The site is 24 hectares in area and is located directly north of the town. The site is made up of 43 separately owned land titles, with the majority of the site developed with low density residential, accessed via Gatehouse Drive and Weston Hill Road.

**KEY ADVANTAGES**
- The site is already partially located within the urban growth boundary and is close to the town centre.
- There are existing water mains running through the site.

**KEY DISADVANTAGES**
- The site adjoins the Sorell Rivulet, which drains to a Ramsar wetland.
- The site adjoins a waterway and will require an Aboriginal Cultural Heritage Investigation.
- The site has over 40 land owners, with the majority of lots containing existing dwellings on large lots. Densification of the area will be challenging due to the existing dwellings and difficulties of establishing new roads through existing subdivisions.
- The site is fairly undulating.
- The eastern edge of the site is included within the Waterway and Coastal Protection Area.
- Small portions of the site are affected by the Landslide Hazard Area (Low).
- The sewer mains would need to be extended.

**RECOMMENDATION**
Rezone to General Residential to allow for infill development. There will be challenges to subdividing this area further due to the fragmentation of land ownership, but given its proximity to the town centre, encouraging additional density should be encouraged.
SITE DESCRIPTION
The site is 48 hectares in area and is made up of 8 separately owned land titles. The site is currently used for a range of orchard and rural uses (zoned Significant Agricultural). The site is to the north east of the town. Pawleena Road runs through the site and provides access to a number of properties.

KEY ADVANTAGES
- There are existing water mains running close to the south western corner of the site.

KEY DISADVANTAGES
- The site adjoins the Sorell Rivulet, which drains to a Ramsar wetland.
- The site adjoins a waterway and will require an Aboriginal Cultural Heritage Investigation.
- The site does not directly adjoin the existing urban area.
- The Sorell Rivulet runs through the site and the adjoining land is included within the Waterway and Coastal Protection Area.
- The majority of the site is included within the Significant Agricultural Zone.
- There are capacity issues at Pawleena Road intersection.
- The site is in close proximity to intensive agricultural operations, which may result in offsite impact of noise and odour especially on the eastern side of Pawleena Road.

RECOMMENDATION
Rezone to Rural Living if the Significant Agricultural Land study confirms the land is not high quality agricultural land.
RESIDENTIAL OPTION R5 - PAWLEENA ROAD

SITE DESCRIPTION
The site is 11 hectares in area and is made up of 4 separately owned land titles. The site is currently used for rural living lots. It is to the north east of the town. Pawleena Road runs along the western edge of the site.

OUTLINE MASTERPLAN
R5 - PAWLEENA ROAD
SORELL

LEGEND
/site boundary
/site access
/potential roads
/waterway protection area

SITE ACCESS
PAWLEENA ROAD
R3
R4

METERS

0 50 100 150

0 50 100 150

RECOMMENDATION
Rezone to Low Density Residential. This site already partially developed, is adjacent to the urban growth boundary, and is relatively free from constraints.

KEY ADVANTAGES
- The site is relatively flat.
- The site adjoins the urban growth boundary.
- The structures/buildings are concentrated in the centre of the site, with large vacant areas.
- The site is adjoining the existing urban area, with land directly south of the site zoned General Residential.
- There are existing water mains running close to the western edge of the site.

KEY DISADVANTAGES
- The site has some existing buildings on site and is a relatively small site.
- There are capacity issues at Pawleena Road intersection.
- The site is in close proximity to intensive agricultural operations, which may result in offsite impact of noise and odour especially on the eastern side of Pawleena Road.
SITE DESCRIPTION
The site is 20.8 hectares in area and is made up of 12 titles with separate ownership. The site is currently partially developed with some residential lots fronting the Arthur Highway, and the remainder of the site predominately vacant. The site is currently zoned Particular Purpose. The site is within the existing urban growth boundary of the town. The Arthur Highway runs along the northern edge of the site and the future bypass runs along the eastern edge of the site.

