

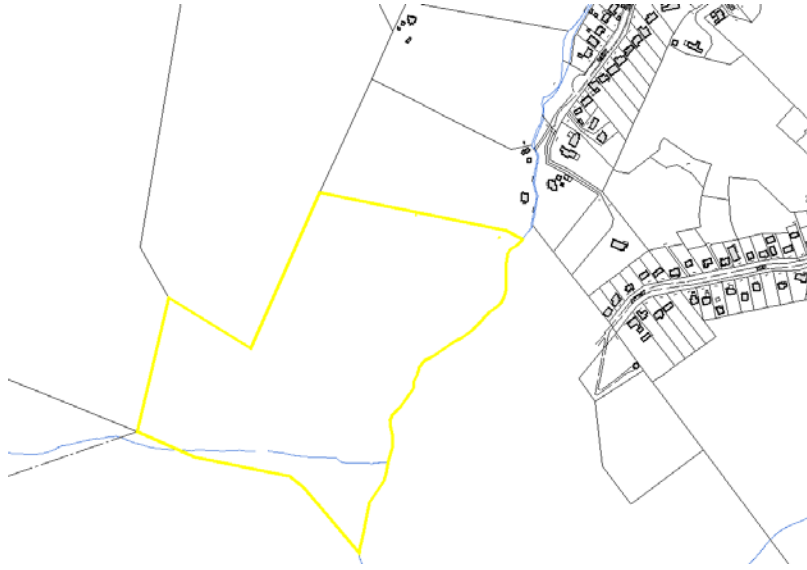
# **Lenah Valley Zoning Review**

## **Site specific reviews of zone boundaries in the Lenah Valley area –**

The draft City of Hobart Planning Scheme 2009 (Draft CHPS 2009) was the subject of informal (non-statutory) public consultation over a three month period from July – September 2009.

A number of the submissions received through this process, related to the proposed zoning of specific sites in Lenah Valley. The zoning of those sites and 3 others where no submission was made have been the subject of a detailed review. This report provides a summary of the review findings and makes a recommendation as to what each of those sites should be zoned in the draft Hobart Interim Planning Scheme 2013 (HIPS2013).

## 99 BRUSHY CREEK ROAD



CT 196967/1

<b>Land area</b>	14.66ha
<b>Water Supply</b>	Partially within
<b>Significant vegetation</b>	Large degree of grassy <i>E. globulus</i> forest
<b>Road Frontage (approx.)</b>	None
<b>Average slope</b>	The site is generally steeply sloping, with a maximum slope of approximately 64%, and a minimum slope of approximately 13%.
<b>Permitted Subdivision/development potential (CHPS 1982)</b>	<i>Rural C Zone</i> Permitted lot size and dwelling unit factor of 4ha. Therefore, there would be enough land to subdivide for two additional lots, however the majority of the site

	contains significant species and the lot has no road frontage. The land is also of critical landscape significance, and is generally prohibitively steep.
<b>Permitted Subdivision/development potential (proposed zone)</b>	<p><i>Environmental Management (proposed zoning at time of public exhibition)</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup> and as such there was no subdivision potential.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013 subdivision is not permissible in this zone unless it complies with a reserved area's statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living</i></p> <p>The draft HIPS 2013 proposes a 10ha permitted lot size. Subdivision of the 14.66ha site would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone.</p>
<b>Issues raised in submission</b>	No submission was made.
<b>Site notes</b>	<p>The subject site is not suitable for significant subdivision due to the degree of vegetation and the visibility/slope of the location. There are no specific features of the site that would make it suitable for residential development. The property is also listed in Council records as containing <i>Eucalyptus globulus</i> dry forest and woodland, which is of state/bioregional significance, and which is also potential swift parrot habitat.</p> <p>The site is proposed to be zoned Environmental Living rather than Environmental Management (as was initially proposed) as some low level residential use may be appropriate, as long as it respects the existing values. There is already a cleared area on the flatter portion of the site that contains a shed.</p>
<b>Conclusions</b>	The site should be zoned Environmental Living.

## 25 COPLEY ROAD



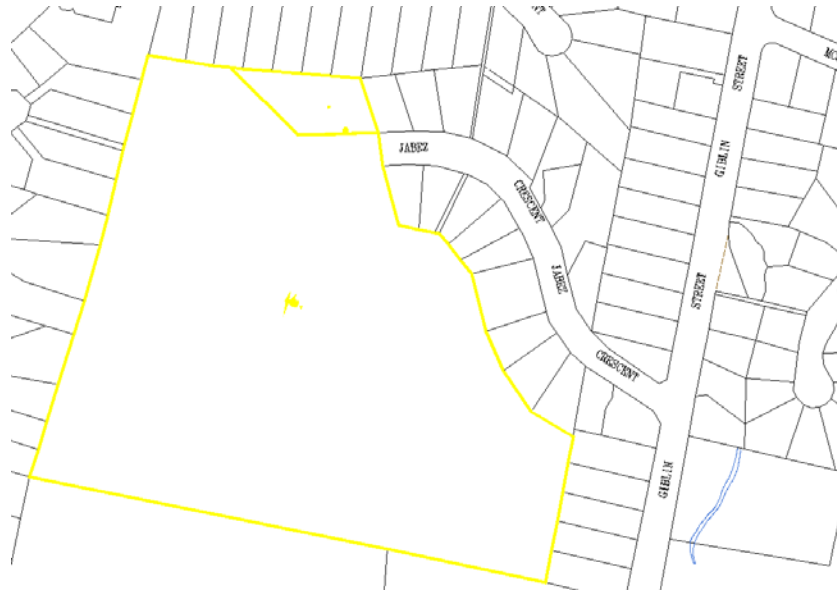
CT 30380/4

<b>Land area</b>	10.56ha
<b>Water Supply</b>	Fully within
<b>Significant vegetation</b>	None
<b>Road Frontage (approx.)</b>	0m
<b>Average slope:</b>	The site rises up to a flattened hilltop, and has a maximum slope of approximately 65%.
<b>Permitted</b>	<i>Rural C Zone</i>

