



Thursday, 27 January 2022

Ref: 304069_L01_Rev1

The General Manager
 Latrobe Council
 Gilbert Street
 Latrobe TAS 7307

Dear Sir

Representation to Draft Latrobe Local Provisions Schedule – Tasmanian Planning Scheme

Veris Australia Pty Ltd has been engaged by John Phillip Reid and Sally Maree Reid, owners of property at 10 Charles Street, Squeaking Point, to submit a representation on their behalf in respect of the Draft Latrobe Local Provisions Schedule.

The subject site is about 2ha and includes a residential dwelling and associated developments. The subject site is identified as class 5 land which is defined as:

"This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices."

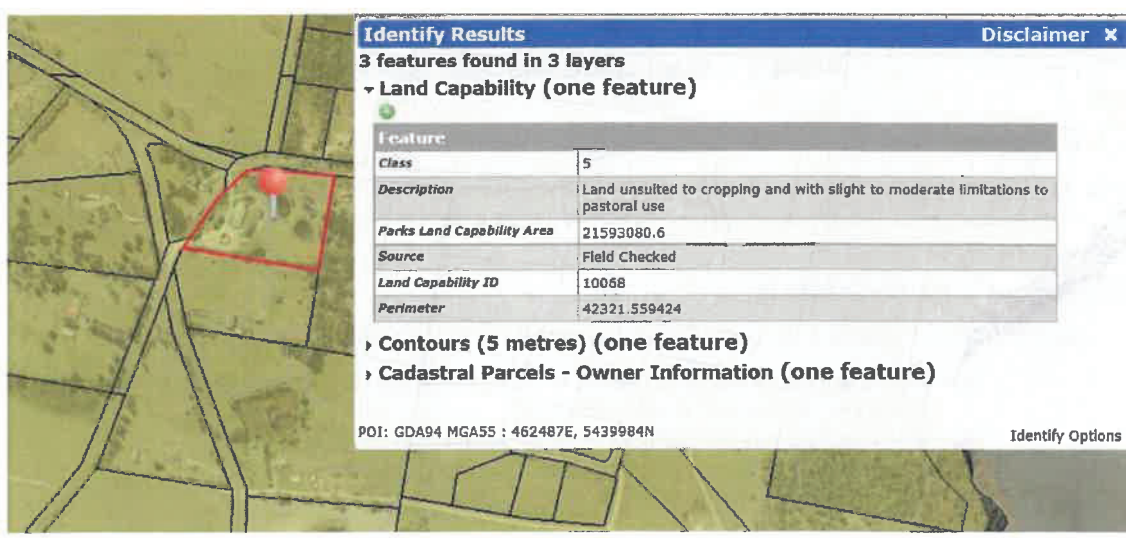


FIGURE 1: LAND CAPABILITY

PROPOSED ZONE

The Draft Latrobe LPS proposes to apply the Rural Zone to the subject land. It is part of a cluster of rural residential properties adjacent on three sides to land proposed to be zoned Rural Living.. Most of these properties are about 2ha or smaller. This cluster is adjoined by land proposed for the Agricultural Zone to the south.

