

Thursday, 1 December 2022

Ref: 305057_L01_Rev0

Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart TAS 7001

Additional submission to support amendment to draft Latrobe LPS (Representation 17)

Dear Sir or Madam,

Representation 17 was submitted in response to the draft Latrobe LPS regarding a property at 345 Squeaking Point Road, Thirlstane (FR227658/1) by Mathew and Melissa Carter. It was accompanied by an agricultural assessment which was prepared as part of the application for a residential development on site in 2017. The agricultural report concluded that the property is unsuitable for cropping and limited for pastoral use due to land capability, size and access to water. The property contains a residential dwelling as well as a visitor accommodation development. It is adjoined by rural residential properties to the north, the Thirlstane golf course to the south and agricultural land to the east on the other side of Panatana Rivulet. Council has recognised in its response to the submission, that the land should be zoned rural residential by recommending the Rural Living Zone D.

The subject land is currently not included in the Port Sorell Strategic Plan 2008 (PSSP 2008); however, the extension of the rural residential area to include this land is strategically sound. The golf course and Panatana Rivulet provide a defined boundary for the rural residential area as shown in Figure 1 below.

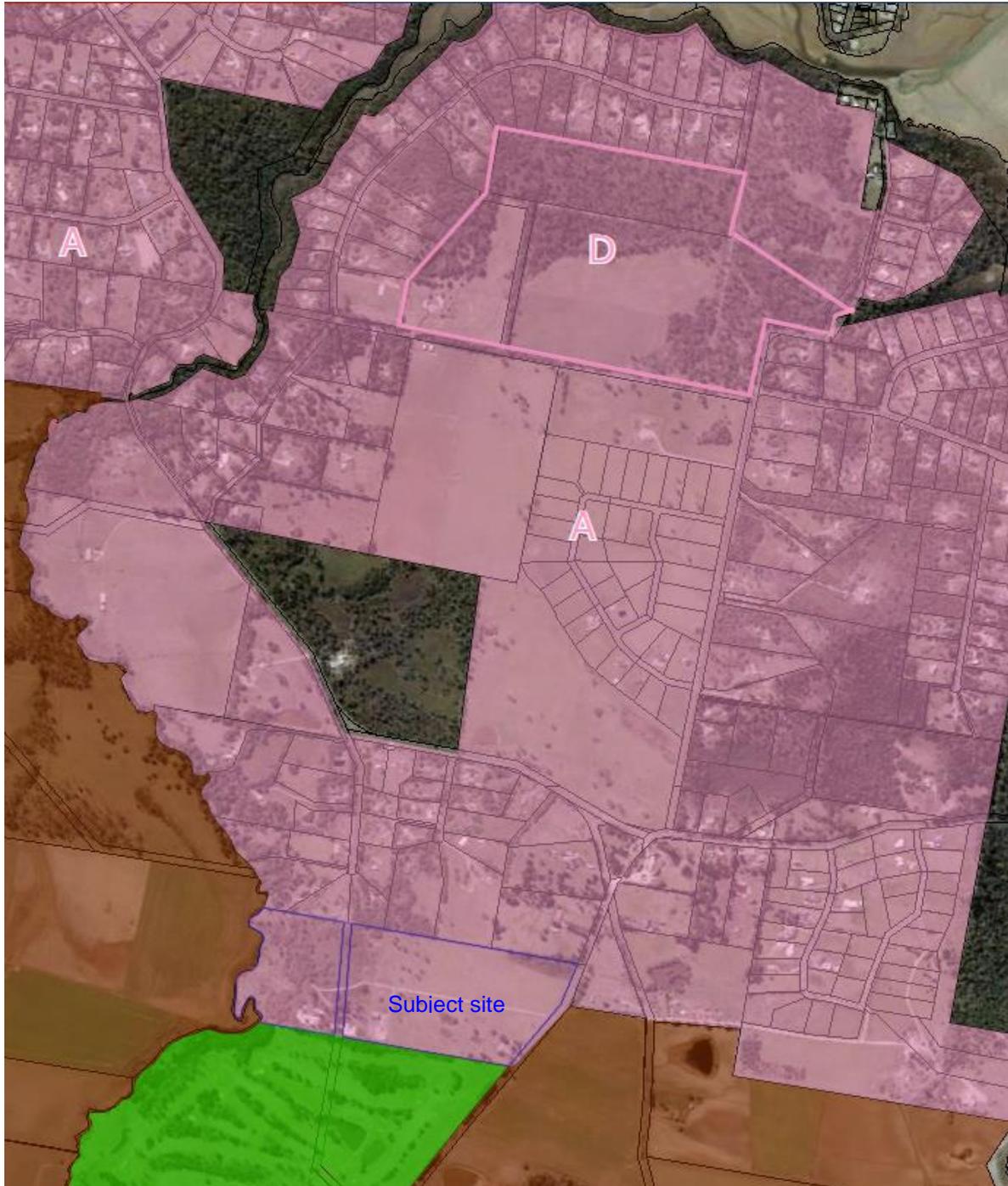


FIGURE 1: APPLICATION OF RURAL LIVING ZONE A TO DESIRED AREA¹

¹ The Rural Living Zone A is shown for all land existing under the current Planning Scheme and proposed as part of the draft Latrobe LPS process via representations

Latrobe Council is taking a conservative approach in applying the Rural Residential Zone D due to a lack of knowledge of supply and demand for Port Sorell. The Section 35F report states that Council will undertake a separate project to determine residential land demand; however, no timeframe is indicated. The enclosed Port Sorell Supply and Demand analysis prepared by Veris concludes that there is insufficient supply to satisfy demand for rural residential type properties. Property sale data in Squeaking Point show that the Moorings Drive subdivision was sold out in 2020 (except for four properties still in ownership of the developer) and Elphin Drive was fully sold at the beginning of 2022. Real estate agents advise that sales within the rural residential market are slowing down only to the fact that no supply is available.

The subject site would allow for a maximum yield of 20 lots (18 additional residential lots). Veris has submitted additional justification for other clients resulting in a potential of 71 additional rural residential lots, if it is decided to provide the Rural Living Zone A for all of these properties. There is therefore a potential for 87 additional lots if all land identified within the PSSP and subject to a representation in regard to the draft Latrobe LPS are zoned Rural Living Zone A. The first scenario would result in a forward supply of 6.7² years while the second scenario results in a slightly higher forward supply of 7.3² years. Allowing for the subject site to be included as Rural Living Zone A land would result in a forward supply of 7.3² years (7.9² years respectively), which is still below common practice strategic planning targets of 10-15 years.

Considering the need for a substantial update of the Port Sorell Strategy and the Cradle Coast Regional Land Use Strategy, a forward supply of land available for immediate development of around 7 years is considered appropriate to allow the continuous growth of the locality.

We herewith request to consider the application of the Rural Living Zone A to land identified as 345 Squeaking Point Road, Thirlstane (FR227658/1).

Your sincerely



Jana Rockliff

Town Planner

² Based on population growth scenario 2 including land identified as unconstrained only