Kentish Council

Claude Road
Gowrie Park
Strategic Plan 2018

Adopted by Council 18 December 2018
Executive Summary

A comprehensive review of land use in Claude Road and Gowrie Park was undertaken in 2016. The purpose of the review was to assess the adequacy of the current zoning of land within the Study Area and identify areas in which changes to zoning would better reflect the land's capability, facilitate future development and better serve the residents of the area in the provision of services and amenity.

The review has:

a) recognised the opportunities available to the area;

b) facilitated decision-making in regard to the course of development the Municipality intends to take;

c) identified any obstacles that are likely to present themselves in the pursuit of the options under consideration; and

d) provided solutions to manage growth in a planned and sustainable manner.

The following tasks were addressed:

1. identification of the Study Area;

2. identification of the physical characteristics of the Study Area;

3. a review of the demographic profile of the Study Area;

4. an assessment of trends in development activity in the Study Area;

5. a review of land supply in the Study Area, with particular attention to land suitable for residential and commercial activity;

6. a review of the current zoning in the Study Area;

7. identification of areas suitable for residential and commercial expansion;

8. identification of hazard risks - bushfire, flood, landslide;

9. management of waste water;

10. biodiversity impacts;

11. a review of infrastructure with particular regard to provision of access and safety;

12. the preparation of a report in relation to this assessment to:

   - identify suitable land uses across the Study Area,
   - determine specific areas for rezoning if applicable, and
   - inform development of a strategic plan for the area.

A strategic plan for the area is a valuable tool for Council; enabling its decision-making to be guided by a strategic focus, (in regard to future land use and development) a forum through which development can occur in a sustainable manner, support for possible future amendments to the Kentish Interim Planning Scheme 2013 and the preparation of the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme.
Claude Road Gowrie Park Strategic Plan 2018

The Claude Road Gowrie Park Strategic Plan 2018 is applicable to the localities of Claude Road and Gowrie Park in the Kentish Municipality.

The Strategic Plan area was defined with reference to expressions of interest in expanding current residential and commercial development opportunities, to encourage investment and grow the population in Gowrie Park and provide increased connectivity in the area.

The Strategic Plan area includes the locations of Claude Road and Gowrie Park as delineated on the State land information system (The LIST) and largely includes the north and northwest slopes of Mount Roland down to the Dasher River. It extends from just south of Hampsons Lane in the north east to the southern edge of the Gowrie Park section of the Mount Roland Regional Reserve in the south west as shown in Figure 1.

![Figure 1 Strategic Plan Area](image)

Purpose of the Claude Road Gowrie Park Strategic Plan 2018

The purpose of the Claude Road Gowrie Park Strategic Plan 2018 is to guide future use and development in the area. The aim is to:

1. Identify suitable land uses within the Strategic Plan Area;
2. Retain and protect a productive agricultural enclave;
3. Recognise the opportunities available in the Strategic Plan Area;
4. Retain and grow the population to provide support to and encourage investment in business opportunities in Gowrie Park;
5. Specify areas for rezoning to accommodate anticipated and desired residential and commercial expansion;

6. Improve street connectivity and emergency access; and

7. Recognise elements that will require amendment of the Kentish Interim Planning Scheme 2013 and inform the preparation of the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme.

1 Background Context

Claude Road is a small settlement area. It is a location for small rural / bush residential sites at the base of Mount Roland. Establishment of residential use has been ad hoc and opportunistic.

Gowrie Park is located at the foot of Mt Roland. It is 14km west of Sheffield and was a Hydro Electric Commission construction town in the 1960's. The Claude Road settlement area initially grew as an adjunct to the Gowrie Park construction village.

Gowrie Park’s role as a construction town ceased in 1973 with most of the dwellings, infrastructure and services being removed, leaving a small residential area adjacent to Hydro Tasmania’s site office, workshop depot and sewerage treatment plant, which were retained for maintenance purposes. Gowrie Park now serves as Hydro Tasmania’s regional office and depot. A portion of the Gowrie Park construction township was retained as freehold lots.

2 External Policy Influences and Drivers

2.1 Land Use Planning and Approvals Act 1993

The preparation of a planning scheme amendment and the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme must give regard to the requirements of the Land Use Planning and Approvals Act 1993. It must further the objectives set out in Schedule 1 which reflect the objectives of Tasmania’s Resource Management and Planning System.

2.2 State Policies

State Policies provide direction and guidance for the preparation of local strategy. The state policies relevant to the Strategic Plan Area are:

- The State Policy on the Protection of Agricultural Land 2009 (PAL), which reflects a community obligation to protect and conserve the productive capacity of agricultural land as a growth medium. The Policy seeks to prevent unnecessary and permanent conversion of agricultural land and to minimise unreasonable risk for constraint on agricultural use by other land use, including urban expansion, industry, rural lifestyle living, and infrastructure development;

- The State Policy on Water Quality Management 1997 applies to all surface waters, including coastal waters, and ground waters, other than privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public or waters in any tank, pipe or cistern.