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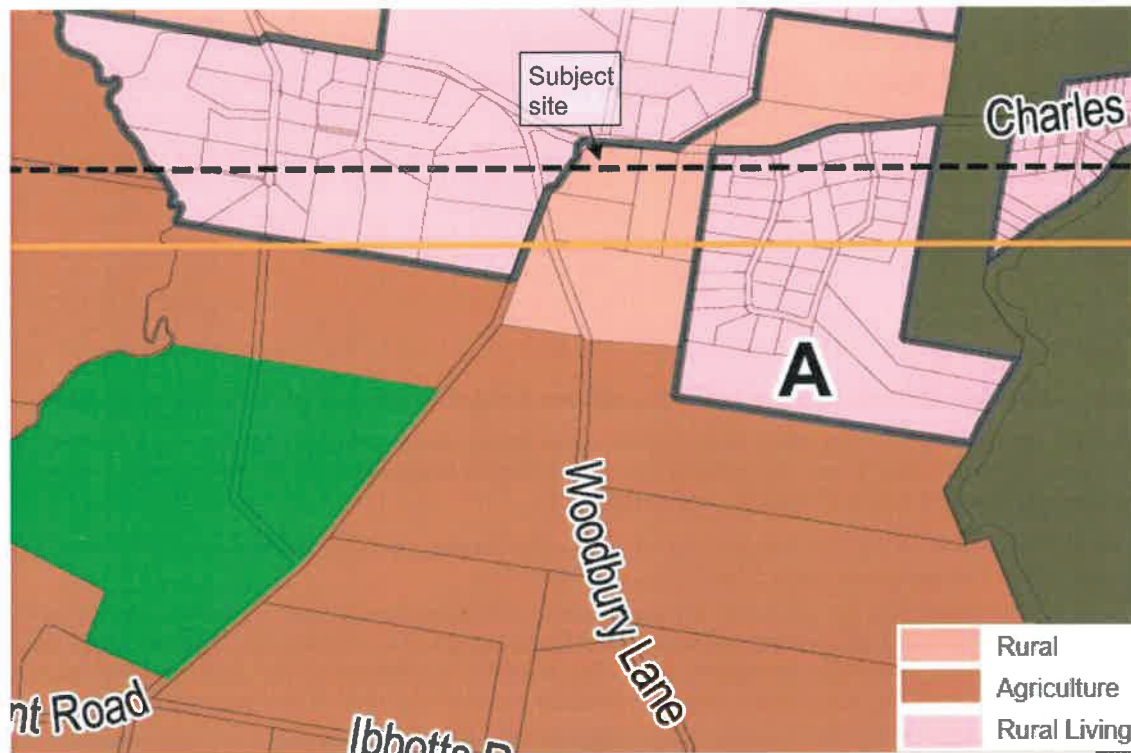


FIGURE 2: EXTRACT ZONING MAP DRAFT LATROBE LPS

ZONE PURPOSE

The primary objective of the Draft Latrobe Local Provisions Schedule is to apply a zone to achieve the zone purpose to the greatest extent possible (*p.68 Latrobe Draft LPS – Supporting Report – January 2022*).

The purpose of the Rural Zone is

- 20.1.1. To provide for a range of use or development in a rural location:
 - (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2. To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3. To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The subject site and adjoining properties are currently zoned Rural Resource. We assume the proposed translation to Rural zoning is based on the recommendation to apply the Rural or Agricultural Zone for land currently zoned Rural Resource. In this context the proposed zone is applied correctly however the primary objective of the Draft Latrobe Local Provisions Schedule is to apply a zone to achieve the zone purpose to the greatest extent possible (*Latrobe Draft LPS – Supporting Report – January 2022, p.68*).

The same document also states that the Draft LPS will not change the purpose and spatial distribution of zones with a purpose most corresponding to the zones applied by the Latrobe Interim Planning Scheme 2013 (LIPS 2013), except those areas at Port Sorell zoned Rural Resource under LIPS 2013 that have been assigned to Future Urban zone, having been identified for future residential, commercial and industrial development in the Port Sorell and Environs Strategic Plan 2008 (PSSP 2008).

The subject site including the above-mentioned cluster of properties have been identified within the PSSP 2008 to be rezoned to Rural Residential land.

Appendix 21 Rural Residential Development
 Certificates of Title 41034/9, 41034/10, 41034/17, 41034/18, 136717/1, 10582/1, 10582/2, 10582/3, 10582/4, 66827/1 and 10716/1



FIGURE 3: PSSP 2008 APPENDIX 21

As demonstrated above the subject site can be considered to have no agricultural value due to its land classification, size and location.

The zone purpose for the Rural Living Zone is

- 11.1.1 To provide for residential use or development in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

The Rural Living Zone provides for protection measures for the Agricultural Zone to ensure that agricultural land and operations are protected while allowing for the residential development of the land.

