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**Sent:** Wed, 4 May 2022 17:16:18 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Subject:** Draft Huon Valley Local Provisions Schedule - Representation  
**Attachments:** Representation - Lot 500, Huonville.pdf

Good afternoon,

Please find attached representation on behalf of our client(s) Mr. David Miller – with respect to his property at Lot 500, Main Street, Huonville.

Kind regards,

Phil Gartrell  
Senior Planner

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28<sup>th</sup> April 2022

Mr. Browne  
General Manager - Huon Valley Council  
40 MAIN STREET, HUONVILLE  
TAS, 7109

Dear Mr. Browne

## REPRESENTATION - LOT 500, MAIN STREET - HOUNVILLE

Ireneinc Planning & Urban Design have been engaged to prepare a representation to the Tasmanian Planning Scheme - Huon Valley Draft Local Provisions Schedules, in relation to the property identified as Lot 500 Main Street, Huonville.

The intent of this submission is to request that the property be considered for rezoning to General Residential.

### SITE AND SURROUNDS

The site is located at Main Street, Huonville (now accessed via Ashy Way) and comprises of the following title:

- CT 178529/500

The site is primarily zoned Particular Purpose - Urban Growth, with a small area on the north-western boundary zoned General Residential. The site is set to transition to the Future Urban zone under the Draft Huon Valley Local Provisions Schedules.

The surrounding area is comprised of a number of different zones. The immediately adjoining land to the north-west and south-west is zoned a mix of General Residential and Particular Purpose - Urban Growth.

The site currently comprises a single title with a site area of approximately 9.4ha. The site is largely vacant, except for a cul-de-sac which extends into the site from the immediately adjoining residential area to the north-west, which has been subdivided and recently constructed.

It is noted that the site directly adjoins existing Significant Agricultural zoned land to the north-west, which supports existing agricultural operations. However, it is also clear that relatively recent subdivisions have occurred on the immediately adjoining site to the north-west, which also shares a common boundary with the agricultural land to the north-east.



Figure 1: Site location (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

Given the ongoing feasibility studies regarding the highway bypass, which is earmarked to run along the north-eastern boundary of the site, it is anticipated that if this were to go ahead, it would provide an appropriate buffer from the orchard on the adjoining property to the north-east.

## CODES AND OVERLAYS

### NATURAL ASSETS CODE

This code applies to the site and includes consideration of natural values and waterway protection - as illustrated in the following figure.

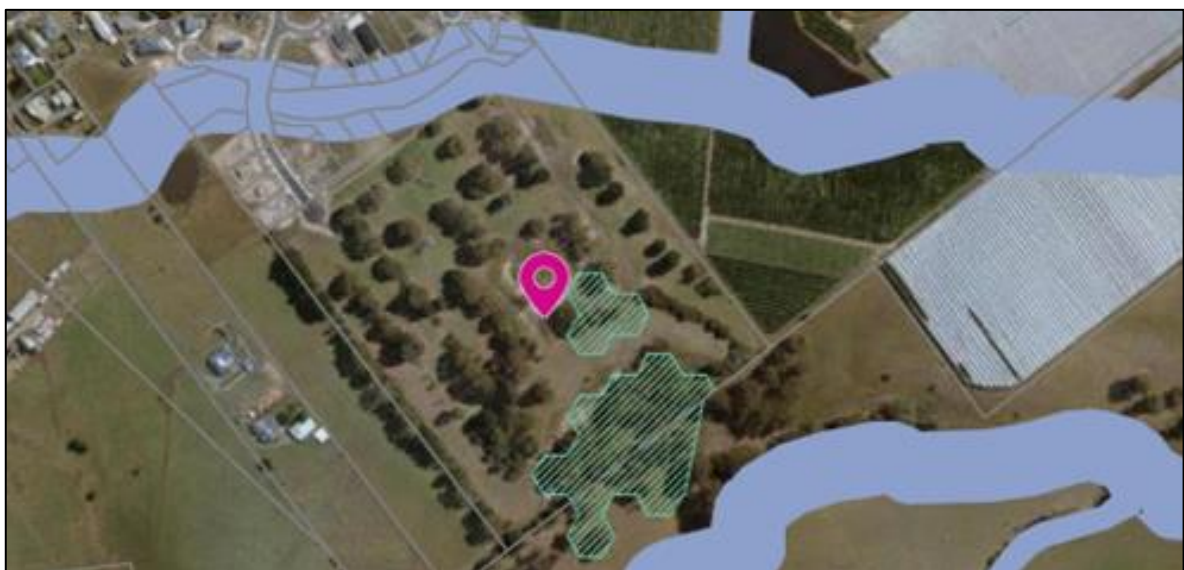


Figure 2: Extent of the waterway and coastal protection area overlay (blue) and priority vegetation area (green) across the site (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

