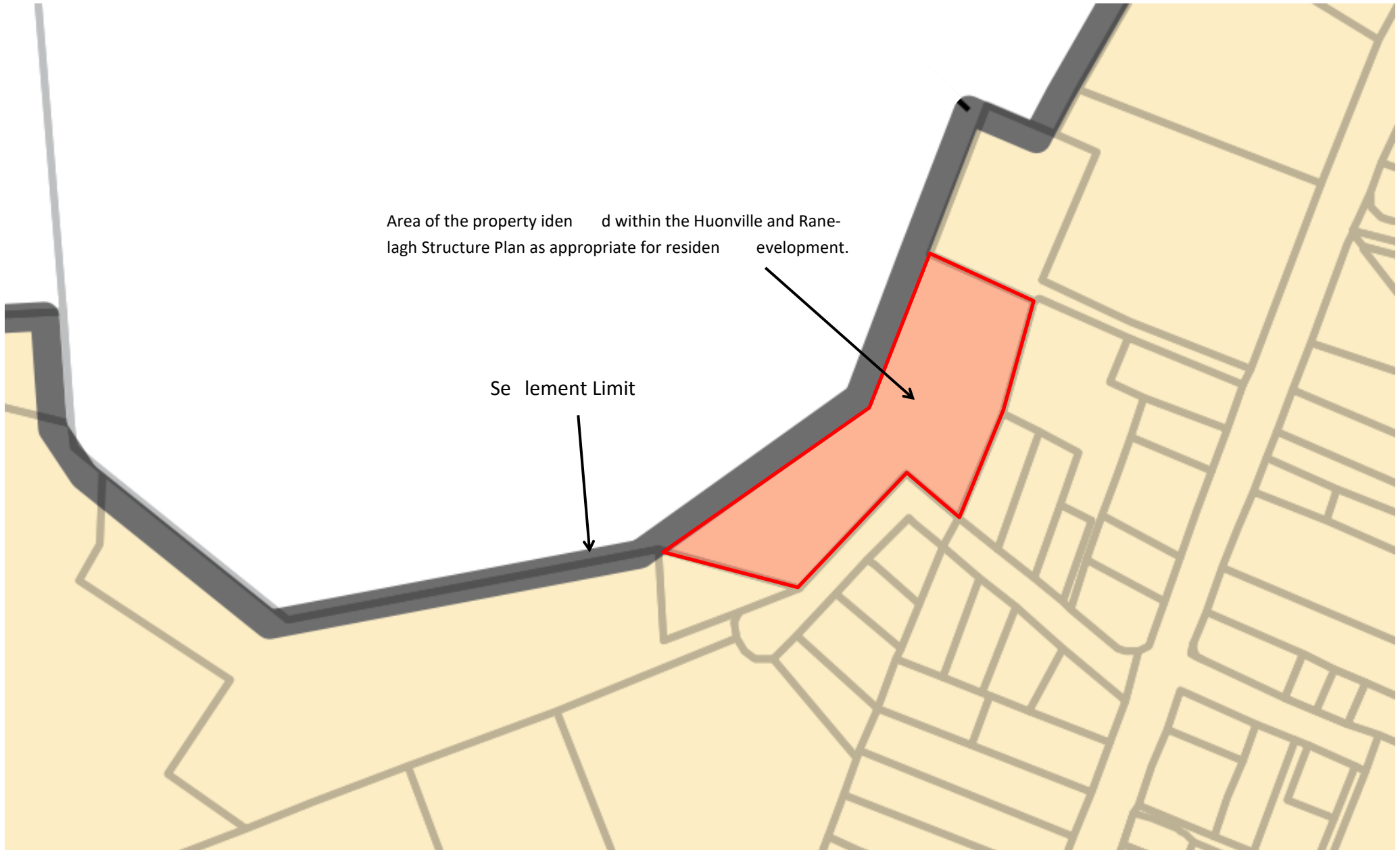
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Area of the property identified within the Huonville and Ranelagh Structure Plan as appropriate for residential development.