<b>Subdivision/development potential (CHPS 1982)</b>	Permitted lot size of 4ha. As such, an additional lot could potentially be subdivided off the site, although subdivision would not be approved as there is no formal road frontage to the site. Only a right-of-way between 19 and 34 Copley Road allows access to 25 Copley Road.
<b>Permitted Subdivision/development potential (proposed zone)</b>	<p><i>Environmental Management (proposed zoning at time of public exhibition)</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup> and as such there was no subdivision potential, and no development potential as there is already a single house on the lot, and the lot is 10.56ha.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013 subdivision is not permissible in this zone unless it complies with a reserved area’s statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living</i></p> <p>The draft HIPS 2013 proposes a 10ha permitted lot size. Subdivision of the 10.56ha site would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone.</p>
<b>Issues raised in submission (Ref 20)</b>	Rezoning of the site is not justified because all Rural C Zoned land appears to have automatically become EMZ land, and the individual parcels of land were not given specific consideration. The EMZ could be appropriate to some parts of the site, but not all. The northern portion of the property should be residentially zoned as it is a continuance of the existing residential boundary on the western side. The site is predominantly pasture and pockets of bush regrowth and much of the land requires management for weeds. There are no threatened plant or animal species according to reports. The intent was to develop the property into low density eco-housing or tourist accommodation, and access to the new reservoir will allow such development to be serviced. Rezoning to EMZ will restrict any environmentally friendly projects from going ahead and will devalue the property.
<b>Site notes</b>	<p>The site is proposed to be rezoned to ‘Environmental Living’, which is a new zone under the approved template. The purpose of this zone is:</p> <p>‘To provide for residential use or development in areas</p>

	<p>where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.'</p> <p>Whilst parts of the property are within the proposed Lenah Valley water supply 'zone', the site is subject to a number of constraints in terms of land capability and suitability for any further subdivision/development, including limited access to a public road and issues associated with past quarrying activities. Mineral Resources Tasmania geological mapping indicates that parts of the property contain a significant rock fall hazard. It has not been demonstrated that the property is suitable for significant residential subdivision and development.</p> <p>'Environmental Management' (as was the proposed zoning when the draft CHPS2009 was informally publicly advertised) is no longer suitable for the site, as this zone is now more specifically focussed towards sites that have significant environmental value. While the site constraints are not conducive to residential development, there do not appear to be significant ecological values that would warrant an 'Environmental Management' zoning. 'Environmental Living' is most suitable as it recognises the site constraints while also recognising the existing residential use on the site. Any other zoning that would allow further development would require detailed justification by the developer and a number of issues including access to be resolved.</p>
<b>Conclusions</b>	The site should be zoned 'Environmental Living'.

## 22 JABEZ CRESCENT



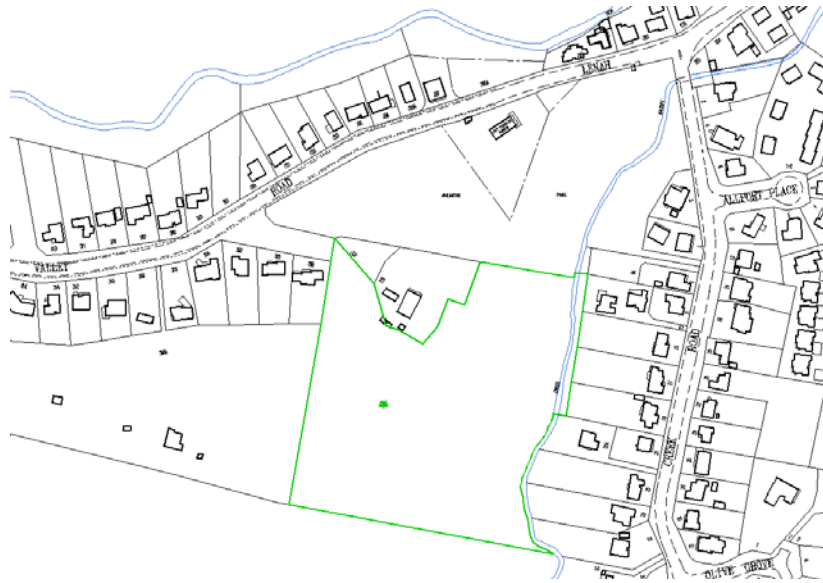
*CT 22917/1 and CT 23681/1*

<b>Land area</b>	7.63ha
<b>Water Supply</b>	fully within
<b>Significant vegetation</b>	Some area of <i>E. pulchella</i> forest and woodland
<b>Road Frontage (approx.)</b>	20.7m
<b>Average slope</b>	The site slopes down in an easterly direction. The steepest section of the site is approximately 41%, with the flatter sections of the site approximately 10% slope.
<b>Permitted Subdivision/development potential (CHPS 1982)</b>	<i>Residential 2 Zone</i> Permitted lot size of 520m <sup>2</sup> or 750m <sup>2</sup> , depending on whether the slope is below or above 20%. Absolute minimum of 300m <sup>2</sup> or 500m <sup>2</sup> respectively, depending on slope. Potentially some geotechnical constraints, and a

	road would likely be required to be built to grant frontage to new lots, if a number are proposed.
<b>Permitted Subdivision/development potential (proposed zone)</b>	<p><i>Low Density Residential Zone (zoning at time of public exhibition)</i></p> <p>Minimum lot size of 2,000m<sup>2</sup> with maximum density of 1 lot per 1ha. Therefore, 6 additional lots could be subdivided from the parent lot. This is still a reasonable number, however obviously not as great as the subdivision potential under the Residential Zone.</p> <p><i>Note: the most recent 2013 zoning map includes 22 Jabez Crescent as the General Residential Zone. In the draft HIPS2013 the minimum lot size in this zone is 450m<sup>2</sup> for a lot less than 20% gradient, 750m<sup>2</sup> for a lot greater than 20% gradient, 550m<sup>2</sup> for corner lots and internal lots, and 400m<sup>2</sup> for lots adjoining or opposite public open space, on a public transport corridor or within 150m walking distance of a business zone or local shop. There are also maximum lot sizes specified – 1000m<sup>2</sup> for all lots except for those near public space, in transport corridors or within 150m of a business zone or local shop where the maximum size is 600m<sup>2</sup>. Lots outside of these sizes are discretionary.</i></p>
<b>Issues raised in submission (Ref. 16)</b>	The zoning should not be changed from Residential to Low Density Residential. There are no topographical or services constraints that limit normal residential densities being achieved. Land bounding the property on three sides is already developed to normal residential densities. Low density residential would be out of character with the area, and this single property is isolated from all other properties proposed for Low Density Residential zoning. The site has no significant bushland value and vegetation has historically been removed for the residential occupation of the site and grazing of deer.
<b>Site notes</b>	The application of a Low Density Residential zoning to this property has been reviewed. It is within the proposed Lenah Valley water supply ‘zone’ and access off Jabez Crescent appears adequate for the likely site yield. It has the potential for residential development, subdivisions that require a new road will be discretionary.
<b>Conclusions</b>	The site is now intended to be zoned General Residential. This is considered appropriate for the site.