The extent of the overlay to the north, which cuts across the northern corner of the site has been managed through existing drainage channels provided through the subdivision on the adjacent property to the north.

With regard to the priority vegetation, TASVEG mapping indicates there are areas containing Eucalyptus Obliqua forest. These areas do not encompass a large area and it may be possible for some of that vegetation to be retained as part of subsequent staged subdivisions.

### EXISTING ZONING

The site currently falls within the Particular Purpose - Urban Growth Zone under the Huon Valley Interim Planning Scheme 2015.

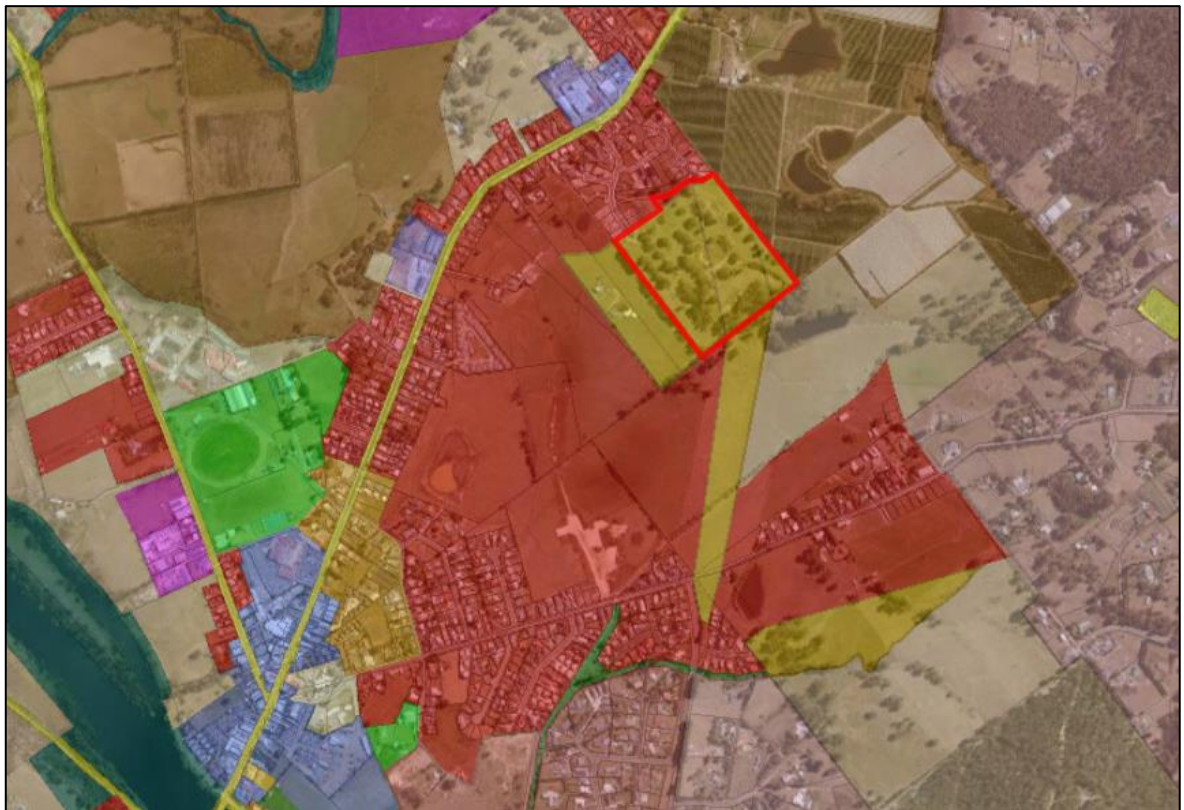


Figure 3: Site zoning and surrounds (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State Government of Tasmania)

The site has been earmarked for further residential growth for quite some time, with previous subdivisions having occurred immediately adjoining the site.

