

Our Ref: L210824
Date 15/03/2022

The General Manager
Latrobe Council

Via Email: submissions@latrobe.tas.gov.au

RE: REPRESENTATION TO DRAFT LATROBE LOCAL PROVISION SCHEDULE.

This letter is written in accordance with section 35E of the *Land Use Planning and Approvals Act* (the Act), which allows any person to make a representation to a planning authority which exhibits a draft Local Provision Schedule (LPS). Latrobe Council publicly exhibited the Latrobe Draft LPS from the 17th January 2022, to the 21st March 2022.

Subject Site.

Address	Current IPS Zone	Proposed LPS Zone	LPS Overlays
264 Woodbury Lane, Squeaking Point. CT: 107146/1	Rural Resource	Rural	Bushfire Prone Areas Overlay

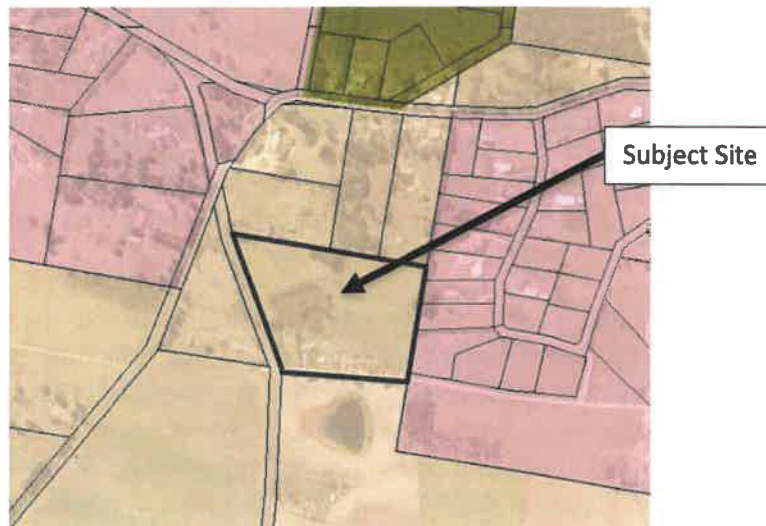


Figure 1 - Subject site location and existing zoning.

The land is located within a residential part of Squeaking Point. The site has a total area of 5.6ha, and currently contains an existing single dwelling. There is no agricultural use occurring on the site which has characteristics associated with a lifestyle lot or 'hobby farm'.

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The draft LPS has recommended that the land be placed into the Rural Zone. There are no proposed SAP's or new overlays which apply to the site.

Our client is seeking to have the 'Rural Living A' zone applied to the subject site, this would allow a proposed lot size of 1ha under the acceptable solution, and 8000m² under the performance criteria.

In making this request, it is noted that the 'Port Sorell and Environs Strategic Plan 2008', supports the rezoning of this land, along with other Rural properties to the north. The below extract is provided from the document with the subject site circled.

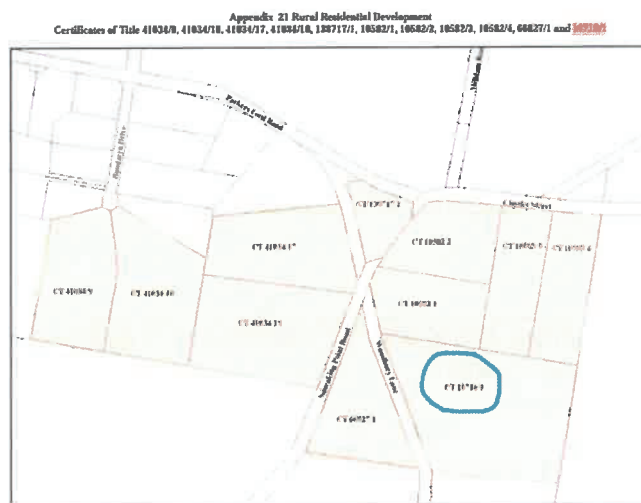


Figure 2 - Extract from Port Sorell and Environs Strategic Plan 2008. Subject site circled. Appendix 21, page 53 of report.

The rezoning is also supported under the 2017-2018 Port Sorell Strategic Plan review, which noted that many of the properties identified in the 2008 plan (this one included) were yet to transition to the Rural Living Zone. Comments within the document indicated that these lots should be rezoned Rural Living prior to new Rural Living areas becoming established.

A rezoning to Rural Living 'A' would bring the site into greater conformity with the adjoining land to the east, and further north, which has sought to have a 1ha density proposed under the LPS.

The land provides suitable separation to agricultural zoned land to the south. This buffer includes provision of a future road and Right of Way which runs from Squeaking Point Road, through to Moorings Drive. At the time of writing, it is understood Rural Living lots associated with 'Elphinstone' to the north have all been sold. There is a shortage of vacant rural residential land available within the squeaking point area. The appropriate rezoning of this site would allow for a small additional supply of Rural Living lots in the area. It would not have any meaningful impact on the supply for the region or area.

Future dwellings would require suitable setbacks from the Agriculture zone to the south, ensuring there is no impact on any agricultural activities.

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8A Guidelines Response

The guidelines were produced in June 2018 to provide an easy reference guide for the application of zones and codes.

Guidelines	Response
<p>RLZ 1</p> <p>The Rural Living Zone should be applied to:</p> <ul style="list-style-type: none"> a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g., hobby farming), but priority is given to the protection of residential amenity; or b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, 	<ul style="list-style-type: none"> • The site is within a residential area characterised by larger lots. The lot provides for a residential use and lower order rural activities.
<p>RLZ 2</p> <p>The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</p> <ul style="list-style-type: none"> a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater. 	<ul style="list-style-type: none"> • The rezoning of the site to Rural Living is consistent with the Regional Land Use Strategy, which indicates significant growth for the Latrobe Municipality. The strategy speaks about grouping rural residential areas in clusters, whilst recognising Rural Residential as a legitimate housing option. • The subject site does not create inefficient demand for infrastructure or service provision, compromise future urban development, or increase risk on resource development, natural and cultural values. • The Port Sorell and Environs plan 2008, along with the 2017 review, recommends the land be zoned Rural Living.
<p>RLZ 3</p> <p>The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living</p>	<ul style="list-style-type: none"> • Rural Living lots located to the east are approximately 5000m² in size. • A proposed density of 1ha would provide lots closer in character to what is existing in the area. Lots in

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<p>Zone C or Rural Living Zone D should be based on:</p> <p>a) a reflection of the existing pattern and density of development within the rural living area; or</p>	<p>Elphinstone and to the west also reflect a higher density for Rural living Development.</p>
<p>RLZ 4 The Rural Living Zone should not be applied to land that:</p> <p>b) is suitable and targeted for future greenfield urban development;</p> <p>c) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or</p> <p>d) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>	<ul style="list-style-type: none"> • The land has not been targeted for future urban development. The area is characterised by rural residential lots. • The site does not contain important landscape values which are identified for protection. The land is clear. It does not have the natural assets overlay applied. There is no scenic corridor or scenic protection area which the land is subject to. • The land was listed as 'constrained' on the 'Land Potentially Suitable for Agriculture Zone' layer. It was not identified for Agriculture Zone.

It is therefore submitted, that the proposed Rural zone for land at 264 Woodbury Lane, is inappropriately restrictive and not consistent with strategic planning for the Squeaking Point Area. The land is within an enclave of rural residential lots, and should be zoned accordingly.

Should you have any queries in relation to this representation, please don't hesitate to get in touch.

Kind regards
Woolcott Surveys



James Stewart
Senior Town Planner

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