## 270A LENA VALLEY ROAD



CT 153932/1

<b>Land area</b>	2.8ha
<b>Water Supply</b>	Within
<b>Significant vegetation</b>	It appears as though there is a patch of threatened species close to the road frontage of the site.
<b>Road Frontage (approx.)</b>	15.4m
<b>Average slope</b>	The site has a slope of approximately 16.7% to approximately 40%, where it slopes down towards Brushy Creek.
<b>Permitted Subdivision/development potential (current zone)</b>	<i>Residential 2 Zone</i> Permitted lot size of 520m <sup>2</sup> or 750m <sup>2</sup> , depending on whether the slope is below or above 20%. Absolute minimum of 300m <sup>2</sup> or 500m <sup>2</sup> respectively, depending on slope. Potentially some geotechnical constraints, and a

	road would be required to be built to grant frontage to any new lots. A number of lots would likely be able to be subdivided under the Residential 2 Zoning.
<b>Permitted Subdivision/development potential (proposed zone)</b>	<p><i>Low Density Residential Zone (proposed zoning at time of public exhibition)</i> Minimum lot size of 2,000m<sup>2</sup> with maximum density of 1 lot per 1ha. Therefore, only one additional lot would be able to be subdivided from the 2.8ha parent lot.</p> <p><i>General Residential Zone (draft HIPS2013)</i> In the draft HIPS2013 the minimum lot size in this zone is 450m<sup>2</sup> for a lot less than 20% gradient, 750m<sup>2</sup> for a lot greater than 20% gradient.</p>
<b>Issues raised in submission (Ref. 15)</b>	The zoning should be residential rather than low density residential. The intent is to subdivide the land into around 20 lots. There do not appear to be any threatened species on the site. When the water reserves are upgraded the site can be serviced. The land should retain the current development potential under the current planning scheme, and any future subdivision would conform to all scheme requirements. No support in the draft scheme of strategic intent to alter the zoning. The new Scheme should include provisions protecting development that has gained approval prior to the Scheme coming into effect.
<b>Site notes</b>	<p>The site is suitable for being zoned General Residential, as the opposite hill is already densely developed with residential dwellings and this site is similar in topography. There is no significant vegetation and the site is mainly covered by weeds. Any future subdivision would require road access to be provided as there is limited road access.</p> <p>An application for 16 residential lots was approved in 2012. As such, the zoning of the site should remain General Residential, aside from a strip along the eastern side of the parent title, which was given to Council as Public Open Space. This strip should be zoned Open Space.</p>
<b>Conclusions</b>	The site is suitable to be zoned as the 'General Residential Zone' as there is already approval for a 16 lot residential subdivision. A now Council owned strip along the eastern boundary of the parent title should be zoned Open Space.

## 306A LENA VALLEY ROAD

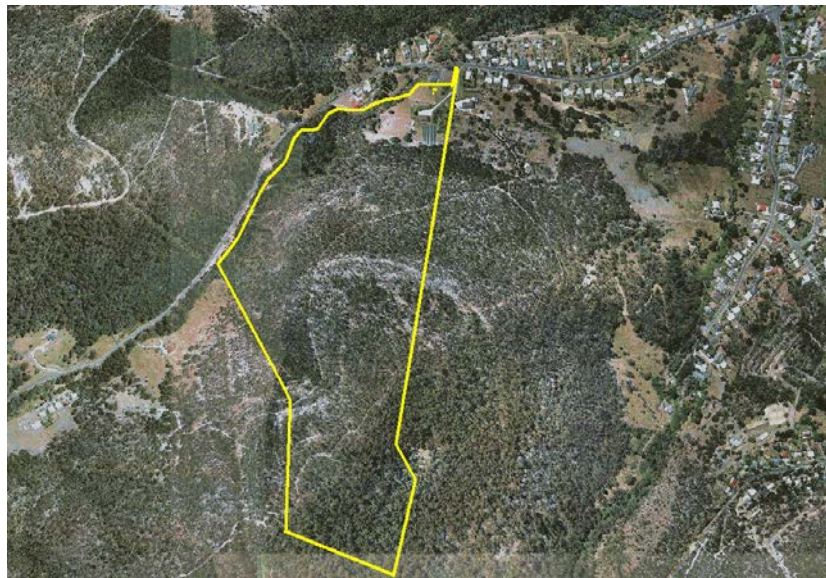
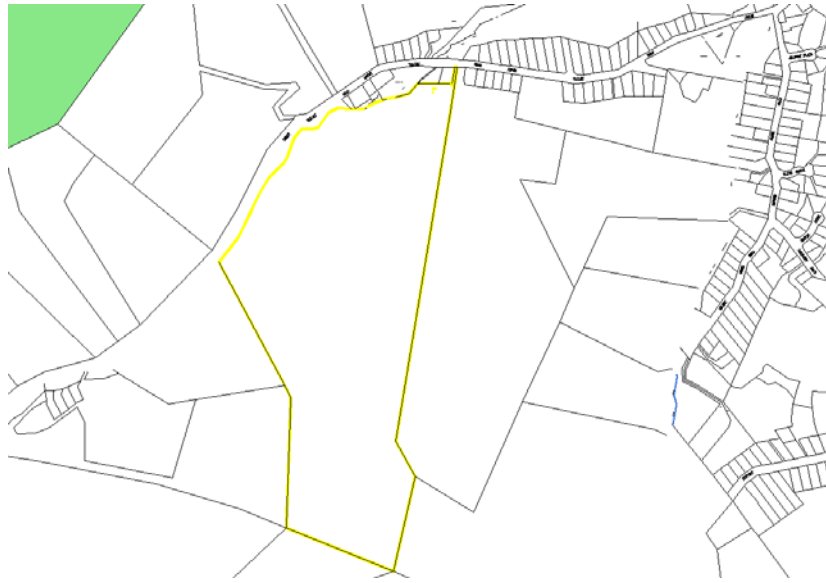