KEY ADVANTAGES
- The site is within the existing urban area.
- The site has frontage to both the Arthur Highway and the future bypass.
- The site is relatively flat.
- The current development is concentrated at the northern end of the site and the majority of the site is vacant, with trees and vegetation concentrated along the western boundary, adjoining the Sorell Rivulet.

KEY DISADVANTAGES
- The site adjoins the Sorell Rivulet, which drains to a Ramsar wetland.
- The site adjoins a waterway and will require an Aboriginal Cultural Heritage Investigation.
- The Sorell Rivulet runs along the western edge of the site and the adjoining land is included within the Waterway and Coastal Protection Area.
- Access to the site could be challenging, as there is no existing vehicle crossing of the Sorell Rivulet and access to the near-capacity Arthur Highway has not yet been resolved, nor the timing of the release of the eastern bypass.

RECOMMENDATION
It is noted that this site is already zoned Particular Purpose and has been included in the existing supply calculations. This assessment confirms the suitability of the site for residential purposes. It should be rezoned to General Residential.
RESIDENTIAL OPTION R7 - ARTHUR HIGHWAY

SITE DESCRIPTION

The site is 27.5 hectares in area and is made up of one title. The site is currently used for primary production and is zoned Rural Resource. The site has a direct frontage to the future bypass.

RECOMMENDATION

Rezone to Particular Purpose to facilitate its eventual rezoning to General Residential following the development of R6. This site scores relatively highly in regards to access to services and facilities, is relatively free from constraints, and is adjacent to the eastern growth front.

KEY ADVANTAGES

- The site directly adjoins the existing urban area.
- The site has frontage to the future bypass and is located in close proximity to the Arthur Highway.
- The site is gently sloping.
- The site is within one ownership and does not contain existing dwellings/buildings.
- There is a water main directly north of the site.

KEY DISADVANTAGES

- The site access is currently via an unsealed road and access may need to be provided via a road across adjoining land and/or a temporary road in the land set aside for the bypass.
SITE DESCRIPTION
The site is 33.8 hectares and is made up of one title with single ownership. The site is currently used for primary production and is zoned Rural Resource Zone. The site has a direct frontage to the future bypass, the Sorell Rivulet to the west and the coastline to the south. The site directly adjoins the urban growth boundary on the southern edge of the town.

KEY ADVANTAGES
- The existing buildings on site are concentrated at the north western corner, with the remainder of the site predominately vacant.
- The site is relatively flat.
- The site adjoins the existing urban growth area.

KEY DISADVANTAGES
- The site adjoins the Sorell Rivulet, which drains to a Ramsar wetland.
- The site adjoins a waterway, wetland and coastal area and will require an Aboriginal Cultural Heritage Investigation.
- Site access is currently via an unsealed road and potential for future access to the site will be largely dependent on the delivery of the future bypass.
- The entire site is included within the Heritage Overlay of the Sorell Interim Planning Scheme 2015.
- Servicing may be difficult to achieve, given existing water mains are on the western side of the Sorell Rivulet.
- The southern and western edge of the site is included within the Coastal Erosion Hazard Area, Waterway and Coastal Protection Area.

RECOMMENDATION
Rezone to Particular Purpose to facilitate its eventual rezoning to General Residential following the development of R6. Whilst this site has more constraints that Option R7, these can generally be addressed through design interventions and would be a logical extension of the development front.
SITE DESCRIPTION
The site is 194 hectares and is made up of three titles with separate ownership. It is currently used for primary production and residential and is zoned Rural Resource Zone. The site has a direct frontage to the Arthur Highway to the north and the coastline to the south. The north western boundary of the site of the site is defined by the edge of the Significant Agriculture Zone.

KEY ADVANTAGES
- The site has direct access off of Arthur Highway.
- The existing buildings on site are concentrated, with the majority of the site predominately vacant.
- The site is located in close proximity to the urban growth boundary.