Settlement Limit



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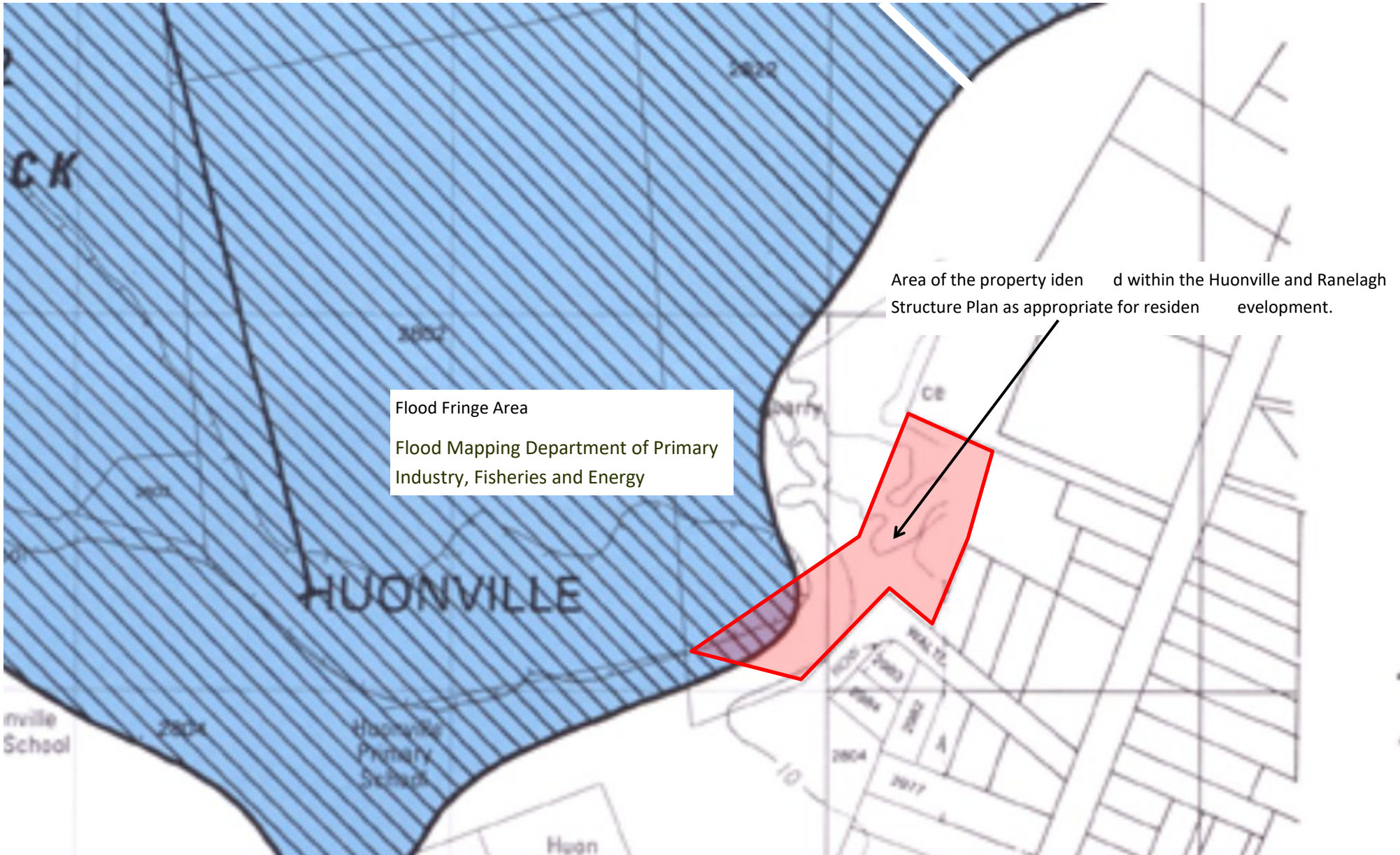
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Huonville Ranelagh Structure Plan