CT 20169/1

<b>Land area</b>	2.59ha
<b>Water supply</b>	fully within
<b>Significant vegetation</b>	None. Generally cleared with introduced species.
<b>Average slope</b>	Approximately 24%.
<b>Road frontage (approx.)</b>	84.5m section and 3m section.
<b>Permitted Subdivision/development potential (current zone)</b>	<i>Rural C Zone/Residential 2 Zone:</i> The section of the site within the Residential 2 Zone, between 316 and 320 Lenah Valley Road, gained approval for subdivision into 4 lots in 1996. The rear boundaries of the lots were to follow the rear boundary line of existing adjacent lots. This permit has not been

	<p>implemented. There appeared to be few issues regarding approval of four additional lots in this area. The section of land zoned Rural C has a minimum lot area of 4ha. There would not be sufficient 'permitted' area for any further lots in the Rural C part of the lot.</p>
<p><b>Permitted Subdivision/development potential (proposed zone)</b></p>	<p><i>Low Density Residential (proposed zoning at time of public exhibition):</i>  Minimum lot size of 2,000m<sup>2</sup> with an overall maximum density of 1 lot per 1ha. To comply with this, only 1 additional lot could be subdivided off the site.</p> <p><i>General Residential Zone (draft HIPS2013)</i>  In the draft HIPS2013 the minimum lot size in this zone is 450m<sup>2</sup> for a lot less than 20% gradient, 750m<sup>2</sup> for a lot greater than 20% gradient.</p>
<p><b>Issues raised in submission (Ref. 17)</b></p>	<p>Claims that the land has limited development potential are rejected. 4 lots on the site are already approved, as well as a future road of 15m wide. The water upgrades will ensure water can service the land and there is no reason it should be zoned 'low density residential' rather than 'residential'.</p>
<p><b>Site notes</b></p>	<p>The property has frontage to Lenah Valley Road, and has approval for four residential lots to the residential section of the title. The remainder of the lot is substantially cleared, and there is no significant native vegetation on the site. The most predominant vegetative species on the site appears to be pine trees. It seems that the site was previously a rural site. The site does not have any specific characteristics that would warrant protecting under the less densely developed Low Density Residential Zone, and therefore it is suitable to be zoned General Residential. Further subdivision of the lot will not compromise any natural values of the area.</p>
<p><b>Conclusions</b></p>	<p>The site is suitable for General Residential zoning.</p>

## 334-338 LENA VALLEY ROAD



*CT 113759/1, CT 113578/3*

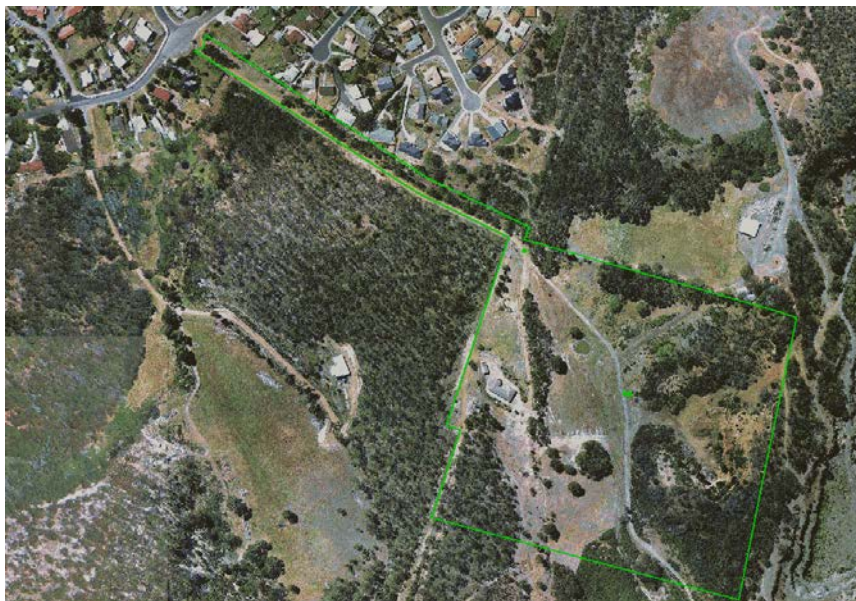
<b>Land area</b>	21.54ha
<b>Water Supply</b>	Partially within
<b>Significant vegetation</b>	Some inland E. amygdalina forest, and some grassy E. globulus forest.
<b>Road Frontage (approx.)</b>	Approximately 4m.
<b>Average slope</b>	The block slopes down towards the rivulet, with a maximum slope of approximately 54%, down to a reasonably flat area of approximately 5%.
<b>Permitted Subdivision/development potential (CHPS 1982)</b>	<i>Rural C Zone/Residential 2 Zone-</i> in the Rural C Zoned area, there is enough land for 5 lots, however this may be constrained on much of the land by water supply, topography and significant vegetation, as well as access to road frontage. There could be a number of smaller

