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21 March 2022

The General Manager
Latrobe Council
PO Box 63
LATROBE TAS 7307
By Email: submissions@latrobe.tas.gov.au

Dear Sir,

**Re: Representation to change from Future Urban to General Residential
- Latrobe Draft Local Provisions – 30 Arthur Street**

This representation is made on behalf of Insight (Tas) Pty Ltd and relates to the application of the LPS to the area to the Western side of Alexander Street, flanking Arthur Street, in particular 30 Arthur Street, as Future Urban.

30 Arthur Street is described in CT Volume 238989 Folio 5 with PID 7405641. There is a common zoning of future urban to it and adjacent land to the west both in a northerly and southerly direction. As a descriptor, the land in the vicinity is called land (west of Alexander Street) flanking Arthur Street.

This representation seeks to change the Council consideration to report to the Commission that the land at 30 Arthur Street and the land flanking Arthur Street should become general residential upon commencement of the LPS.

As a starting point, it is submitted that the General Residential Zone should be applied to the main urban residential areas within each municipal area which:

- (a) are not targeted for higher densities (i.e. Inner Residential Zone); and
- (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

This is the case for the land flanking Arthur Street.

It is submitted that the General Residential Zone may be applied to areas that have been identified for future urban residential use and development if supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

According to the Port Sorell Strategic Plan Review from the Latrobe Report of March 2019 (The Report), it is common ground that the rezoning of 30 Arthur Street and the land flanking Arthur Street to General Residential was identified as far back as 2008.

Reference is made to Page 69 of the Report. The figure on Page 69 contains 3 red striped areas identified for future residential in 2008 that, are not yet rezoned. This covers 30 Arthur Street.

30 Arthur Street has, now across 3 decades, fitted within an area identified for future residential development.

Given the extraordinary growth in development and market demand for residential lots between 2019 and 2022 in the Shearwater and Hawley areas of Port Sorell, there is no justification or reasoning to continue to zone these areas other than residential when analysis supports it being residential land in the immediate future.

The market conditions are such that there is little to no available vacant residential land in the vicinity of the subject site, to the north and east.

The land flanking Arthur Street was identified for residential potential a long time ago. The reasons for further delay to zone it general residential, are shown to be entirely out of date.

The proper consideration of the question requires survey of the current residential lot supply in the Shearwater and Hawley area. There is no identifiable supply of serviced residential lots and residential land.

Rate of sale has increased dramatically since 2019, whilst at the same time a significant new supply has not emerged.

Other lots may remain within the already developed subdivisions to the southwestern end of Shearwater. These are relatively distant and are markedly different to the area flanking Arthur Street in location and price point.

Land at 30 Arthur Street is slightly elevated and will afford 2nd storey water views to residences constructed there. This is a highly sought after as beach location development and if market conditions continue would be enough to see lots sold as soon as they are established.

Prices for residential lots in Hawley vicinity have climbed significantly since 2020. Current listed vacant lots as at 20 March 2022 are between \$249,000 and offers over \$350,000 (in Pepik Street, Cabernet Court and Opal Mews). By way of illustration, this is a dramatic departure from values referred to in the 2019 Report.

Page 71 of that Report it is stated that, "*Of the remaining identified future residential areas, the Wilmot Street West sites should have priority over the Arthur Street precinct sites.*" There is no reason given for why there should be any distinction or ordering of priority.

30 Arthur Street is bounded by Wilson Street to the West and to the east by General Residential land off Broadwater Court. As such, it is a constrained title and general residential should be considered having regard to the natural buffer of the roads and the existing and surrounding land use of residential purposes.

Infrastructure

30 Arthur Street and its local area is serviced by TasWater.

30 Arthur Street is bounded by public road.

Given the formation of the site, it is unaffected by any sea level rise predictions.

Summary

The inclusion of any future urban area in the 2019 Report is out of date given the change in the real estate market for the Hawley Point end of Shearwater and Hawley itself in the time since the third Report was issued.

Other considerations to support development.

The sooner zoning and thus development of the area as General Residential is also considered to go to addressing concerns expressed in the Report about the rural residential development in the Port Sorell area.

There are fire safety issues identified in the Report about the sustainability of rural residential development. As stated at Page 74, rural living areas *“have been developed with very poor street connectivity. Long cul de sacs predominate, and these create several significant problems including longer travel distances, inefficient routes for walking or cycling, and particularly poor access and egress during bushfires.”* Poor street connectivity in the rural residential areas was recognised in 2008 with future streets shown on the Street Linkages plan in the 2008 Strategic Plan.

The Hawk Hill Road, which will service land that remains Environmental Management if the LPS is not changed for that area, is based on a Crown Land reserve road. It is one notable connection into the Rural Living Zone. Hawk Hill Road is linked to several properties for emergency use to residents who use it now by licence and for emergency access from the eastern end of Summerhill Drive.

As is stated at Page 76 of the 2019 Report, *“Streets in all new rural residential subdivisions should be constructed as through links or potential through links, or at a minimum as loop roads where through routes are not possible, rather than cul de sacs. In addition, provision should be made for future street links through to any undeveloped land beyond, including rural-zoned land ...”.*

(On the 2008 Street Linkages map, there are no mandatory linkages specified for the sites west of the urban area and east of Summerhill Drive). The report says, *“It is critical that development of these sites provides both a north south street connection, linking the end of Hawk Hill Road through to East Glen.”*

The development of Arthur Street land as General Residential will in part create additional infrastructure to go to meeting these overriding planning concerns. The dead-end fire traps will still remain as they are if the land sits as future urban.

For these reasons a change from future urban to general residential in the LPS is consistent with long term strategic planning for the Port Sorell area. For these reasons alone, the change to residential should be made now in its Scheme at its commencement.

Representor wishes to be heard

The representor (Insight (Tas) Pty Ltd) will seek to be heard at any hearings concerning Local Provisions Schedule to be held by the Tasmanian Planning Commission and adduce further material for consideration.

Yours faithfully

GLYNN WILLIAMS LEGAL

Per: 

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