  The purpose of the Policy is to achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing quality, while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System.

Any amendment to a planning scheme and all local provisions schedules for the Tasmanian Planning Scheme must be in accordance with State Policies.
2.3 Regional Land Use Strategy

The Cradle Coast Regional Land Use Planning Framework “Living on the Coast”, known as the Cradle Coast Regional Land Use Strategy (CCRLUS) provides a regional perspective on land use planning issues of significance for all the municipal areas within the Cradle Coast Region. The CCRLUS has a specific policy direction in terms of urban settlements in the region. It advocates a sustainable settlement pattern to support inclusive communities where healthy, safe and pleasant places are provided for people to live, work, play and invest. The Strategy recognises that the settlements in the Cradle Coast region are small in size, geographically dispersed and separate, but also physically, economically and socially well-connected and that each settlement has a distinctive identity.

Any amendment to the Kentish Interim Planning Scheme 2013 and the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme must be, as far as practicable, consistent with the Regional Land Use Planning Framework. From the CCRLUS, the following must guide and direct the vision and strategy for the Strategic Plan Area:

- Assume a low growth scenario under which demand is driven by internal population change and low rates of inward migration;
- Anticipate to retain a low rate of housing demand through falling occupancy rates and low rates of inward migration;
- Promote established settlement areas as the focus for growth and development;
- Promote optimum use of land capability and the capacity of available and planned infrastructure service;
- Implement structure plans and regulatory instruments for each centres which –
  - Identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land;
  - Avoid exclusion or restraint on areas significant for natural or cultural value, resource development or utilities in the vicinity of the designated urban boundary;
  - Minimise exposure of people and property to unacceptable levels of risk to health or safety;
- Local settlement management plans should ensure compatibility with local identity and established character and create centres which are functional, attractive and sustainable;
- Each settlement provides an appropriate level of local development and infrastructure facilities to meet locally specific daily requirements in employment, education, health care, retail, and social and recreation activity for its resident population; and
- Facilitate convenient access in each settlement area to food and convenience goods retailers and services.

The CCRLUS makes it clear that there is capacity within the existing urban settlements for the predicted low population growth within the region. The emphasis is on consolidation of existing urban settlements with urban expansion contiguous with established settlement areas.

2.4 The Cradle Coast NRM Strategy 2015

The Cradle Coast NRM Strategy 2015 requires planning to have regard to maintaining the carrying capacity of the region’s natural systems. The cumulative impact of increased settlement and economic activity on the capacity and health of natural systems must be managed to provide sustainable life support for an increased population and demand for resources.
2.5 Kentish Council Strategic Plan

Kentish Council’s Strategic Plan “A Strategic Direction 2014-2024” specifies the following objectives relevant to the Strategic Plan Area:

- provide an appropriate, safe and well-maintained road network that caters for all road users throughout the municipality;
- identify, promote and support economic development opportunities;
- provide a range of quality community facilities and engage and empower our community to participate;
- provide leadership for the community and advocate on its behalf to improve the economic, social and environmental wellbeing of the Kentish Council area;
- effectively manage land use planning and building issues.

The specific planning and development strategy relevant to the Strategic Plan Area is:

4.1.6 Undertake Strategic Planning Reviews for all towns and villages.

2.6 Climate Change Adaptation Plan

The Climate Change Adaptation Plan (CCAP) aims to improve the capability of Kentish Council to manage the top priority corporate risks identified as being associated with climate change. The CCAP has implications for Claude Road and Gowrie Park as it identifies:

- an increase in the frequency and intensity of extreme rain events leading to more frequent and severe flooding;
- increase in the intensity of rainfall leading to the likelihood of exacerbated land slide, which has implications for planning decisions relating to new developments on vulnerable land; and
- an increase in rainfall, temperatures and CO2 levels contributing to vegetation growth resulting in an increase in bushfire fuel density and vulnerability and the likelihood and severity of bushfire events.

The CCAP states it is to be used as a guide to assist in making informed decisions and establishing priorities.

2.7 Mt Roland Blueprint for Development prepared by URBIS

The purpose of this project was to increase tourism opportunities in and around the Mount Roland Precinct through the attraction of additional public and private investment. The primary focus of this report is to highlight opportunities for business investment in the Mount Roland precinct, envisioned to become a “wilderness playground”. The strategies include an Adventure Tourism Hub at Gowrie Park.

2.8 The Mount Roland Developing a Destination Plan

This Plan, prepared by the University of Tasmania, identifies a series of opportunities to develop a world-class wilderness adventure tourism industry in Kentish with the Mount Roland precinct as the focal point supported by an accommodation, service and activity hub at Gowrie Park. The report identified adventure tourism as central to positioning the municipality as “Tasmania’s Wilderness Playground”.
3 Characteristics of the Strategic Plan Area

4.1 Demography

Claude Road is an Australia Bureau of Statistics collector district. Gowrie Park is part the much larger Staverton collector district. In 2011 the Claude Road area had a population of 290 persons and contained 126 dwellings. In 2016 the population in the Claude Road area had declined to 257 persons and approval for only one (1) new dwelling was issued during that period.

