

Thursday, 7 March 2024

Ref: 304069-01_L02_Rev0

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

Post hearing submission to significant modification amendment 1.1a

Dear Madam,

We submitted a representation as part of the public advertisement process regarding the substantial modification process (Amendment 1.1a) on the 8th of September 2023 to Council. During the hearing it was revealed that the representation has not been considered; hence we are providing a post hearing submission.

Veris has been engaged by the property owners of 10 Charles Street, Squeaking Point, Sally and John Reid, through the entire roll out process of the Tasmanian Planning Scheme to the Latrobe municipality. Representation has been made (representation 19) to seek the application of the Rural Living Zone A. This would allow the subdivision of the property into two (2), providing an additional lot for the property owner's son to construct a residential dwelling. He and his family have been residing on site due to the lack of affordable housing availability (rent or purchase) within the Port Sorell municipality. Council recognised that the land should be zoned rural residential by recommending the Rural Living Zone D, which is now proposed as part of the significant modification process (Amendment 1.1).

While our clients are supportive of a Rural Living Zone being applied to their land in general, we request to consider the Rural Living Zone A classification for the following reasons:

1. The Rural Living Zone A would provide for one (1) additional rural residential lot for the property owner's son (who already resides on site) to build their own home.
2. The placement into a holding pattern could result in the land to never be rezoned due to the costs and efforts involved in such process.
3. The subject site adjoins rural residential properties to all sites with generally smaller lot sizes in the area as shown in Figure 1.
4. As outlined by a Supply and Demand Analysis prepared by Veris (with limited data availability), reports from residents and developers of the area and evidence provided by real estate agents, the Port Sorell area is lacking supply especially for rural residential land.



FIGURE 1: SUBJECT SITE AND SURROUNDING PROPERTIES (SOURCE: LIST)

While beyond the scope of this representation, it would be strategically sound for the cluster of five (5) rural residential properties (outlined in pink on Figure 1) to apply the Rural Living Zone A. The adjoining property to the south is recommended for Rural Living Zone D due to its rural residential land use; however, this land will require additional strategic consideration due to its size and the adjoining Agriculture Zone further to the south. The identified cluster within this representation would provide for a maximum of only four (4) additional lots. Land use conflict with agricultural land to the south is unlikely due to existing developments. The application of the Rural Living Zone D as a holding pattern could be considered as a missed opportunity to allow this land (if so desired by landowners) to be developed, as individual rezoning applications are unlikely to occur.

Rural living has proven to be a popular and sustainable lifestyle choice for many residents of the Latrobe municipality area, particularly in the vicinity of our client's land. We respectfully request to consider the Rural Living A Zone for this land.

Your sincerely


Jana Rockliff
Town Planner