Whilst there is a substantial amount of general residential land within the locality, up-take rates vary substantially, and according to the Huon Valley Draft LPS Supporting Report, some landowners are not interested or willing to allow further subdivision of their land to meet supply.

It is recognised that two adjoining properties to the south-west at 174 and 164 Main Road are also within the Urban Growth Zone. However, it is not known whether these landowners are also seeking rezoning - although a brief analysis of those properties indicate that the narrow nature of those lots would limit their subdivision potential in terms of allowing sufficient room for vehicle access and future road connections.

## ZONING UNDER THE DRAFT LPS

Under the Huon Valley Draft LPS, the site is earmarked for Future Urban Zoning, which is a partial translation from the existing Particular Purpose - Urban Growth Zone.

## INTENDED ZONING

To enable residential subdivision of the site, a change from the proposed Future Urban zoning to General Residential is requested, to facilitate future subdivision and provide additional residential lots given demonstrated demand and lack of supply.

## STRATEGIC ANALYSIS

As specified under Section 34(e), any amendment must address the requirements of the Regional Land Use Strategy, which in this case is the Southern Tasmanian Regional Land Use Strategy (STRLUS). A brief overview of the STRLUS is detailed below.

### SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY

The STRLUS is a high-level strategic document providing objectives and regional policies to guide use and development in Southern Tasmania. It is a requirement of the *Land Use Planning and Approvals Act 1993*, that amendments demonstrate consistency with relevant state or regional policies contained within the STRLUS.

The following is in response to relevant strategic directions.

#### **13.3 Land Use and Transportation Integration**

*LUTI 1.4 - Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.<sup>1</sup>*

Under the Activity Centre Hierarchy, Huonville is described as a Rural Services Centre. The role of which is to:

*To provide predominantly nonurban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally.<sup>2</sup>*

The site is within close proximity to these services and directly adjoins areas already developed for residential.

#### **19.1 Settlement and Residential Development**

With respect growth strategies and growth scenarios, Huonville is also considered a Major District Centre, for which the growth strategy identified within the STRLUS is *High*, whilst the growth scenario is *mixed*, allowing for a 20% - 30% increase in the number of potential dwellings. The mixed growth scenario indicates that residential growth should come from newly zoned and/or infill properties - allowing consideration for expansions to the residential zones.

Notwithstanding the above, the STRLUS growth scenarios do not reflect the substantial increase in demand for housing, particularly over the last 5 years. As a result, there has been a demonstrated need to re-evaluate the provision of future residential land.

<sup>1</sup> STRLUS 2010-2035 (amended 2021, p: A-15)

<sup>2</sup> STRLUS 2010-2035 (amended 2021, p: 77-78)

This has been acknowledged recently, with the Minister for Planning issuing an intent to provide avenues for existing urban growth boundaries to be modified within the Greater Hobart extent (provided certain criteria can be met).

This is supported by the accompanying Huonville Residential Supply and Demand Analysis prepared by SGS Economics, which indicates that the demand for housing is outpacing forecast growth scenarios. This will be detailed further in the following sections.

In addition, Huon Valley Council has sought support for a planning scheme amendment, to allow greater flexibility in rezoning land for residential purposes, in the absence of a review of the STRLUS.

Whilst Huonville doesn't form part of Greater Hobart, there are still some parallels which can be drawn out of the regional policies that are relevant for residential growth across Southern Tasmania as a whole.

For example, the STRLUS outlines the following regional policies:

***SRD 2 - Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.***

***SRD 2.8 - Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.***

The key point within SRD 2, is affordability. It is clear that over the last 5 years, housing demand has skyrocketed along with costs. It is now very difficult to find land and housing within Greater Hobart that is affordable, which is pushing many people out into more suburban areas and rural centres.

As will be outlined further in this report, the demand for housing and land, along with the inflated market, requires additional residential land to be provided in areas where it is more affordable. The proposed rezoning of the land at Lot 500 Main Street will assist in catering for this demand and requirement, which will provide greater housing choice and affordability within the close proximity to existing services, facilities and infrastructure.