It is estimated that the population increased by 13 persons (4.5%) between 2006 and 2011 and declined by 33 persons (11.3%) between 2011 and 2016 in Claude Road.

Population data for Gowrie Park is not readily available due to it being part of a larger collector district. From the number of occupied houses and the form of that housing, a few conclusions can be drawn in regard to the population of Gowrie Park. The population is not young and the dwellings are largely occupied by couples without children. There being thirteen (13) dwellings occupied in the Gowrie Park area it is estimated the population is less than 35 persons, of which 15 reside within the Gowrie Park village area.

The current population of the entire Strategic Plan Area is estimated to be less than 300 persons.

4.2 Land tenure pattern

The Strategic Plan Area contains 226 lots excluding road lots. Forestry Tasmania owns 2 lots, Crown Land Services owns 2 lots north of Claude Road and Mt Roland Regional Reserve that forms the south western boundary of the Strategic Plan Area to the south of Claude Road. Hydro Tasmania owns 3 lots with an aggregate area of 10.03ha. There are 101 lots created or having attributes suited to residential use, of which approximately 20 are vacant.

The Gowrie Park village contains 19 lots, excluding road lots. Those that are privately owned range in area from 1465m2 to 1.586ha. There are:

- 5 lots containing dwellings, (one un-occupied and derelict and one also containing a caravan park/camping park),
- 3 lots carrying approvals for a dwelling,
- 4 vacant lots (some with a shed),
- 1 lot containing a restaurant,
- 3 lots owned by Hydro Tasmania, which contain their water reservoir, depot and office complex; and
- 3 lots owned by Crown Land Services, which are vacant.

The Gowrie Park village is surrounded to the south by the Mount Roland Regional Reserve. Land Tenure and development status for each lot is identified on the map shown in Figure 2.
The area of the Mt Roland Regional Reserve in close proximity to the Gowrie Park village comprises an area with differing management statuses. These are shown in Figure 3.

The area of Mt Roland Regional Reserve indicated in grey/green has been proclaimed under the *Nature Conservation Act 2002*. It is owned by Crown Land and managed by Parks and Wildlife.

Another area owned by Crown Land (indicated in pink) is leased to C King. The lease requires renewal on an annual basis and is confined to Crown Land that is managed as part of the Mt Roland Regional Reserve by Parks and Wildlife Service. This land is to the east of the village zoned area of Gowrie Park and projects into the proclaimed Mt Roland Regional Reserve. The land coloured salmon is leased to Council.
4.3 Land Capability

The land capability of Gowrie Park has not been mapped due to it being in Crown or Agency ownership, zoned urban (village) or within the Mt Roland Regional Reserve to the south. Land to the north, northwest and east in the Strategic Plan Area is non-prime agricultural land. The classification of land in the Strategic Plan Area and surrounds is identified in Figure 4.
4.4 Zoning

The zoning of the Strategic Plan Area under the Kentish Interim Planning Scheme 2013 is identified in the map in Figure 5. Those areas coloured peach are zoned Rural Resource, those coloured yellow are zoned Utilities, those coloured bright green are zoned Recreation, those coloured light pink are zoned Rural Living, those coloured dark green are zoned Environmental Management and those coloured orange are zoned Village.

![Zoning Map](image.png)

**Figure 5 Zoning Map**

The purpose of the Village Zone is to provide for small rural centres with a mix of residential, community services and commercial activities.

There are 15 lots within the Village zoned area of Gowrie Park.

The Village zone development standards include a minimum dwelling site area of 500m², provided the site can be serviced by reticulated water, sewer and stormwater infrastructure. Where there are no reticulated services, dwellings must be on a site with the capability to manage waste water on the site.

The Village zone development standards require sensitive (residential) uses to be setback 10m from a boundary with the Utilities zone and 50m from a boundary with the Rural Resource zone. The minimum setback for development from a road is 4.5m and from the rear boundary is 4.0m.

Two (2) lots, Certificates of Title 44297/6 and 53053/3 are zoned Village but are located more than 130m from the principle Village zoned area. They are not contiguous with the main village area. One contains a dwelling and the other Hydro Tasmania’s water reservoir.

The categories of land use allowable in the Village zone can be seen in Table 1. All other uses are prohibited.
Table 1 Uses allowable in the Village Zone