	lots (no less than 300m <sup>2</sup> ) developed along the rivulet.
<b>Permitted Subdivision/development potential (proposed zone)</b>	<p><i>Environmental Management (proposed zoning at time of public exhibition):</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha, with a single dwelling permitted on each lot. Under these provisions, there would be potential to subdivide one additional from the parent lot, however development may be constrained.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS2013 subdivision is not permissible in this zone unless it complies with a reserved area's statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living/General Residential (draft HIPS2013):</i></p> <p>A strip of the northern section of the site is proposed to be zoned General Residential. In the draft HIPS2013 the minimum lot size in this zone is 450m<sup>2</sup> for a lot less than 20% gradient, 750m<sup>2</sup> for a lot greater than 20% gradient.</p> <p>The balance of the lot is proposed to be zoned Environmental Living. The draft HIPS2013 proposes a 10ha permitted lot size. As the land area is only 8.97ha further subdivision would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone.</p>
<b>Issues raised in submission</b>	No submission was made.
<b>Site notes</b>	The lot is appropriate for General Residential zoning in the northern section, close to existing houses along Lenah Valley Road, without any significant effects in terms of loss of biodiversity or visual impacts. There are already provisions under the draft Scheme for setbacks of development from rivulets. The section of land deemed suitable for residential development was proposed to be Low Density Residential zoning at the time of public exhibition, but General Residential zoning is considered an appropriate density given the existing density of surrounding development.
<b>Conclusions</b>	A section of relatively flat non-vegetated land near the rivulet is suitable for general residential development (dependent on protection of the waterway).

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## 136 POTTERY ROAD

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CT 123393/1

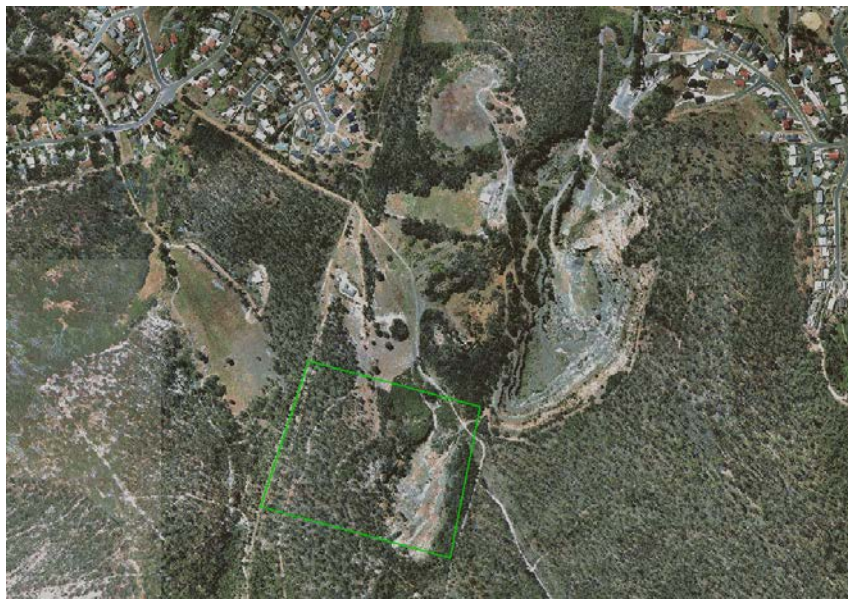
<b>Land area</b>	8.97ha
<b>Water Supply</b>	partially within
<b>Significant vegetation</b>	none
<b>Road Frontage (approx.)</b>	18.5m
<b>Average slope</b>	The site has a varied topography, with some flat areas to a maximum slope of approximately 20%.
<b>Permitted Subdivision/development potential (CHPS 1982 zone)</b>	<i>Rural C Zone</i> Permitted lot size and dwelling unit factor of 4ha, and as such one additional lot could potentially be subdivided off 8.97ha, or one additional house could be constructed. There would also be sufficient frontage to allow

	<p>subdivision, and it is evident that a house can be appropriate to the site, judging from the planners report for the existing house on the lot. Further development would have to have regard to flora and fauna issues, bushfire, wastewater management, geotechnical issues, etc.</p>
<p><b>Permitted Subdivision/development potential (proposed zone)</b></p>	<p><i>Environmental Management</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup> which would have meant no further subdivision would have been permitted, and no further development as only one house per lot was to be allowed.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013 , subdivision is not permissible in this zone unless it complies with a reserved area’s statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living (draft HIPS2013)</i></p> <p>The draft HIPS 2013, proposes a 10ha permitted lot size. As the land area is only 8.97ha further subdivision potential would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone.</p>
<p><b>Issues raised in submission (Ref. 19)</b></p>	<p>The property was bought with the intent for the owners and their children to reside on the land (the land had 7 approved titles). Restrictions to development have been introduced over the past 10 years, which devalues the land even though the site was previously used for farming and quarrying. There are very few privately owned large parcels of land near the city, and upgrades to water services increases development potential in Lenah Valley. Restrictions to the development of land is discriminatory against landowners. A timber reserve for 25 acres has been approved on the site, and the new Scheme will restrict income from this. Lenah Valley does not include only pristine native forest and therefore reasonable development should be allowed. The new restrictions are a 'land grab' without compensation by Council, the Environmental Management Zone is biased against land owners.</p>
<p><b>Site notes</b></p>	<p>This site and the adjacent parcels of land are located on land that was previously used for a quarry. This lot has a strip of frontage to the street. The site would require considerable remedial work and the proximity of the land</p>



	<p>to a disused quarry would make it unsuitable for significant residential development. The area is also designated as having a significant rock fall hazard, and is subject to a Transend power line easement. The property will have no water supply even when the new reservoir is constructed, and as such residential development potential (for even one additional house) is considered to be limited.</p>
<p><b>Conclusions</b></p>	<p>The site is not generally suitable for residential development, and should be zoned as ‘environmental living’, which recognises the existing residential use of the land while generally precluding further development. Further subdivision would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone. ‘Environmental management’ is not appropriate as under the approved template, this zoning is now intended to protect areas with high conservation value.</p>

## 136A POTTERY ROAD



CT 123393/2

<b>Land area</b>	8.2ha
<b>Water Supply</b>	Not within
<b>Significant vegetation</b>	Minimal amount of shrubby <i>E. ovata</i> / <i>E. viminalis</i> forest to the south-east corner of the lot.
<b>Road Frontage (approx.)</b>	0m
<b>Average slope</b>	Approximately 19% to approximately 36% slope (not including the old quarry area).
<b>Permitted Subdivision/development potential (CHPS 1982 zone)</b>	<i>Rural C Zone</i> 4ha permitted lot size, therefore potentially 1 additional lot could be subdivided (or one additional house could be constructed as the dwelling unit factor is also 4ha).