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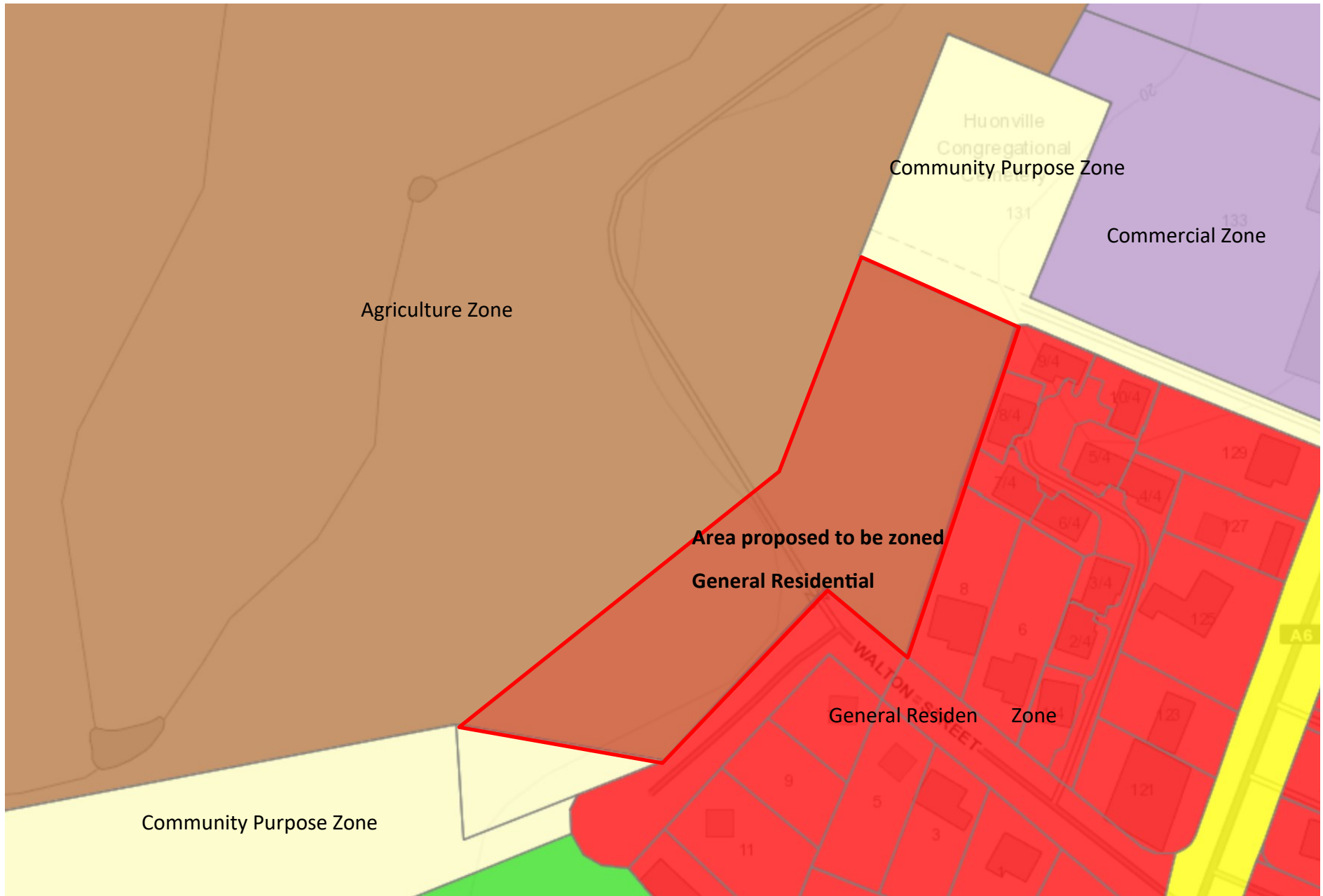
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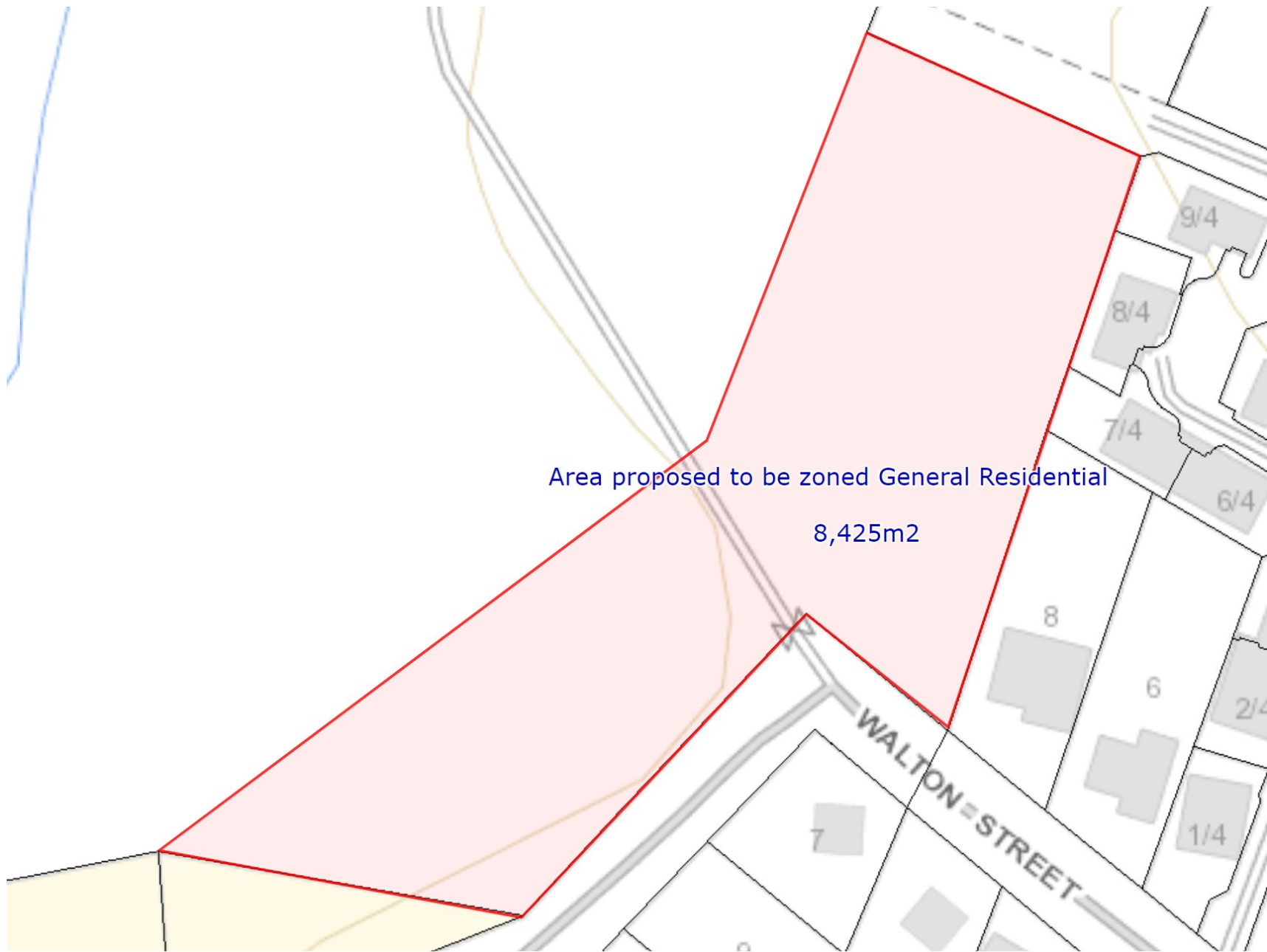