<table>
<thead>
<tr>
<th>Residential &amp; Civic</th>
<th>Commercial</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community meeting and entertainment</td>
<td>Bulky goods sales</td>
<td>Manufacturing and processing</td>
</tr>
<tr>
<td>Crematoria and cemetery</td>
<td>Business and professional services</td>
<td>Recycling facility</td>
</tr>
<tr>
<td>Education and occasional care</td>
<td>Food services</td>
<td>Research and development</td>
</tr>
<tr>
<td>Emergency services</td>
<td>General retail and hire</td>
<td>Resource development</td>
</tr>
<tr>
<td>Natural and cultural values management</td>
<td>Hotel services</td>
<td>Resource processing</td>
</tr>
<tr>
<td>Passive recreation</td>
<td>Pleasure boat facility If a marina</td>
<td>Service industry</td>
</tr>
<tr>
<td>Residential</td>
<td>Storage</td>
<td>Transport depot and distribution</td>
</tr>
<tr>
<td>Sports and recreation</td>
<td>Tourist operation</td>
<td>Utilities</td>
</tr>
<tr>
<td></td>
<td>Vehicle fuel sales and service</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle parking</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visitor accommodation</td>
<td></td>
</tr>
</tbody>
</table>

The purpose of the Rural Living zone is to provide for residential use or development on large lots in a rural setting where services are limited and to provide for compatible use and development that does not adversely impact on residential amenity.

There are 2 lots zoned Rural Living in Gowrie Park. Both are owned by Crown Land, one with an area of 0.6848 ha and the other with an area of 12.37ha. These two land parcels are separated by an unmade road reservation.

These lots have been available for sale since 2005 with no interest have been received to purchase the land. They are adjacent to and visually associated with Hydro Tasmania’s depot to the east. To the west is a title that previously contained a saw mill. The land zoned Rural Living was previously part of Hydro Tasmania’s works depot and may require rehabilitation works before it can be developed.

It is unlikely that they will be developed for residential use due to:

- Their ownership by a public authority;
- the size and configuration of the one to the east of the unmade road reservation; and
- the potential for constraint due to the proximity of the other to the adjoining title to the northwest, which is registered as a Private Timber Reserve.

The purpose of the Rural Resource zone is for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing and to provide for other use or development that does not constrain or conflict with resource development uses.

The purpose of the Recreation zone is to provide for a range of active and organised recreational use or development and complimentary uses that do not impact adversely on the recreational use of the land. Land containing the Gowrie Park rodeo ground and O’Neills Creek picnic and camping ground is zoned Recreation.
The purpose of the Utilities zone is to provide land for major utilities installations and corridors and to provide for other compatible uses where they do not adversely impact on the utility. Land containing Hydro Tasmania's depot and sewerage treatment plant is zoned Utilities.

The purpose of the Environmental Management zone is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard. It also provides for complementary use or development where consistent with any strategies for protection and management. Land containing the Mt Roland Regional Reserve is zoned Environmental Management.

4.5 Landscape and Heritage Values

There are no items listed on the Tasmanian Heritage Register in or near the Strategic Plan Area. There are no listed landscape values of significance within or surrounding the Strategic Plan Area. Mount Rolan, Mount Claude and Mount Van Dyke provide a spectacular background and a significant landscape feature in the area.

4.6 Economic Activity

Agricultural use, Hydro Tasmania’s regional office and depot, a restaurant and visitor accommodation are economic drivers in the Strategic Plan Area.

During the period January 2010 to November 2018 seven (7) new dwellings were approved for construction in the Strategic Plan Area. Council received a total of 35 building applications for this area during that period. Most building work was for dwelling additions and/or outbuildings.

There is a caravan/cabin park with an ancillary kiosk selling convenience items at Gowrie Park as well as a restaurant. Hydro Tasmania’s regional office and depot are a major place of employment in the area.

4.7 Urban Amenity

There is little urban amenity at Gowrie Park. The Hydro Tasmania’s industrial workshop to the north of Claude Road dominates the entry to the village enclave to the south of Claude Road. The village area presents as a low density abandoned settlement in a bushland setting.

4.8 Community facilities

Community facilities in the Strategic Plan Area comprise the Claude Road Hall and fire station, the Gowrie Park Rodeo ground and O’Neills Creek picnic ground/ camping area.

4.9 Natural hazards

3.9.1 Bushfire Hazard

The Tasveg 3 Fire Attributes mapping provides a complex matrix of the vegetation flammability attributes and sensitivity to fire. As a summary the Tasveg 3 Fire Attributes mapping indicates the Strategic Plan Area has a mix of vegetation fire attributes.

The area north of Claude Road is generally of medium flammability attributes with low sensitivity having areas of high flammability and the northern edges of high sensitivity and medium flammability. It is notable that around the populated areas north of Claude Road the areas of low sensitivity and high flammability are small and scattered.

South of Claude Road between Gowrie Park and Wildlife Road the predominant vegetation has attributes of low sensitivity and high flammability. East of Wildlife Road the vegetation attributes are of medium flammability with low to medium sensitivity.

The area zoned Rural Living in Gowrie Park has attributes of medium flammability with high sensitivity. The area of plantation forestry to the north contains vegetation that is of high flammability and exotic sensitivity.
The Village zoned area has attributes of medium flammability with low sensitivity, the Environmental Management zoned area attributes of medium flammability with high sensitivity to the south and west and low sensitivity to the east. The area zoned Utilities and a strip south of Claude Road has negligible flammability with negligible sensitivity. The current Bushfire Prone Areas Code provisions in the planning scheme and the building legislation are adequate to address any bushfire hazard issues in the Strategic Plan Area.