The site is also in close proximity to a future road corridor, which if developed, will provide an alternative link to the eastern side of Huonville and have the potential to serve as a buffer from the existing orchard on the adjoining property to the north.

This would serve to reduce any potential conflicts between the existing agricultural operations on the adjoining property - notwithstanding the fact that the adjoining land to the north-west has already been rezoned to General Residential and developed, whilst having the same proximity to the agricultural operations.

Generally, residential growth in areas outside of the UGB are managed at a more local level, through municipal level settlement strategies, such as the Huon Valley Land Use & Development Strategy, which will be addressed below.

## HUONVILLE LAND USE & DEVELOPMENT STRATEGY

The Land Use and Development Strategy is relatively outdated now, having been prepared in 2014. It does not identify the subject site as being within the urban growth boundary, however it is

significant to note that the immediately adjoining land to the north-west is also not included, but nonetheless, has been zoned General Residential and has been recently subdivided.

There are also other instances where additional land has been rezoned to General Residential outside of the urban growth boundary illustrated within the strategy.

#### HUONVILLE RANELAGH STRUCTURE PLAN

The Structure Plan was prepared in 2012 and specifically identifies that the site at Lot 500, Main Street should be zone General Residential, as illustrated below:

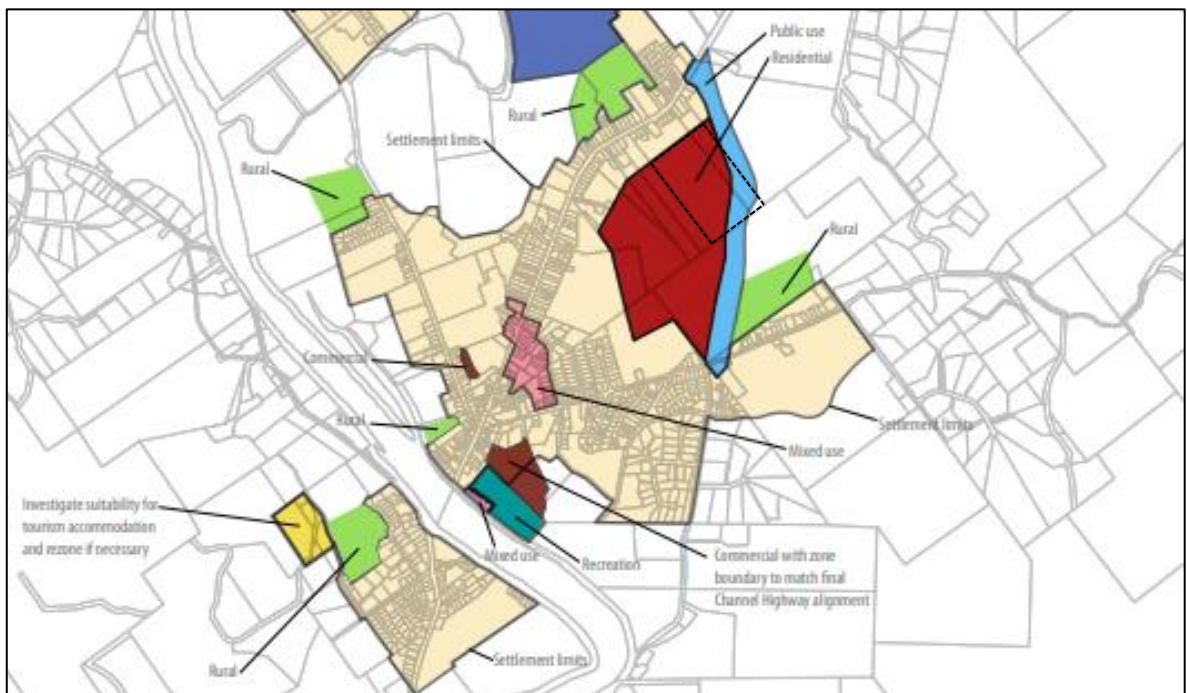


Figure 4: Extract from the Structure Plan - subject site in black (source: Huonville Ranelagh Structure Plan 2012, p 57).