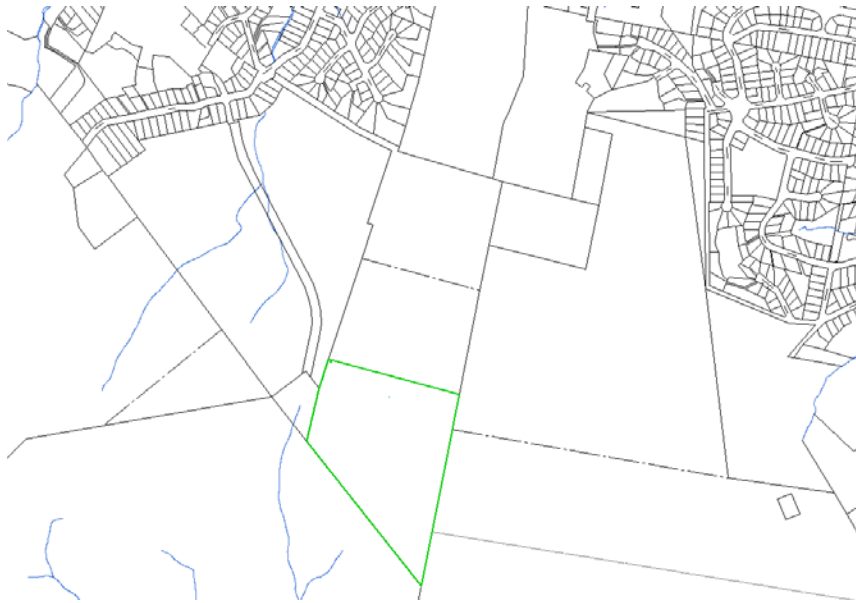
	<p>However, there is no road frontage, and therefore subdivision would not be approved.</p>
<p><b>Permitted Subdivision/development potential (proposed zone)</b></p>	<p><i>Environmental Management (proposed zoning at time of public exhibition)</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup> and as such there was no subdivision potential.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013, subdivision is not permissible in this zone unless it complies with a reserved area's statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living (draft HIPS 2013)</i></p> <p>The draft HIPS 2013, proposes a 10ha permitted lot size. Subdivision of the 8.2ha site would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone.</p>
<p><b>Issues raised in submission (Ref 14)</b></p>	<p>The owner plans to subdivide land into two 5 acre lots and develop a house on both. The new Scheme will eliminate subdivision potential. There is a shortage of land near the city and the draft Scheme is further restricting this. The land is not virgin bushland and no different to more densely developed land in the area. Landowners can help manage bushfire risk and encourage native vegetation rather than weeds.</p>
<p><b>Site notes</b></p>	<p>This site and the other adjacent land parcels are located on land that was previously used for a quarry. The lot does not have frontage to a street. The land is in close proximity to a disused Quarry, and the land is substantially covered in pasture or old quarry fill. The site would require considerable remedial work and the proximity of the land to the quarry would make it unsuitable for significant residential development. The site is also affected by a Transend power line easement. Mineral Resources Tasmanian geological mapping indicates that parts of the property contain a significant rock fall hazard. The property will have no water supply even when the new reservoir is constructed, and as such residential development potential (for even one additional house) is considered to be limited.</p>
<p><b>Conclusions</b></p>	<p>The site is not considered to have any overriding qualities that would make it suitable for residential</p>

	<p>development, and should remain zoned as 'environmental living', which recognises the existing residential use of the land while generally precluding further development. 'Environmental Management' is not appropriate as under the approved template, this zoning is now intended to protect areas with high conservation value.</p>
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## 136B POTTERY ROAD

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CT 123393/3

<b>Land area</b>	11.15ha
<b>Water Supply</b>	Not within
<b>Significant vegetation</b>	Some shrubby <i>E. ovata</i> / <i>E. viminalis</i> forest to the north-eastern corner of the lot.
<b>Road Frontage (approx.)</b>	0m
<b>Average slope</b>	The north-eastern corner of the lot is relatively flat, however the remainder of the site ranges from a gradient of approximately 14% to approximately 47%.
<b>Permitted Subdivision/development</b>	<i>Rural C Zone</i> Permitted lot size of 4ha, and as such one additional lot