3.9.2 Landslip Hazard

There are areas subject to landslip hazard within the Strategic Plan Area. A copy of the Landslip Hazard overlay map for the area is shown in Figure 6. The hazard level ranges from negligible to low to medium and is influenced by slope and sub soil conditions. Those areas coloured white have negligible risk, those coloured yellow have low risk and those coloured orange have medium risk.

The areas of landslip hazard are not large enough to require any specific zoning delineation as the areas can be adequately accounted for through current provisions in the planning scheme, given the low density of current and proposed use and development.
4 Infrastructure and Service Provision

4.1 Water, Sewerage and Drainage Infrastructure

There are no TasWater or Council owned reticulated services in the Strategic Plan Area. All development is required to provide a water supply, wastewater management system and surface water drainage within the site.

At least 3 private properties in the Village zone area are connected to the reticulated sewerage system owned by Hydro Tasmania. There has been little maintenance done in recent times to this system and Hydro Tasmania has at present no binding interest in maintaining infrastructure that services private properties. There are insufficient developed properties in the area for TasWater to take over the sewerage treatment plant.

Hydro Tasmania Tasmania's reticulated water supply is not potable.

There is a system of open drains in the area. For the predicted density and form of development and given that a large area of each site will need to remain permeable, the existing open drain system, subject to regular maintenance should be adequate.

4.2 Road Infrastructure

Claude Road is an arterial road managed by the Department of State Growth. It has a length of 9km through the Strategic Plan Area.

Local Roads over 1km long include:
- McCoys Road 1.42km serving 13 properties
- Kings Road 1.52km serving 14 properties
- Lockwoods Road 1.92km serving 17 properties
- Careys Road 1.1km serving 8 properties
- O'Neill's Road 2.26km serving 8 Properties

Local Roads less than 1km in length include:
- Perkins Drive 582m serving 5 properties
- Deacons Close 90m serving 8 properties
- Wildlife Road 940m serving 9 properties
- Patawalonga Road 340m serving 5 properties
- Rysavy Road 940m serving 5 properties
- Kookaburra Rock Road 340m serving 9 properties
- Febeys Road 355m serving 8 properties
- Wellington Road 728m serving 9 properties
- Barrow Street 120m serving 4 properties

5 Opportunities for Growth

Opportunities for growth in the Strategic Plan Area include residential, visitor accommodation and tourism use and development.

The predicted population for the Strategic Plan Area by 2026 is 373 persons. This is a growth requiring approximately 15 additional dwellings based on the average household size for the area.

The predicted population of Gowrie Park village by 2026 is 20 persons, a growth of 5 persons requiring two additional dwellings.
The vision for an Adventure Tourism Hub Vision, outlined in UTAS’ report titled ‘Mount Roland: Developing a Destination’, describes a focal point supported by an accommodation, service and activity hub at Gowrie Park. UTAS identified that one of the challenges to an adventure hub succeeding is the ability to gain a critical mass of private and public operators to legitimately establish it.

URBIS’ report, Mt Roland Blueprint for Development, promotes an Adventure Tourism Hub for the Mount Roland area. In this report, the concept of a “hub” is described as not necessarily just a single facility, but a larger location in which there is cluster of various adventure tourism activities together forming a “hub”. Based on this it would seem that while Gowrie Park is a potential focal point, it may not be envisioned as the actual hub. The report proposes that the potential role for Gowrie Park is a Gateway for Adventure where Gowrie Park is the Adventure Tourism centre from which activities in the hub are accessed. The purpose of this type of hub is to provide a location for operators to host visitors, store the necessary supporting equipment, provide transport services as well as accommodation and retail outlets.

The report’s implementation program designates the development of a Gowrie Park “Gateway to Adventure” hub as a long term activity action with creation of an Adventure Tourism Hub in Sheffield in the short and medium term. Based on this, in the short to medium term growth created by the adventure tourism hub concept may be minimal but still requires short term provision to facilitate realisation of any future adventure tourism activity.

It is likely that any new tourist accommodation or tourism operation at Gowrie Park will require a site area greater than any currently available in the Village zoned area.

The predicted demand in the Strategic Plan Area is approximately 20 new dwellings by 2026 and larger sites at Gowrie Park for adventure tourism activity.

6 Supply of land

There is no land zoned for residential purposes in Claude Road. Currently the supply of land for residential use is restricted to those sites capable of satisfying the Rural Resource zone standards for residential use in the Planning Scheme. There are fourteen (14) vacant lots in the Strategic Plan Area zoned Rural Resource that have attributes suited to residential use. Only a few of these are likely to satisfy the Rural Resource zone standards.

At Gowrie Park four (4) of the thirteen (13) privately owned lots zoned Village are available for development. There is a 12.386ha parcel of land owned by Crown Land Services that is zoned Rural Living and is vacant.