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Area proposed to be zoned General Residential

8,425m<sup>2</sup>

WALTON STREET



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Area proposed to be zoned General Residential

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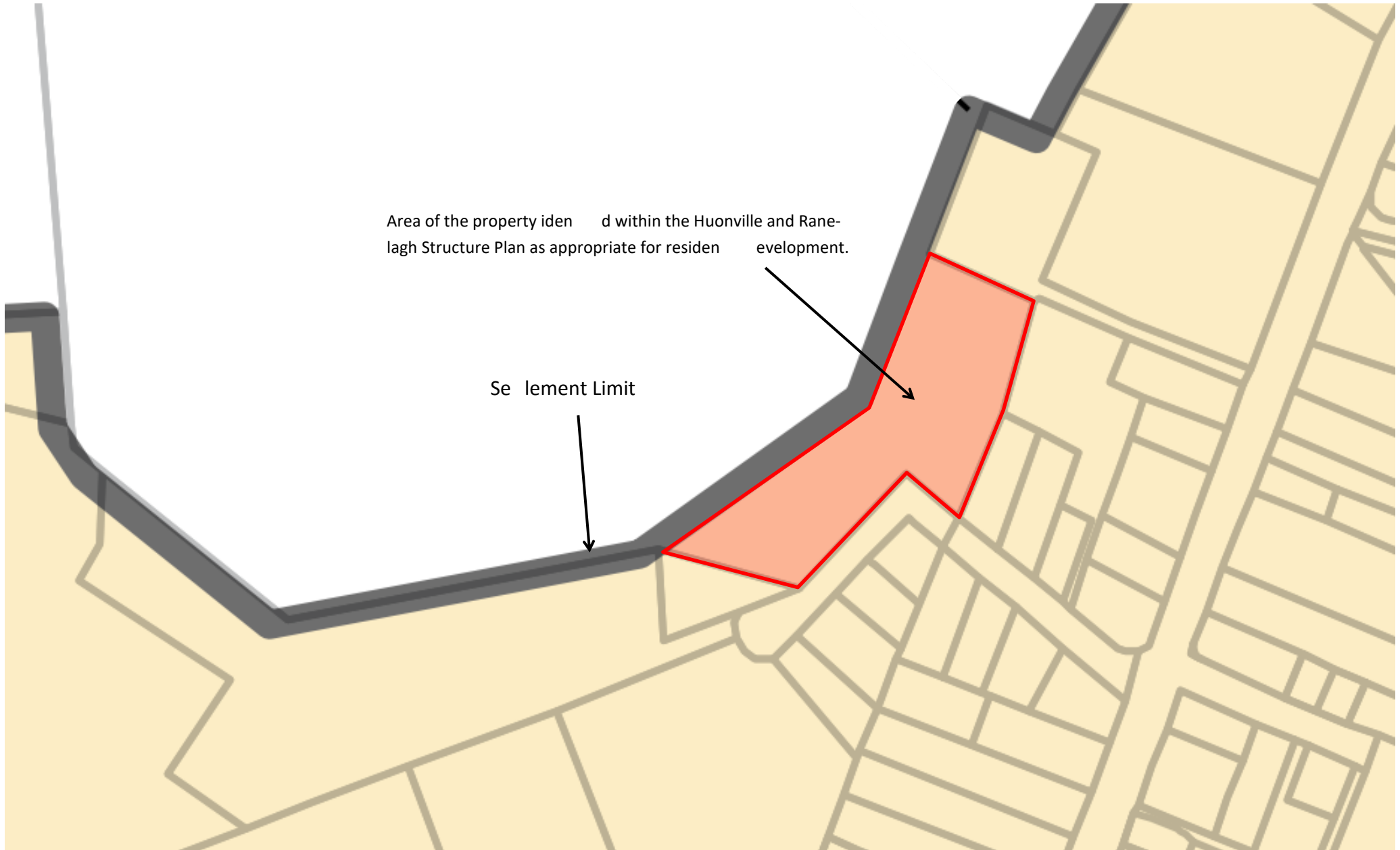
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Settlement Limit