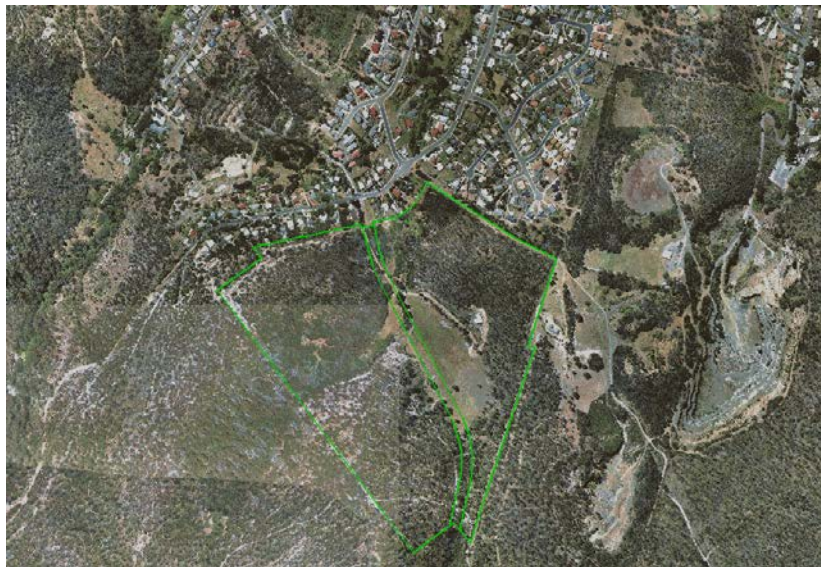
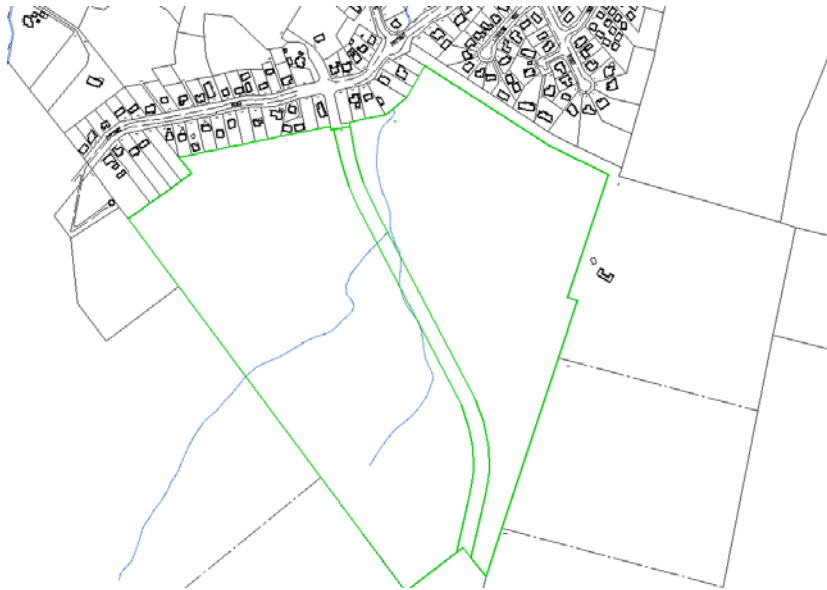
<b>potential (current zone)</b>	could potentially be subdivided off 11.15ha, however subdivision would not be approved as there is no road frontage to the site.
<b>Permitted Subdivision/development potential (proposed zone)</b>	<p><i>Environmental Management</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup> and as such there was no subdivision potential, although one house on the lot would have been permitted as a use.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013, subdivision is not permissible in this zone unless it complies with a reserved area’s statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living/Environmental Management (draft HIPS 2013)</i></p> <p>Approximately half of the lot (the southern section) is proposed to be zoned Environmental Management, while the remainder of the lot is proposed to be zoned Environmental Living. The southern portion of the lot is considered to have important natural and environmental values, and it is considered to provide an important link to adjoining areas of bushland. It is the intent that at some point this southern section of land be purchased by Council.</p> <p>The draft HIPS 2013, proposes a 10ha permitted lot size for the Environmental Living Zone, and therefore any further subdivision would not be possible as subdivision density cannot exceed 1 lot per 10ha under the subdivision standard for the zone. A single dwelling would be permitted on the lot.</p>
<b>Issues raised in submission</b>	There was no submission made particularly in regard to this site, however see submissions made in regard to 136 and 136A.
<b>Site notes</b>	This site and the other parcels of land in the vicinity are located on land that was previously used for a quarry. The lot does not have frontage to a street. The site would require a lot of remedial work and the proximity of the land to a disused quarry would make it unsuitable for significant residential development. The property will have no water supply even when the new reservoir is constructed, and as such residential development potential (for even one additional house) is considered to

	be limited.
<b>Conclusions</b>	The site should be zoned partially Environmental Living and partially Environmental Management. The Environmental Living portion of the lot (to the north) recognises the potential for a single dwelling on the land while precluding significant subdivision or residential development, and the Environmental Management portion of the lot (to the south) recognises the natural values and bushland linkages represented by this area of land.

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## 156 POTTERY ROAD

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CT 123268/1

<b>Land area</b>	29.01ha
<b>Water Supply</b>	Mostly within
<b>Significant vegetation</b>	Some inland <i>E. amygdalina</i> forest and some inland <i>E. tenuiramis</i> forest.
<b>Road Frontage (approx.)</b>	15.5m
<b>Average slope</b>	Ranging from approximately 7% in the lower central area of the lot (near the Council owned strip of land), to approximately 35% towards the east and west of the site.
<b>Permitted Subdivision/development potential (CHPS 1982)</b>	<i>Rural C Zone</i> Minimum permitted lot area of 4ha. Theoretically, therefore, 6 additional lots could be created from this lot,



	<p>however there are constraints regarding existing road frontage and significant vegetation.</p>
<p><b>Permitted Subdivision/development potential (Proposed CHPS2009)</b></p>	<p><i>Environmental Management (proposed zoning at time of public exhibition)</i></p> <p>At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup> and as such there was no subdivision potential.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013, subdivision is not permissible in this zone unless it complies with a reserved area's statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living (draft HIPS 2013 )</i></p> <p>The draft HIPS 2013 proposes a 10ha permitted lot size.</p>
<p><b>Issues raised in submission (Ref 18)</b></p>	<p>Restrictions on land use and development will reduce the property's income from commercial activities (livestock husbandry and general agriculture) and development potential.</p>
<p><b>Site notes</b></p>	<p>The lower part of this site is suitable for residential development/subdivision (and as such a General Residential Zoning) as it has been used for agricultural purposes previously, and the majority is substantially cleared. This lower ground could be subdivided to form a number of lots at a general residential density, and the Council land running through the middle of the property could conceivably become a public road. There is an identified remnant of isolated significant vegetation located in the north eastern region of the lot (see figure 2 below) that is within the lower lying region of the site. This area of vegetation is identified as <i>Eucalyptus tenuiramis</i> forest which has local/bioregional significance, however it may be of marginal interest as it is small, isolated, and infested with weeds.</p> <p>A site inspection was conducted to assess the condition of each area of existing vegetation within the lot and it is considered that the majority of vegetation should be retained.</p> <p>Discussions with the landowner have revealed they would prefer 'Low Density Residential' or equivalent zoning, as opposed to general 'residential' zoning, as the</p>

