



General Manager
Latrobe Council
PO Box 63
LATROBE TAS 7307

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

16 March 2022

Dear Mr Monson,

PLANNING EXHIBITION REPRESENTATION – DRAFT LATROBE LOCAL PROVISIONS SCHEDULE

This representation is prepared on behalf of Mr. Peter Atkinson and Mrs. Marie Atkinson for consideration within the Local Provisions Schedule for Latrobe Council in relation to property at 63 and 77 Charles Street, Squeaking Point, F.R. 216581/1 and F.R. 202825/1 and comprising a total area of 11.25 hectares.

The land is currently on two titles, each containing a single dwelling. The land is currently zoned under the *Latrobe Interim Planning Scheme 2013* Rural Resource. Land to the north and west adjoining the property is zoned Environmental Living, land to the east is zoned Environmental Management and land to the south is zoned Rural Living.

The proposed zoning under the Draft Local Provisions Schedule identifies the subject land to be within the Rural zone. The land to the north, south and west of the subject property is to be zoned Rural Living A zoned, whilst land to the east is to be zoned Environmental Management.

The subject lots are a small pocket only of Rural land with Rural Living A zoning on 3 of the four sides, potentially causing future land use conflict between allowable uses on Rural zone and residential uses that are permitted in the Rural Living A zone. The site together with the surrounding lands is mapped (field checked) as land capability class 5, indicating that the land is limited for any grazing purposes, which would then be further constrained by the existing residential uses present on the lots and natural vegetation cover. The subject site together with other surrounding lands that have been identified in the Rural Living A zone, are burdened partly by the Natural Assets overlay, this site is not unique and different from adjoining land by characteristic of overlays in any way.

The subject lots are best described as hobby style use, whereby each of the two titles comprises a single dwelling with associated outbuildings, and with the land size, has limitations for any uses other than as lifestyle lots.

Whilst it is recognised that the Statewide Planning process requires a translation of the zonings, the *Port Sorell and Environs Strategic Plan 2008* identifies the subject land for Rural Residential Development, as identified in Appendix 1 and 22.

The *Port Sorell and Environs Strategic Plan 2008* identifies both the subject lots for future residential use and provides strategic justification for a rezoning. Consideration of this zoning change will be similar to that for land subject of Amendment 02/18 to the *Latrobe Interim Planning Scheme 2013*. That amendment rezoned the land to Rural Living and included in it the Rural Living Precinct with an addition to the ordinance provisions to require the establishment of the vegetation corridor referred to in Section 5.17 (d) and identified in the Port Sorell Structure Plan (Appendix 1) of the Port Sorell Strategic Plan.

Guideline No.1 directs that the Rural Living Zone should be applied to:

- (i) 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
- (ii) land that is currently a Rural Living Zone within an interim planning scheme or a Section 29 Planning Scheme.

Request is therefore made that the subject land at 63 and 77 Charles Street, Squeaking Point be zoned Rural Living A in accordance with Guideline No. 1 particularly as applied to the surrounding land and applied to residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming).

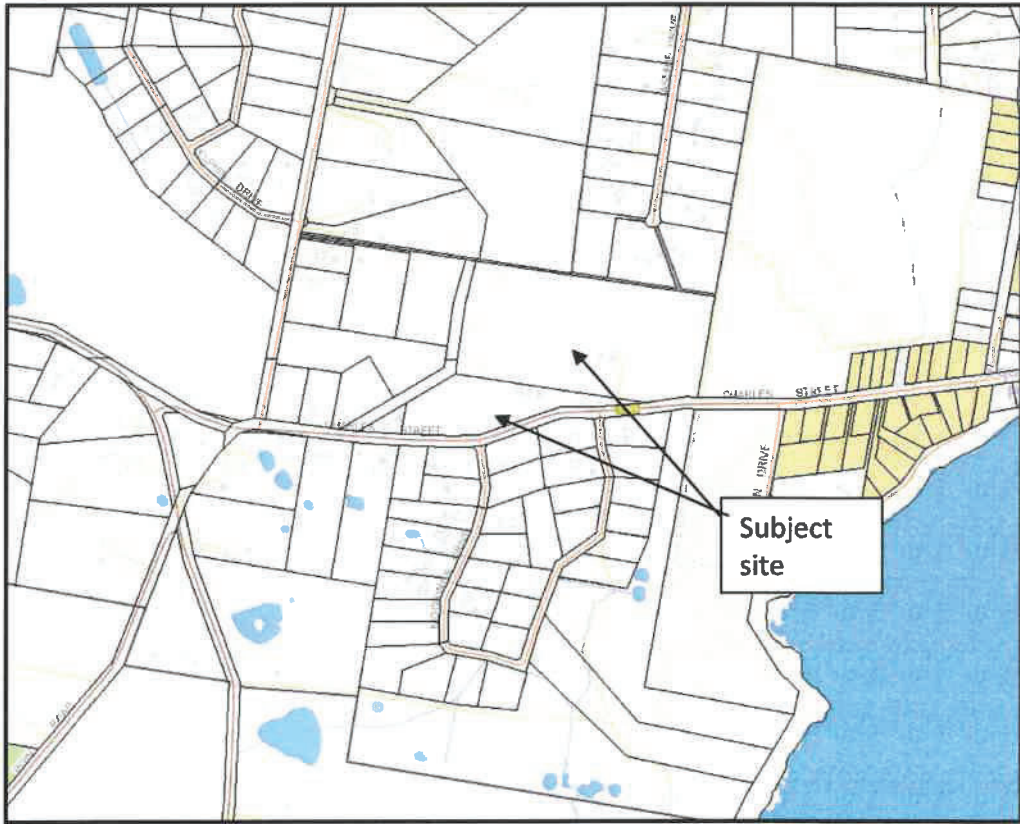


Figure 1 – Locality Plan F.R. 216581/1 & F.R. 202825/1 (Source: theLIST)



Figure 2 – Current zoning – Latrobe Interim Planning Scheme 2013 (Rural Resource)
(Source: theLIST)



Figure 3– Proposed zoning – Tasmanian Planning Scheme – Latrobe Local Provisions (Rural).
(Source: [TPS | Latrobe \(discovercommunities.com.au\)](https://discovercommunities.com.au))

Further consideration of existing adjoining land uses, lot sizes and previous Council decisions including the *Port Sorell and Environs Strategic Plan 2008*, would in our opinion mean that the subject property requires further consideration of zoning other than the proposed Rural zoning in the Draft Latrobe Local Provisions Schedule. The Rural Living A zoning would in my opinion be best suited to these two lots and should be applied to the Local Provisions Schedule.

Therefore, we respectfully request further consideration of the future of these parcels of land through this process.

Kind Regards,



Rebecca Green

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