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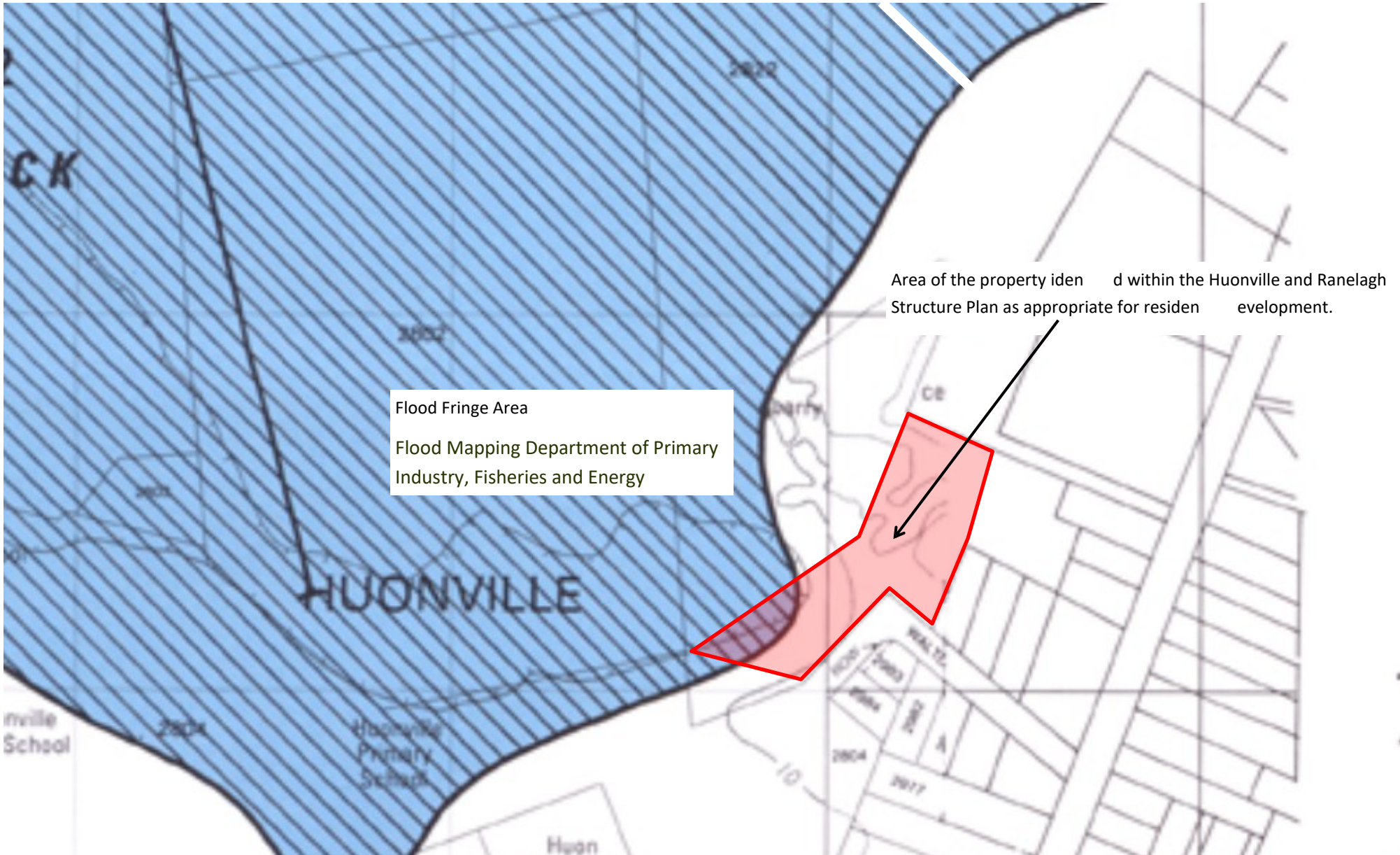
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Huonville Ranelagh Structure Plan



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