	<p>intent is to use the cleared part of the land for minor agricultural activities and potentially some livestock.</p> <p>It is not considered that a low density residential zone would result in the most efficient use of this cleared area of land, as larger subdivided blocks may not be able to be effectively subdivided further if the zoning were changed to General Residential. Under the draft HIPS 2013, the minimum lot size for the Low Density Residential Zone is 1000m<sup>2</sup> (and the maximum lot size 2500m<sup>2</sup>). A mixture of larger lots could compromise effective subdivision design at a higher density at a future point.</p> <p>It is considered that Environmental Living is a more suitable zoning for the whole area of the lot. The draft HIPS 2013, proposes a 10ha permitted lot size, and as such this larger size would be less likely to compromise the layout of any future residential subdivision. The existing agricultural use of the land could continue as it is an existing use.</p> <p>A small section of the southern portion of the lot is proposed to be zoned Environmental Management, as this portion is intended for future acquisition by Council due to its important natural and environmental values and linkages to adjoining bushland areas.</p> <p>If in the future the landowners have the inclination to develop the land for residential purposes, there is potential to rezone part of the land as General Residential (the flatter, cleared portion of land), with the balance remaining Environmental Living or even Environmental Management. A zone boundary around the 210m contour level would be appropriate.</p>
<p><b>Conclusions</b></p>	<p>The lower-lying, flat and non-vegetated areas of the site would be suitable for residential development at the density allowable under the General Residential Zone. As the owners have expressed their intentions for the land as being for light agricultural rather than residential purposes at this stage, it is considered that an 'Environmental Living' zone would be the most suitable for the entire lot at this stage. If the land changed ownership or the current owners decided to pursue residential development, the lower lying cleared area of the lot could be rezoned 'General Residential', with the rest of the lot remaining as 'Environmental Living' or</p>

'Environmental Management'. This rezoning would have to take place through a planning scheme amendment.



**Figure 1:** 156 Pottery Road showing 210m contour in red.

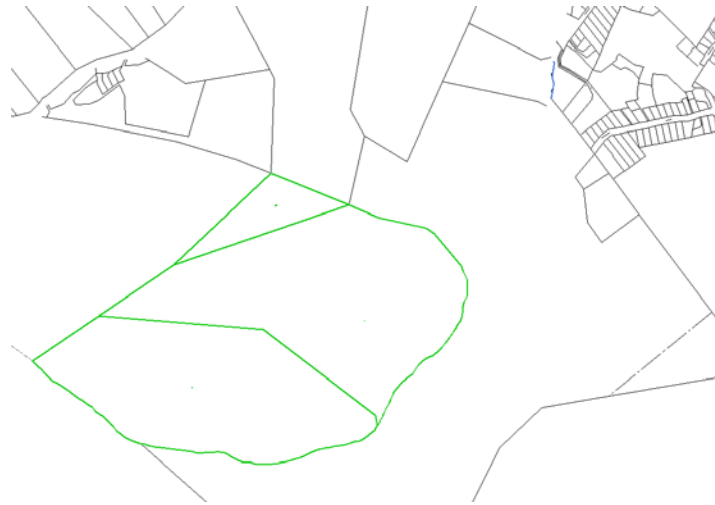


**Figure 2:** 156 Pottery Road showing 210m contour in red, non-significant vegetation in green and state/bioregional significant vegetation in blue.

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## 181 POTTERY ROAD

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CT 50237/1, 50237/2

<b>Land area</b>	4.35ha, 31.55ha
<b>Water Supply</b>	Not within
<b>Significant vegetation</b>	Large degree of grassy <i>E. globulus</i> forest surrounding the rise of Fossil Hill, and a smaller amount of <i>E. globulus</i> wet forest to the southern side of the hill along Brushy Creek.
<b>Road Frontage (approx.)</b>	0m
<b>Average slope</b>	Approximately 20-45% (the majority of the land is within the higher range).
<b>Permitted Subdivision/development potential (CHPS 1982)</b>	<i>Rural C Zone</i> Permitted lot size of 4ha, over the total land in one ownership, up to 7 additional lots could potentially be approved. However, there is no frontage to the land, and in addition to topographical and environmental

	<p>constraints, this means that no subdivision would be permitted. The land is located in a 'critical' area for landscape significance and is constrained by threatened species. As such, there is no subdivision potential. There is 'private timber reserve' on the property.</p>
<p><b>Permitted Subdivision/development potential (proposed zone)</b></p>	<p><i>Environmental Management</i>  At the time of public exhibition, the proposed density was 1 lot per 10ha with a minimum lot size of 5000m<sup>2</sup>. However, a minimum road frontage of 3.6m is required, which means no further subdivision could occur.</p> <p>The Environmental Management zone under the revised current template is more focussed towards areas with high conservation value. Under the draft HIPS 2013, subdivision is not permissible in this zone unless it complies with a reserved area's statutory management plan, or it is for public open space, a reserve or public utilities.</p> <p><i>Environmental Living (draft HIPS2013)</i>  The draft HIPS 2013, proposes a 10ha permitted lot size. As such, further subdivision could theoretically occur given the size of the land however the lack of road frontage would preclude subdivision.</p>
<p><b>Issues raised in submission (Ref 21)</b></p>	<p>Not many properties in Hobart are over 10ha, but owners of these properties need their interests looked after. The present 4ha density is more than adequate. Loss of development potential should be compensated. Some areas really aren't bushland, and advantage of the new water services should be taken to subdivide more land in these areas. More uses should be 'discretionary' rather than 'prohibited' in the Environmental Management Zone. The land was previously used for orchard and agricultural activities, and rural residential zoning could be more appropriate. Mount Wellington Park has plenty of bushland and does Hobart really need any more. There should be templates to encourage creative development and activities for land on the city's outskirts.</p>
<p><b>Site notes</b></p>	<p>The property is not considered suitable for subdivision or further development as it has significant natural and landscape values. Fossil Hill is visible from some significant vantage points around Hobart, including the Domain. In addition, the parcels of land have no formal road frontage, and the land is very steep.</p>
<p><b>Conclusions</b></p>	<p>The property is constrained by its visibility, threatened species and significant habitat, bushfire risk, steepness and lack of road frontage. There is no case to zone the land for residential purposes, or to encourage other</p>

	activities that would involve land clearance. The land is proposed to be zoned Environmental Living rather than Environmental Management as it already contains a dwelling.
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