KEY DISADVANTAGES
- The site adjoins Iron Creek Bay, which drains to a Ramsar wetland.
- The site adjoins a waterway, wetland and coastal area and will require an Aboriginal Cultural Heritage Investigation.
- The site has some areas that are relatively flat (south-western corner), however the eastern edge of the site has moderate slope.
- Servicing may be difficult to achieve, given the distance from existing services.
- The southern edge of the site is included within the Waterway and Coastal Protection Area.

RECOMMENDATION
Rezone to Particular Purpose to earmark this site for future residential development. The western part of the site will need to be rezoned General Residential within the next 20 years to provide greenfield land. The remainder of the site represents a logical extension of the growth front for Sorell in the longer term. Servicing issues would need to be addressed before residential growth should be considered. It should not be zoned Low Density Residential or Rural Living as this would preclude its use for conventional density residential.
RESIDENTIAL OPTION R10 - TASMAN HIGHWAY

OUTLINE MASTERPLAN
R10 - TASMAN HIGHWAY
SORELL

LEGEND
SITE BOUNDARY
SITE ACCESS
POTENTIAL ROADS
POTENTIAL INDUSTRIAL ESTATE
OPTIONS I5 & I6
WATERWAY PROTECTION AREA

Note: *Only if Ingham Factory closed at a future date. There is no intention for this to occur at present.

0 100 200 300 METERS

RECOMMENDATION
If the Inghams business ever elect to close their premises, investigate rezoning to General Residential (and potentially partially Industrial). This site has excellent access to services and facilities, but some constraints that would need to be addressed.

SITE DESCRIPTION
The site is approximately 33.8 hectares and is located directly south of town. The site is currently used for the Ingham Chicken processing plant. The site has direct highway frontage to the north and the coastline to the south. The site is currently zoned Rural Residential.

KEY ADVANTAGES
• The site is relatively flat and has coastal views.
• The site has direct access to the Tasman Highway.
• The site directly adjoins the urban growth boundary and is an important gateway site for the town.
• A stage approach to development could be adopted depending on timing of either the wastewater treatment plant upgrades or a change of ownership, should this occur.

KEY DISADVANTAGES
• The site adjoins the Orielton Lagoon, which is a Ramsar wetland.
• The site adjoins a coastal area and wetland and will require an Aboriginal Cultural Heritage Investigation.
• The site is not currently available given its current use for the Ingham Chicken processing plant.
• Site remediation would be required to ensure that the site would be suitable for residential uses given the use of the site for wastewater disposal.
• The north eastern corner of the site is included within an Attenuation Area for the Sorell Sewage Plant and Ingham’s Sewage Treatment Area.
• The coastal edge of the site is included within the Coastal Erosion Hazard Area and the Waterway and Coastal Protection Area.
RESIDENTIAL OPTION R11 - TASMAN HIGHWAY

SITE DESCRIPTION
The identified development option is approximately 4.2 hectares and is currently used by the Sorell School as a school farm. The site is owned by the Department of Education. The site is located in the southern portion of the existing urban area and is currently zoned Community Purpose. Any changes to the school site will require a strategic plan to be prepared to establish use and timing of primary, secondary, trade trainings, early learning requirements in the short, medium and long term.

RECOMMENDATION
Rezone to General Residential if the Department of Education Tasmania is supportive. This site has excellent access to services and facilities.

KEY ADVANTAGES
- The site is located within the urban growth boundary and is relatively flat.
- The site directly adjoins existing general residential land.
- The site is not affected by significant environmental constraints.
- The site is relatively free of existing buildings, structures and vegetation.
- The site is within the existing urban area and could potentially be connected to services at a reasonable cost.

KEY DISADVANTAGES
- The site is currently used by Sorell School and would only be available for development if the Department of Education was supportive of the proposal.
- There is currently only one vehicle access point. To avoid creating long cul-de-sac developments, additional access points would be needed across school land or adjoining residential areas.
- There are capacity issues at Nash Street intersection.
SITE DESCRIPTION
The site is approximately 8.12 hectares and is south-west of the town that adjoins the edge of the Orielton Lagoon on the whole western boundary. The site is comprised of 4 titles with a small section of road frontage to Main Road/Tasman Highway. It includes land that was set aside for the now-defunct western bypass.

