



JMG Ref: 220114PL

18th March 2022

General Manager

Latrobe Council

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

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

Dear General Manager,

REPRESENTATION TO LATROBE DRAFT LOCAL PROVISION SCHEDULE - TASMANIAN PLANNING SCHEME CONSULTATION; PROPOSED ZONE AMENDMENT FOR LOT 1 & 2 BURGESS DRIVE SHEARWATER TAS 7307

JMG Engineers & Planners have been engaged by the OneCare Limited to prepare a representation for a rezoning of Lot 1 & 2 Burgess Drive Shearwater in the Draft Latrobe Local Provisions Schedule.

1. Site, Location, & Context

The subject site is located at Lots 1 & 2 Burgess Drive, Shearwater (CT153133/2 and CT153133/1) (Figure 1). The site is currently vacant and has an area of approx. 1,397 m². The property has a frontage onto Burgess Drive.

The surrounding area is mix of uses including Light Industrial (to the east and south), and General Residential (to the north and west). Currently the General Residential land to the west/northwest is vacant, with the existing OneCare Limited 'Rubicon Grove' site occupying the General Residential land north of the site. The Light Industrial land to the south of the site is currently vacant, with land to the east being made up of a variety of vacant sites, and existing light industrial uses.

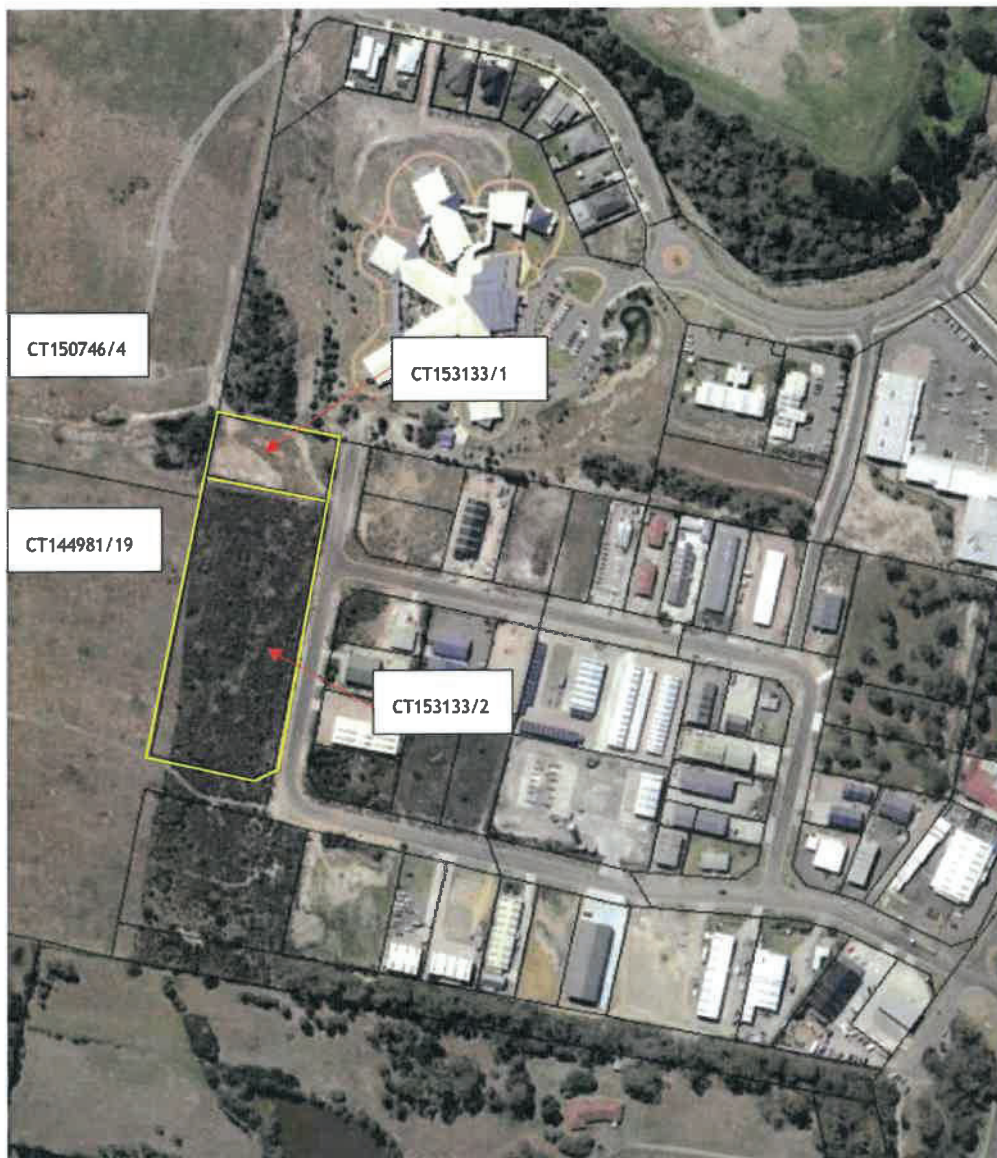


Figure 1 - Subject Site (source: ListMap)

(Source: TheList 2018, accessed 08/02/2022, <<https://maps.thelist.tas.gov.au>>)

2. *Latrobe Interim Planning Scheme 2013*

The site is currently zoned Light Industrial under the *Latrobe Interim Planning Scheme* ('the Scheme') (Figure 2). The site is covered by the Bushfire Prone Areas code overlay. The site is currently predominately cleared, with some minor pockets of light native bush regrowth.

Under the current Light Industrial zone residential uses are prohibited.

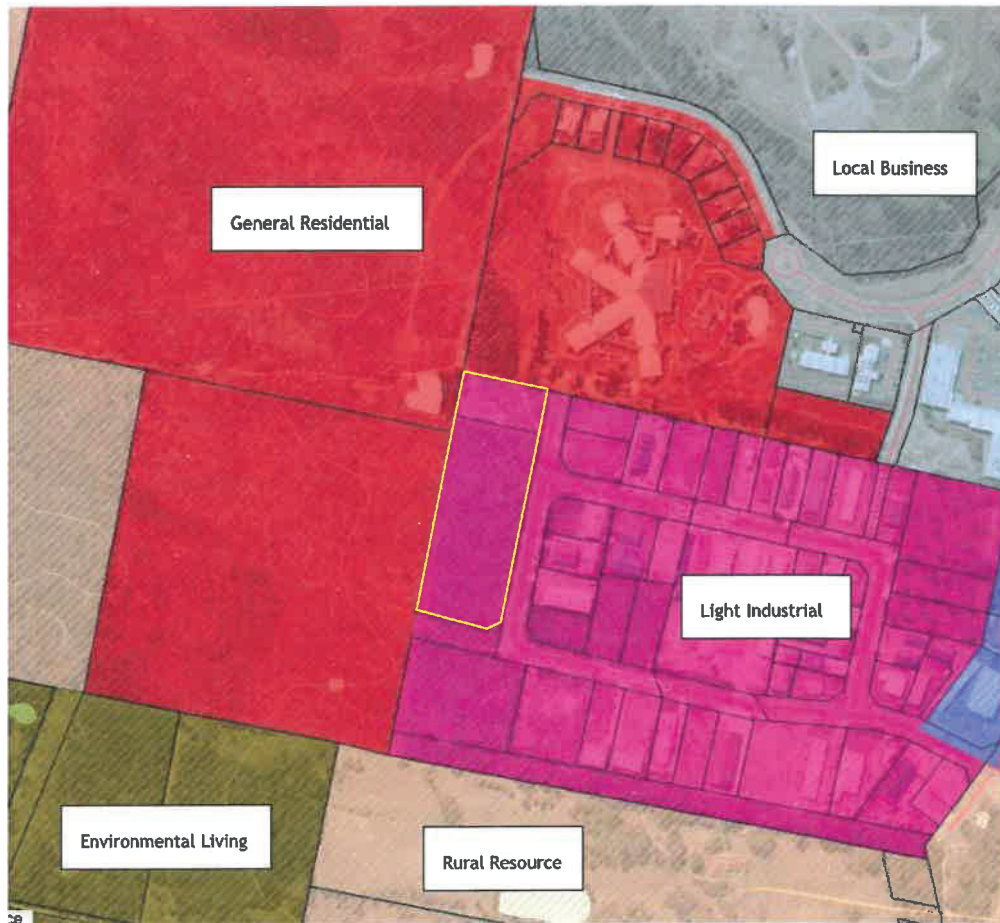


Figure 2 - Latrobe Interim Planning Scheme Zoning

(Source: TheList 2018, accessed 08/02/2022, <<https://maps.thelist.tas.gov.au>>)