Whilst the Structure Plan is also relatively outdated, additional more up-to-date documents have been prepared which continue to support the need for additional residential land.

#### HUONVILLE / RANELAGH MASTERPLAN

The Masterplan was amended in 2019 and acknowledges potential bottlenecks in land release due to limited ownership, which affects the release of land. In addition, the Masterplan states that many areas identified for future growth are not serviced or require access upgrades, which also makes the release of land problematic.

However, the site at Lot 500 Main Street directly adjoins a moderate/large subdivision which is serviced and is owned by our client, who wishes to rezone the land to allow for further subdivision. The Masterplan also acknowledges that supply/demand for housing in Greater Hobart is pushing people further out into more regional areas looking for more affordable housing - which may affect growth strategies and the amount of available land.

The masterplan states that:

*The Particular Purpose Zone Urban Growth Zone should remain, noting that this is an appropriate location for future residential growth. The future rezoning of this land to allow for development should not occur until it is required to provide for a 15-year residential land supply. The supply includes all land that is zoned for residential purposes.*

The Masterplan recognises that the site is suitable for residential purposes when demand requires a further release of residential land. It is clear that there are substantial bottlenecks which are inhibiting the release of residential land to meet demand (in both the Residential Supply/Demand Analysis and the Draft LPS Supporting Report).

Therefore, the site should be considered for rezoning - to provide additional supply which can be subdivided in stages, to manage the use/development of the land.

## HUONVILLE RESIDENTIAL SUPPLY AND DEMAND ANALYSIS - SGS 2022

The accompanying SGS report states that:

*Assuming 80% of housing demand in the Huon Valley is accommodated in Huonville, which is desirable from a sustainable planning perspective, demand for housing in Huonville is 996 and 1,151 over a fifteen year period.<sup>3</sup>*

The report provides a detailed assessment of housing capacity within Huonville, applying several different realisation rates.

The assessment indicates that up to 2026, the housing capacity for Huonville/Ranelagh is 96-176 dwellings. In the medium term, there is greater capacity due to greenfield sites. Notwithstanding, the analysis indicates that there is a short-term capacity shortfall to 2026.

As outlined in the report:

*The current settlement pattern in the Huon Valley is low density. It is also known that the Huon Valley community appreciates their gardens. It is therefore likely that both low density development and low realisation rates for infill development persist. In addition, population growth may continue to track above the high scenario.*

*On the other hand, due to high land value and high population growth patterns, there will be increased pressure to develop at higher density, while more property owners may be willing to subdivide and lose some of their gardens.*

*In addition to this gap analysis, the ownership patterns of vacant residential land in Huonville needs to be considered. There are currently five large vacant land holdings by four owners that represent approximately 69 to 74% of total vacant capacity. The rational behaviour of landowners is to maximise returns by releasing land at a slow pace. Given the fact there are very few landowners, there is a significant likelihood that land release will not keep pace with actual demand.*

The SGS report goes on to further state that to optimise the residential market and support affordability, there is a need to start rezoning land identified for future residential use.<sup>4</sup>

With specific regard to existing/proposed land to be zoned Future Urban under the Draft LPS, the subject site at Lot 500, Main Street (off Ashy Way), represents approximately 9.2ha. The SGS report indicates that the rezoning of this site, along with three other properties currently earmarked for

<sup>3</sup> Huonville Residential Supply and Demand Analysis, *SGS Economics* (2022, p: 6)

<sup>4</sup> Huonville Residential Supply and Demand Analysis, *SGS Economics* (2022, p: 10)



Future Urban, will provide sufficient capacity to accommodate the demand for housing in the short and long term.

## SUMMARY

The rezoning of the property at Lot 500, Main Street to General Residential would provide additional residential land to meet the growing demand (as outlined in the accompanying SGS Report) and mitigate the ongoing bottleneck caused by existing landowners with General Residential land, who are not willing to allow further subdivision.

The site has already been identified as suitable for residential zoning and directly adjoining a recent subdivision, accessed via Ash Way.

The site is also relatively free of any substantial hazard overlays, thereby substantially reducing risk to future development. Providing additional residential development within the subject site would also provide additional justification for the potential road bypass from Main Road onto Knights Road.