There are insufficient lots suitable for residential development available in the Strategic Plan Area because of the following issues:

1) Limitations and restrictions on residential development in the Rural Resource zone;
2) The Mt Roland Regional Reserve abuts the Village zoned area in Gowrie Park. Land contained in Certificate of Title 155748/1 and forming part of this reserve has been created as a title for management purposes. Crown Land Services will consider releasing this land when it can be demonstrated there is sufficient demand to justify creation and sale of freehold parcels. Over the past 10 years there has be negligible interest;
3) The gravelly soils in the area zoned Village are not conducive to sustainable wastewater management. The lots that are less than 1ha in area are considered either inadequate or just borderline for on-site wastewater disposal;
4) There are two titles zoned Rural Living in the Strategic Plan Area that are owned by Crown Land Services. Although identified for disposal under the Crown Land Assessment and Classification Project in 2004/2005, no interest has been shown by parties interested in buying either of these titles and Crown Lands has no priority to progress a sale until a formal and acceptable request to purchase is received. The
land is adjacent to and visually associated with Hydro Tasmania’s workshop and depot to the east and land that previously contained a saw mill to the west. These titles were part of Hydro Tasmania’s depot in the past and may require rehabilitation works before they can be released for residential development. There are a number of constraints to development of these lots for residential purposes.

7 Assessment of Need for Zone Changes

There is insufficient area zoned for residential use to meet future demand. With a predicted demand for approximately 20 new dwellings in the next 10 years there is a need to create opportunity for additional residential land.

The area currently zoned Village is adequate to meet projected use and development demand until 2020. This provision is only for low density urban residential opportunities. There remains the need to make some provision for rural living in the area.

The existing area zoned Rural Living comprises two Crown Land lots (CT 12859/1 & CT 12859/2). To avoid the potential to disperse residential development at Gowrie Park north of Claude Road and into an area perceived as industrial these lots should be zoned either Rural or Agriculture under the Kentish Local Provisions Schedule.

Provision for land zoned Rural Living in the short to medium term is possible by zoning existing enclaves of small lots, that are primarily used for residential purposes, Rural Living. This could provide for additional residential development without the need to pursue a discretionary permit pathway and also the creation of a few new lots for residential development without conversion of land suitable for agricultural use or causing conflict or interference to agricultural use in the area.

The following points were considered when assessing the lots proposed

- minimising the need for new accesses onto Claude Road;
- the potential for impact on groundwater in the area; and
- residential density in order to protect the character of the area.

Locations proposed for Rural Living zoning include Deacons Close and the southern end of Lockwoods Road, areas serviced by Wildlife, Patawalonga, Kookaburra Rock, Rysavy and Febeys Roads, some smaller lots in Kings Road and Perkins Drive and some smaller lots with an existing access onto Claude Road. These are shown in Figure 7.
Council is required to prepare the Kentish local provisions schedule for the Tasmanian Planning Scheme. The Tasmanian Planning Scheme will comprise the mandatory State Planning Provisions, that have already been approved, as well as the Kentish local provisions schedule. The State Planning Provisions include the Rural Living Zone, which comprise a number of sub-zones. These are:

- Rural Living Zone A with a minimum lot size of 1ha;
- Rural Living Zone B with a minimum lot size of 2ha;
- Rural Living Zone C with a minimum lot size of 5ha; and
- Rural Living Zone D with a minimum lot size of 10ha.

In order to prevent impact on water quality in the area and to protect the character of the area, it is recommended that the lots identified for rezoning to Rural Living be allocated to a sub-zone that will limit the potential for subdivision development.

The area of all titles recommended for rezoning to Rural Living in the short term is shown in the following Table, as are the proposed sub-zone allocations.

<table>
<thead>
<tr>
<th>Property Title Reference (CT)</th>
<th>Proposed Living Allocation</th>
<th>Rural Living Zone</th>
<th>Property Title Reference (CT)</th>
<th>Proposed Rural Living Allocation</th>
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</thead>
<tbody>
<tr>
<td>Claude Road /Lockwoods Road/Deacons Close</td>
<td>A</td>
<td>A</td>
<td>38767/5</td>
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</tbody>
</table>
There are a number of parcels of land to the south of Claude Road and the Claude Road Hall that have limited access options.

There is a considerable amount of vegetation on titles in this area as well as those further south on the northern slopes of Mount Roland. A connection between the roads servicing these titles would provide an alternative access should bushfire events occur in the area.

The enhancement of connectivity can be achieved through expansion of the rural living zone to include some of these titles. Development of these titles through subdivision would facilitate the construction of a road link between Kings Road, Perkins Drive and Wildlife Road, which are all no through roads.

The proposed longer term Rural Living expansion area to achieve this is shown in Figure 8. It includes land contained in Certificates of Title 105642/2 (12 Perkins Drive), 217536/1 (773 Claude Road), 7438/1 (15 Kings Road), 230023/1 (759 Claude Road) and 32579/1 (751 Claude Road).
These titles have the potential for a maximum of approximately 16 -18 new residential lots, again not converting land with potential for agricultural use or constraining or interfering with existing or potential agricultural use or other resource development activity. Development of this area for residential use will not require any new access points onto Claude Road.

