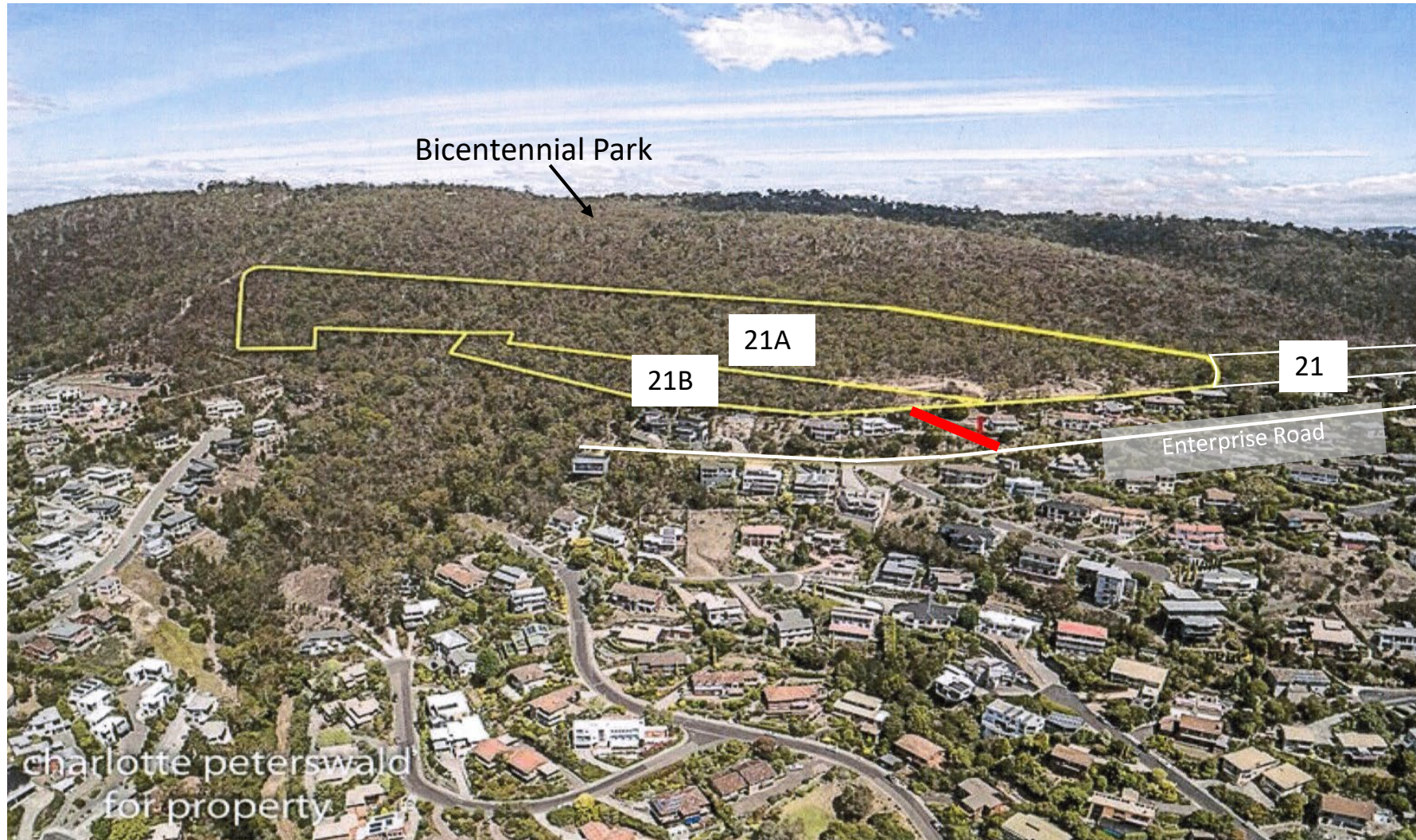


Rezoning of bushland above Enterprise Road, Sandy Bay, from General Residential to Low Density Residential



Steep slope

Constrained
access

Bushfire
prone

Why is this land zoned as General Residential?

1982 - HPS: Hills Face, **minimal development**



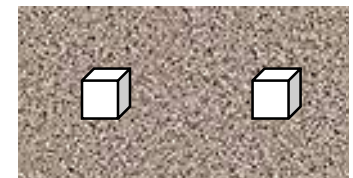
1999 - Proposed low-density Precinct 30C, **1 dwelling per 1500 m²**

2006 - Recommended Residential 2, Precinct 30C, **1 dwelling per 1500 m²**

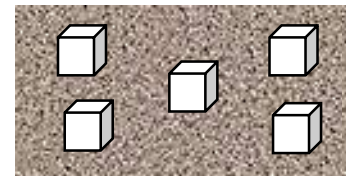


2009 - Proposed Residential 2, no precinct; Bushland Values Schedule applied

2011 - Amendment to 1982 HPS: Residential 2, **1 dwelling per 750 m²**
if steep slope; Bushland Values Schedule not applied



2015 - HPS: General Residential, **1 dwelling per 325 m²**



Alignment with Zone Application Guidelines*

General Residential

*GRZ3 - The General Residential Zone **should not be applied** to land that is highly constrained by hazards*

Low-Density Residential

*LDRZ1 - The Low Density Residential Zone **should be applied** to residential areas where there are environmental constraints that limit development (e.g. **land hazards, topography or slope**)*

*Guideline No.1, Tasmanian Planning Commission, Section 8A of the *Land Use Planning Approvals Act 1993*