RECOMMENDATION
Rezone to General Residential. This site has excellent access to services and facilities.

KEY ADVANTAGES
- The northern title is predominantly free of buildings, structure and vegetation.
- The site is relatively flat.
- The site directly adjoins the existing urban area and has water and sewer mains nearby.
- The site interfaces with an existing residential development on the eastern boundary (with a 30m road reserve between land parcels).
- There is the potential to extend Forcett Street westwards to create additional access points.

KEY DISADVANTAGES
- The majority of the site is included within the Waterway and Coastal Protection Area.
- The site directly adjoins the Orielton Lagoon, which is a Ramsar wetland.
- The site adjoins a coastal area and wetland and will require an Aboriginal Cultural Heritage Investigation.
- The site directly adjoins land within a Coastal Erosion Hazard Area and a Coastal Inundation Hazard Area.
- The site as it is currently developed only has a small section of road frontage to Main Road.
- There are a number of buildings and structures in the southern portion of the site and existing businesses utilising the Main Road access point.
- There could be capacity issues at the intersection with the Tasman Highway at peak times.
- The site is already partially developed for commercial activities.

OUTLINE MASTERPLAN
R12 - TASMAN HIGHWAY
SORELL
RECOMMENDATION
Rezone to Low Density Residential or Rural Living. This site is not contiguous with the existing conventional density residential areas subject to some constraints.

SITE DESCRIPTION
The site is 34.17 hectares in total area and is located approximately 250m from the existing Urban Growth Boundary and is located 800m directly from the town centre. The site is currently utilised for agricultural/farming uses with little built form development occupying the land.

KEY ADVANTAGES
- The site is flat to undulating, generally sloping downwards to Orielton Lagoon.
- The site is comprised of only two titles.
- There are existing water mains within 200m of the north east site boundary.
- The adjoining uses to the east of the site are low density residential, providing a suitable interface for future residential expansion.
- The site is relatively free of existing buildings, structures and vegetation.

KEY DISADVANTAGES
- The site directly adjoins the Orielton Lagoon, which is a Ramsar wetland.
- The site adjoins a coastal area and wetland and will require an Aboriginal Cultural Heritage Investigation.
- The site does not have direct access to a road.
- The southern and western boundaries is covered by the Waterway and Coastal Protection Overlay.
- A small portion of the north east corner of the site is covered by the Coastal Inundation Hazard Area.
SITE DESCRIPTION
The site is 195 hectares in area and is located to the northeast of Dodges Ferry. It consists of 3 titles, and is currently being rezoned to Rural Living.

KEY ADVANTAGES
- The site is located between existing rural living lots directly to the southeast and west.
- The site does not include Significant Agricultural land.
- The site is large and consists of only three titles.

KEY DISADVANTAGES
- The site contains existing waterways and will require an Aboriginal Cultural Heritage Investigation.
- Parts of the site are affected by the Biodiversity Protection Overlay.
- Parts of the site are affected by the Waterway and Coastal Protection Area Overlay.
- The site has moderate slope.
- Parts of the site are affected by the Landslide Hazard Area (Low) Overlay.
- Reticulated water and sewer services are not available.

RECOMMENDATION
This site is already in the process of being assessed for suitability for being rezoned to Rural Living.
SITE DESCRIPTION
The site is 148 hectares in area and is located within Dodges Ferry. It consists of 38 titles, and is currently being zoned Environmental Living. As this zone is not included in the new statewide planning template, the site’s future use and zoning needs to be determined.

KEY ADVANTAGES
- The site is located between existing rural living lots directly to the east, low density residential to the south, west and east.
- The site does not include Significant Agricultural land.
- The site is relatively free from environmental constraints.

KEY DISADVANTAGES
- The site has moderate slope.
- The site consists of multiple titles.
- Reticulated water and sewer services are not available.

RECOMMENDATION
Rezone to Low Density Residential and Rural Living. This site is relatively free from constraints, and is adjacent to the existing Dodges Ferry urban area.