To minimise impact on ground water in the area and to protect the character of the area it is proposed to rezone these titles to Rural Living B, which will result in a minimum lot size of 2ha.

Figure 8 Area Proposed for Longer Term Rural Living Use and Development

Land contained in Certificate of Title 9988/1 at 1530 Claude Road, Gowrie Park is adjacent to land owned by Crown Land Services that is currently zoned Rural Living.

Development of land contained in Certificate of Title 9988/1 for rural living purposes could be considered for the following reasons:

- the subject title has limited if any potential for resource development; and
- it is currently recommended that the adjoining lots to the east that are owned by the Crown, which comprise 13.0548ha, be rezoned to either Rural or Agriculture under the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme as they are not likely to be developed for residential use whilst in public ownership.

The development potential of this land may be impacted/constrained by the use and characteristics of adjoining land to the north and west, which is either registered as a Private Timber Reserve or is land owned by Forestry Tasmania and designated Permanent Timber Production Zone.

It is recommended that further investigation, by way of a subdivision proposal plan that considers the constraints impacting the property, be undertaken. Should that investigation have a positive outcome then the property should be rezoned to Rural Living and the sub-zone be decided by the lot sizes that can be realistically achieved.
7.1 Adventure Tourism Hub

The Mount Roland Recreation Precinct Blueprint for Development highlighted the potential for Gowrie Park to become an Adventure Tourism Hub. There is a need to make provision for the adventure tourism hub at Gowrie Park.

The current Village zoned area has no lots greater than 1ha available for development. There needs to be appropriately zoned land with sufficient area available for future tourism operations and also land available for associated residential and commercial activity.

The Crown Land delineated as part of the Mt Roland Regional Reserve but not within the proclaimed Mt Roland Regional Reserve area is an obvious choice. This land is contained in Certificate of Title 155748/1.

Land east of Wellington Road is best suited to provide for larger tourist operation sites and the area west and south of the current village zoned area is suitable for associated residential and commercial activity. This land is currently zoned Environmental Management.

The Environmental Management zone allows residential development, tourist operations and visitor accommodation to occur only if complementary to an environmental management purpose or accommodation for patrons of a conservation, sports and recreation or tourist operation use in the zone.

The Environmental Management zone is seen as a deterrent to desired use and development because the environmental management and conservation connotations are perceived as a hurdle requiring additional resources to achieve a satisfactory outcome. It would be advantageous to have the area distinguished as being separate from the Mt Roland Regional Reserve area, which should remain zoned Environmental Management. This could be achieved through extending the Village zone or by replacing the Village zone with a Particular Purpose zone.

7.2 Village zone Expansion

The Village zone allows for tourism operations and visitor accommodation to occur without qualification and zoning of the subject land to Village would be a logical extension of the existing Village zoned area.

If the Village zone were to be extended it could provide larger sites for tourism operations and visitor accommodation. There needs to be appropriate controls in place to ensure residential or other non-tourism related development does not occur to the detriment of adventure tourism.

7.3 Particular Purpose zoning

Use of a Particular Purpose zone with the purpose of providing for adventure tourism and supporting activities is an alternative way of achieving the desired outcomes for the site. A Particular Purpose (Gowrie Park Adventure Tourism) zone would not only delineate an area for tourism operations and supporting activities but also announce Gowrie Park as being the location for adventure tourism activity. The zone could include provisions identifying land use precincts along with appropriate use and development standards prepared to achieve a particular outcome for each designated area.

Two (2) precincts are suggested. One for the area intended as the adventure tourism hub and the other allowing for residential and commercial activity to support the adventure tourism activity area. They are proposed as follows:

- Adventure precinct - land east of Wellington Road and the existing Caravan park site;
- Tourist village area – land west of Wellington Road.

It is suggested the western edge of this area be established along the eastern edge of the creek that ultimately drains into the Dasher River to the north. It is suggested that the eastern edge of this zone be O’Neills Road, which provides ready access to the Mount Roland and Mount Van Dyke walking tracks.
7.4 Anomalies

There are zoning anomalies that should be addressed to ensure the zoning of the land is in accordance with its ability to be developed under the applicable zone provisions.

Land contained in Certificates of Title 44297/6 and 53053/3 is currently zoned Village. This is considered an anomaly as the lots are not contiguous with the Village zoned area of Gowrie Park. They are both currently surrounded by land zoned Environmental Management. One contains a dwelling and the other contains Hydro Tasmania Tasmania’s Water Treatment Plant. It is best that the one containing the house be included in the Particular Purpose zone proposed that will abut it to the north, east and west and the one containing Hydro Tasmania’s water reservoir be zoned Utilities to reflect the nature of use on the site.

The suggested alignment of the Particular Purpose zone and other zoning changes proposed for Gowrie Park are shown on the map in Figure 9.

Figure 9 Proposed Zoning Changes for Gowrie Park
8 Conclusions

Claude Road is a nodal residential area with agricultural activity to the north and east. It is zoned Rural Resource. There is no provision for permitted residential development in Claude Road despite the area presenting as a rural/bushland residential enclave.