3. Latrobe Draft Local Provision Schedule

The site is proposed to retain its Light Industrial zoning under the *Latrobe Draft Local Provision Schedule* ('draft LPS'). The draft LPS proposes to retain the General Residential zoning of the land that directly adjoins the Light Industrial zoned land to the north. The area would remain as a Bushfire Prone Area.

The draft LPS proposes some zoning changes within the immediate area, with the land directly adjoining the Light Industrial area to the south and to the east to be rezoned from Rural Resource to Future Urban.

The General Residential area to the immediate west is also subject to the Specific Area Plan 'LAT S2.0 Port Sorell and Environs Specific Area Plan'. This SAP seeks to ensure development is in accordance with the guiding principles identified in the Port Sorell and Environs Strategic Plan 2008, which generally seeks to maximise residential development (a mix of high and medium density) in close proximity to the new town centre in an attractive park setting, with connecting pedestrian/cycling links.

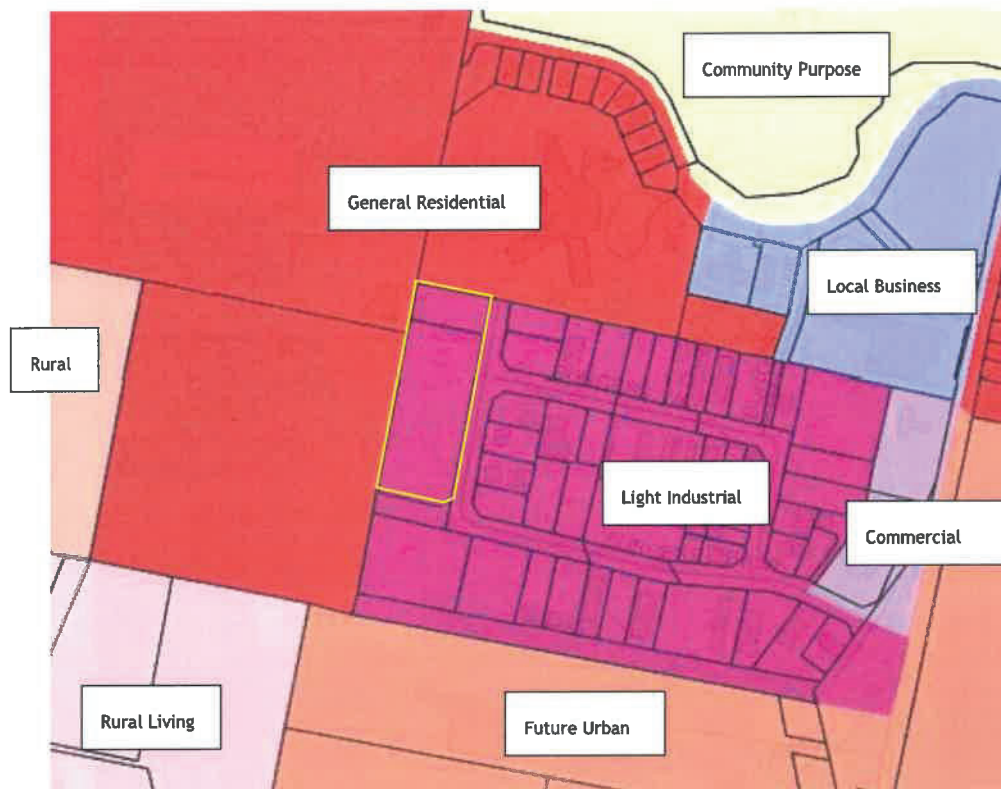


Figure 3 - Latrobe Draft LPS Zoning

(Source: Latrobe Draft LPS Interactive Maps 20222, accessed 08/02/2022, <<https://planning.discovercommunities.com.au/connect/analyst/mobile/#!/main?mapcfg=latrobe>>)

4. Proposed Change to Zoning

It is requested that the site be rezoned to General Residential (limited to residential care facility - independent living units) for CT153133/2 and CT153133/1. OneCare Limited are looking to expand their portfolio in the area, to provide for an extension of the existing residential facility at the 'Rubicon Grove' site that adjoins the subject site to the north.