By way of background information, the owners of the subject site are currently allowing their son and his family (wife, three children and pets) to stay with them as it is proving nearly impossible for them to find a home to buy or rent in the community of Port Sorell where they lived almost their whole lives and the children attend the local school. The application of the Rural Living Zone to the subject site would provide for the subdivision and residential development of the land (one additional lot) for their son and family. Within the Tasmanian's Affordable Housing Strategy 2015-2025 (p.23) Latrobe is highlighted as one of the municipalities with the highest demand for affordable housing.

Map of Public Housing Demand¹⁸

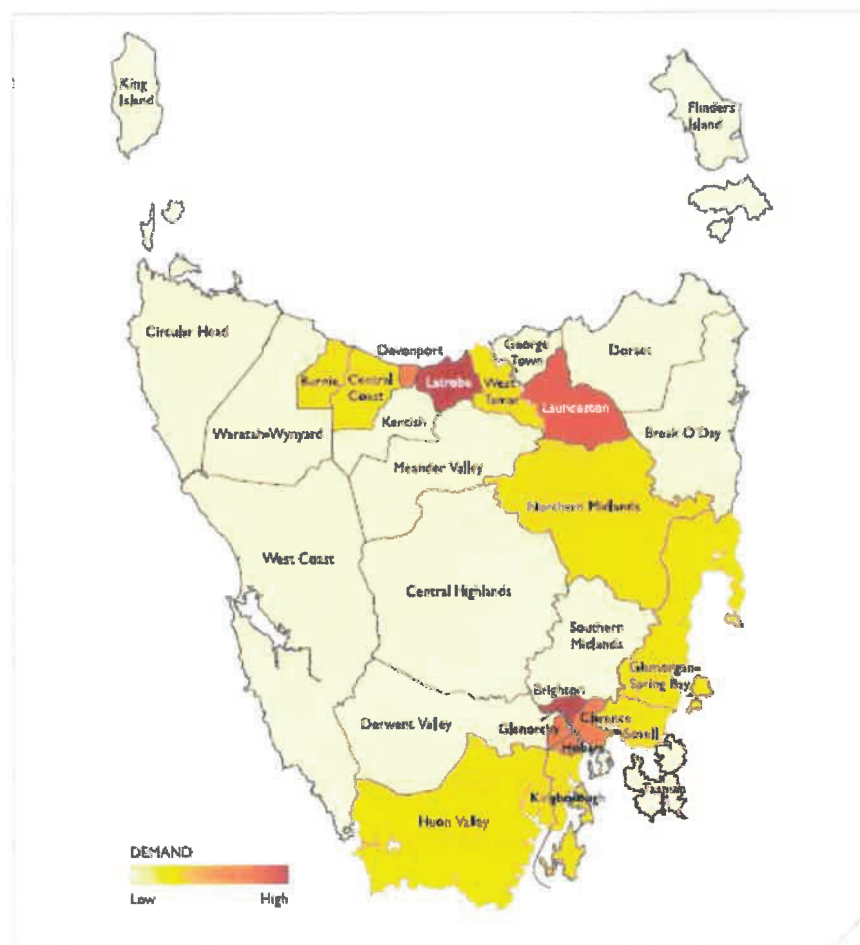


FIGURE 4:MAP OF PUBLIC HOUSING DEMAND (SOURCE: HOUSING TASMANIA 2015)

The Strategy states that “Households most likely to be in housing stress or crisis are lone person households, one parent families and couples with children.” (p14).

While beyond the scope of this representation, it would be strategically sound for all of the proposed Rural zone area in Figure 2 above to be zoned Rural Living. This would create a contiguous Rural Living zone as proposed in the PSSP2008 and eliminate the possibility of clashes along unnecessary zone boundaries and also furthers the objectives of Tasmania's Affordable Housing Strategy 2015-2025 to make additional land available for housing.

We therefore submit that in order to best achieve the objectives of the Local Provisions Schedule and the Port Sorell and Environs Strategic Plan 2008, our clients' land should be zoned Rural Living. Council should also consider including all of this cluster in the Rural Living zone.

Your sincerely



Jana Röckliff

Town Planner