Development trends indicate that there is insufficient land available at Claude Road to meet the predicted demand up to 2026. The only provision for rural living in the area is land adjacent to industrial activity at Gowrie Park.

Land could be made available to meet the predicted residential growth by rezoning land with residential potential at Claude Road. The identified land parcels will allow for infill development for residential purposes on land that has no agricultural potential and with no impact on adjacent agricultural use. Rezoning this land for residential purposes allows the potential to provide for enhanced street connectivity in the area. A minimum lot size of 2ha is proposed to protect the existing character of the area and minimise potential for impact on groundwater from on-site wastewater management systems.

Gowrie Park is a previous settlement area with no current clear function. It has no civic/community activity centre. Hydro Tasmania's regional depot and workshop operate in isolation from the village.

With negligible growth predicted there is adequate vacant land available to meet demand until 2026 without progression of the proposed adventure tourism hub.

The adventure tourism hub has the potential to provide the impetus for Gowrie Park to develop. Advantage should be taken of the current low development activity as a means of facilitating appropriate development opportunities for the village.

The current Village zone is not sufficient to attract new tourism operators as there are no land parcels greater than 1ha available. More land needs to be made available to provide opportunity for business investment in the area.

There are some anomalies in the current zoning at Gowrie Park, which require address, namely land owned by Crown land Services north of Claude Road and land owned by Hydro Tasmania containing their water reservoir.

9 Recommendations

1 In the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme zone land identified in the following Table as Rural Living with the subzone as allocated.

<table>
<thead>
<tr>
<th>Property Reference (CT)</th>
<th>Property Title Reference (CT)</th>
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**Wildlife Road/Perkins Drive/Kings Road**

| 61065/1 | A | 7438/1 | A |
| 8170/2 | A | 8458/2 | B |
| 105642/1 | A | 34102/1 | A |

**Patawalonga Road/Kookaburra Rock Road/Febeys Road/Claude Road**

| 19414/1 | C | 31713/3 | B |
| 5485/1 | A | 169376/1 | B |
| 242539/1 | B | 52078/2 | A |
| 19412/1 | A | 52078/1 | A |
| 244288/1 | B | 129064/1 | A |
| 35817/1 | B | 129064/2 | C |
| 36067/1 | C | 46206/2 | B |
| 26929/1 | C | 46206/1 | B |
| 245142/1 | B | 107712/1 | B |
| 31713/1 | B | 28840/1 | B |
| 31713/2 | B | 23035/1 | B |
| 240804/1 | B | 11042/2 | B |

2 In the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme zone land described in Certificate of Title 155081/1 (Claude Road Hall) and 155594/2 (Claude Road Fire Station) Community Purpose.

3 In the longer term rezone land contained in Certificates of Title 105642/2 (12 Perkins Drive), 217536/1 (773 Claude Road), 7438/1 (15 Kings Road), 230023/1 (759 Claude Road) and 32579/1 (751 Claude Road) Rural Living B.

4 In the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme zone land currently zoned Village at Gowrie Park as Gowrie Park Adventure Tourism Particular Purpose zone as well as land contained in Certificate of Title 155748/1, between Wellington Road and O’Neills Road to the east, along the eastern edge of the creek that drains not the Dasher River to the west and land contained in Certificate of Title 44297/6 to the south. Define precincts in this area with specified use and development standards as follows:
   - Adventure precinct - land east of Wellington Road and the existing Caravan park site;
   - Tourist village area – land west of Wellington Road.

5 In the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme zone land owned by The Crown and described in Certificates of Title 12859/1 and 12859/2 Rural.

6 In the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme zone land described in Certificate of Title 53053/3 (Hydro Tasmania’s water reservoir) Utilities.
7 Street Connectivity

In the long term and in conjunction with the rezoning of land parcels to the south of Claude Road to Rural Living, insert a development standard into the Kentish Local Provisions Schedule for the Tasmanian Planning Scheme requiring road connections upon subdivision development of land contained in Certificate of Title 105642/2, known as 12 Perkins Drive between Wildlife Road and Perkins Drive and Certificate of Title 217536/1, known 773 Claude Road, between Perkins Drive and Kings Road.

8 1530 Claude Road, Gowrie Park

Should an investigation of the subdivision potential of the property known as 1530 Claude Road, Claude Road for residential use have a positive outcome then the property should be rezoned to Rural Living and the sub-zone be decided by the lot sizes that can be realistically achieved.
CLAUDE ROAD GOWRIE PARK STRATEGIC PLAN 2018

Key Factors:

- Identification of suitable land uses within the Strategic Plan Area;
- Development of an efficient and effective settlement pattern;
- Retention and protection of a productive agricultural enclave;
- Protection of extractive industry in the area;
- Specification of areas for rezoning to accommodate anticipated and desired residential and commercial expansion opportunities;
- Improvement of street connectivity and emergency access.

How to be achieved:

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