

## Appendix 7 – Black Snake Rural Village and role as greenfield development Site

The following is an extract from the *Glenorchy Draft Interim Planning Scheme 2014 Supporting Report, 23 April 2014, p.211*

### 10.5 F5 BLACK SNAKE RURAL VILLAGE SPECIFIC AREA PLAN

This Specific Area Plan translates the existing Schedule 9 – Black Snake Rural Village Development Standards to the Glenorchy Planning Scheme 1992 into Planning Scheme Template for Tasmania format. Modifications (reductions) are also made to the area of the Black Snake Rural Village as a result of land acquisitions proposed in relation to the alignment of a future replacement Bridgewater Bridge and consequent changes to road infrastructure in the vicinity.

The Schedule was incorporated into the Glenorchy Planning Scheme 1992 pursuant to Amendment 4-03 finally approved by the Resource Planning and Development Commission on 4 November 2005.

The Schedule essentially provides for the future use or development of the Black Snake Rural Village in Granton. It is intended that the provisions in the Specific Area Plan override the proposed underlying Particular Purpose Zone 1 – Urban Growth Zone provisions. The rationale for this is that it would be outside of the scope of an interim planning scheme to drastically backzone the area in the absence of reasonable necessity to give effect to the Regional Strategy.

Amendment 25 to the Southern Tasmania Regional Land Use Strategy 2010-2035 proposed the following amendment to Urban Growth Boundary under the Regional Land Use Strategy. A response to the submission received in regards to this amendment is outlined in Table 24 of the regional amendments document:

*Map 10*

*Amend Map 10 as follows: .....*

*Depict the Black Snake Rural Village area in Granton as existing residential land.*

The rationale given in the report was: “it is necessary to ensure that the existing zoned land at Granton does not require back-zoning in the new planning scheme.”

It appears that, notwithstanding this recommendation, the land in the Black Snake Rural Village has continued to be shown in the Regional Strategy as falling within a greenfield development precinct. Regional Policy Statement SRD2.3 states: “Provide Greenfield land for residential purposes across the following Greenfield Development Precincts: .....Granton (Upper Hilton Road and including Black Snake Village)”. Southern Tasmania Regional Land Use Strategy 2010-2035, p. 96.

Whether this is the result of an express decision or merely an oversight is not clear from the documentation available to Council.