The change of zone to General Residential would be in keeping with the overall character of the area, since the current Light Industrial zoned land of the subject site directly adjoins land zoned for General Residential to the north and west. This approach has been continued in the draft LPS (see Figure 3). Furthermore, through the change of zoning of land from Rural Resource to Future Urban as proposed on land to the south of the industrial area in the draft LPS, the Council is further consolidating the character of the area with additional residential uses directly adjoining the Light Industrial land.

A draft concept masterplan has been designed to ensure that the site can be developed for residential uses by sensitively addresses the light industrial land to the south/east using planting, setbacks, and fencing. This could be controlled through the application of a Specific Area Plan for the site to facilitate these design considerations. This draft concept design work is provided in Attachment 1.

Currently the interface between the edge of the light industrial area and residential uses comprises directly adjoining site boundaries (i.e. where the western boundary of the current light industrial land CT153133/2 and CT153133/1 directly adjoin the eastern boundary of residential land CT150746/4 and CT144981/19). The proposed

rezoning of the land would also improve this by moving the interface to Burgess Drive, thus providing a road buffer (road reserve of approx. 20m) between the two uses. The southern boundary of the subject site also directly adjoins a road reserve (part of CT144981/19). This would further buffer the subject site from the adjoining light industrial uses (again the road reserve is approx. 20m wide).

The existing 'Rubicon Grove' site has access off Burgess Drive, however current access arrangements bring residential occupiers to the site off Club Drive to the east. It is proposed to continue this arrangement for the subject site, such that access would be provided from the north via the existing 'Rubicon Grove' site to the subject site using a one-way system that then exits on to Burgess Drive.

It is understood that access to the residential land to the west of the subject site (CT150746/4 and CT144981/19) would be through the road reserve that connects to Burgess Way, thus providing a mix of residential and light industrial traffic on the surrounding roads. The proposed rezoning would be in keeping with these access arrangements.

Given the existing mix of land uses, it is not likely that there will be environmental nuisance from neighbouring sites. It is recognised in the Latrobe Draft Local Provisions Schedule Supporting Report (2022) that the Light Industrial sites are likely to have minimal off-site impacts. Furthermore, the planning scheme provides for suitable requirements to manage the separation of residential and light industrial uses such as through the application of setbacks and the use of controlled hours of operation for the light industrial uses.

There is a significant demand for new residential uses, particularly for specialised residential uses such as those provided by OneCare Limited. The strategic need for additional residential land is identified in the Port Sorell and Environs Strategic Plan (2008) and reiterated in the Latrobe Draft Local Provisions Schedule Supporting Report (2022). These documents further identify a strategic need for new and infill residential development to service the changing demographics of the area, with the Port Sorell and Environs Strategic Plan (2008) directly acknowledging the area's trend of an aging population. The subject site offers an excellent opportunity to provide for an expansion of the General Residential zone with a specific focus on delivering specialised housing (for residential care facility - independent living units) thus addressing an identified strategic need.

It is understood from preliminary work undertaken by OneCare that there are currently no comparable facilities in the Port Sorell area, and a very limited supply within the region (the majority of existing facilities are to the east, clustered around Launceston). Given the total population of over 65 (from the 2016 census data) is approx. 1,376 (for a 5km radius around Port Sorell) and approx. 6,459 including adjoining centres (Devonport and Latrobe), there are strong indications of a significant demand for such facilities, and a relatively constrained supply.

Due to the proposed sensitive use of the site (residential), the bushfire hazard would need to be effectively managed through existing planning controls.

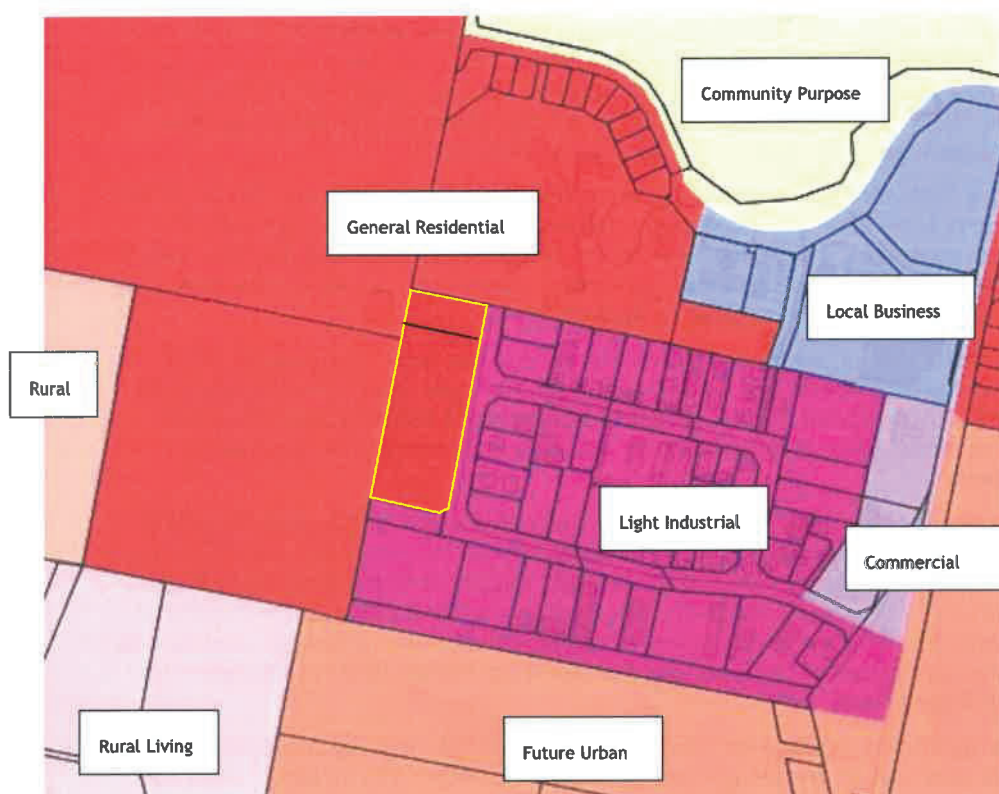


Figure 4 - Proposed LPS Zoning

(Source: adapted by JMG from Latrobe Draft LPS Interactive Maps 20222, accessed 08/02/2022, <<https://planning.discovercommunities.com.au/connect/analyst/mobile/#!/main?mapcfg=latrobe>>)

5. Summary

This proposal seeks to rezone the subject site as General Residential (limited to residential care facility - independent living units). This would facilitate the extension of the existing 'Rubicon Grove' specialised care facility provided by OneCare Limited. There is a strategically identified need to respond to the changing demographics of the area, in particular having regard to the delivery of appropriate housing options. This is supported by the strategic planning evidence provided in the Port Sorell and Environs Strategic Plan (2008) and the Latrobe Draft Local Provisions Schedule Supporting Report (2022), as well as preliminary market research undertaken by OneCare.

Given the mix of surrounding land uses (General Residential and Light Industrial), residential accommodation of the type proposed would not be negatively impacted on by surrounding uses. The site is well connected to services and the proposed site zoning would not significantly impact on the supply of Light Industrial land (the site represents under 10% of available Light Industrial land in the immediate vicinity).

The proposed site rezoning is aligned with the draft LPS Zone Purpose 8.1.1 "To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided."

As outlined previously the planning scheme provides for the adequately control of light industrial uses to ensure they can operate in close proximity to residential uses. Further to these planning scheme controls, moving the zone interface to Burgess Drive would provide an additional buffer through the approx. 20m road reserve, in addition to the application of the design consideration outlined (setbacks, planting, and fencing) that would further mitigate any potential conflict between the proposed

residential uses and existing light industrial land uses, that may arise as a result of the proposed rezoning.

If Council requires any further information or clarification with respect to this application, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD

A handwritten signature in blue ink, appearing to read 'Mat Clark', with a small dot at the end.

Mat Clark
TOWN PLANNER

ATTACHMENT 1 - DRAFT CONCEPT MASTERPLAN



Rev	Description	DATE APPLIED
A		24/02/2022

