

Tuesday, 8 March 2022
Ref: 3D15080-1_L01_Rev0

The General Manager
Latrobe Council
Gilbert Street
Latrobe TAS 7307

Dear Sir

Representation to Draft Latrobe Local Provisions Schedule – Tasmanian Planning Scheme

Veris Australia Pty Ltd has been engaged by John McCoy, owner of property at 110 Hawk Hill Road, Shearwater (FR30184/3), to submit a representation on his behalf in respect of the Draft Latrobe Local Provisions Schedule.

The subject site is about 16ha comprising a single dwelling and bushland. It is bounded by future residential developments on the east and rural residential developments to the south and west. Another lot of about 15ha in size of dry bushland is located to the south, which is also surrounded by rural residential / future residential developments.

The subject site is identified as class 5 land which is defined as:

"This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices."

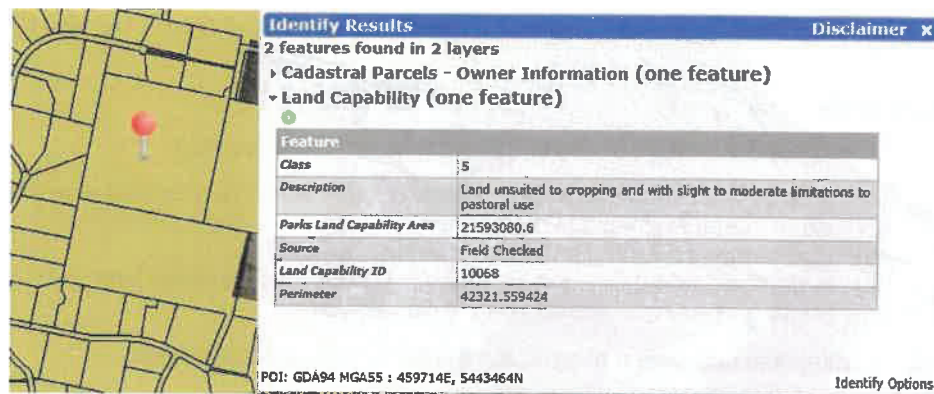


FIGURE 1: LAND CAPABILITY

The subject site is in close proximity to the local supermarket, the industrial area of Port Sorell as well as Port Sorell's medical and childcare centre.

PROPOSED ZONE

The Draft Latrobe LPS proposes to apply the Rural Zone to the site.

Devonport
100 Best Street
Devonport
TAS 7310
Australia

T 03 6421 3500
devonport@veris.com.au
veris.com.au

Office Locations
Over 20 offices
across Australia
veris.com.au/contactus

Veris Australia Pty Ltd
ABN 53 615 735 727

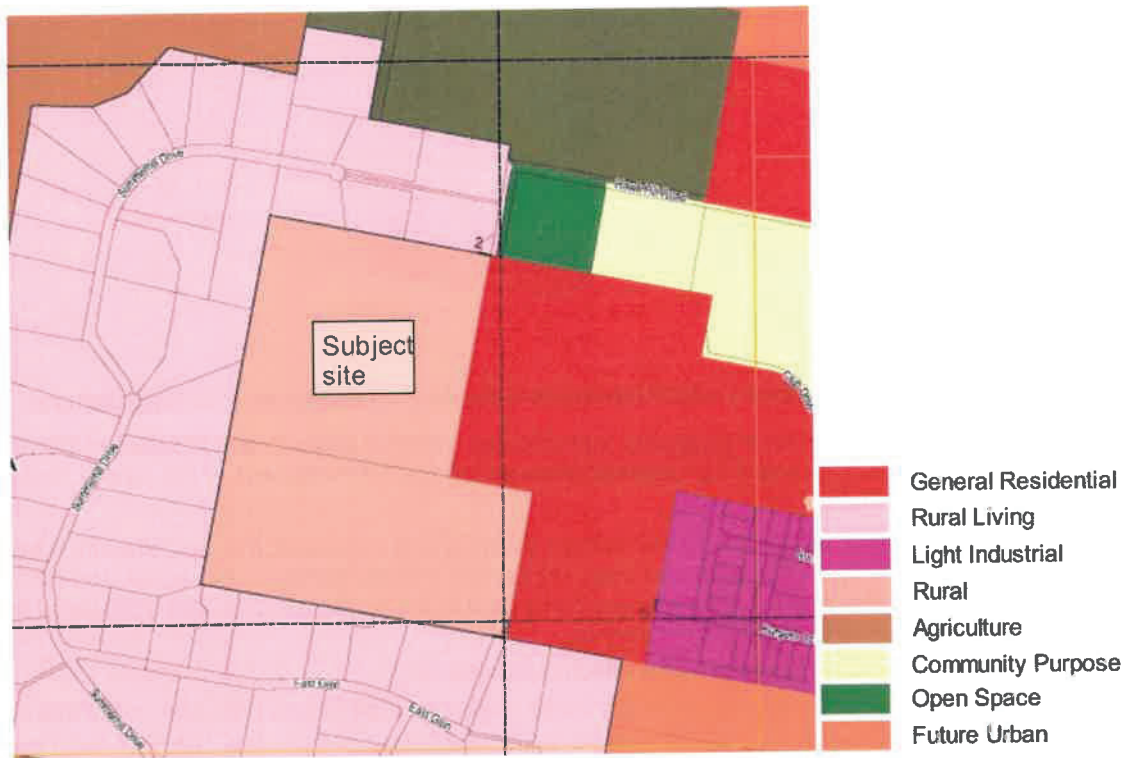


FIGURE 2: EXTRACT ZONING MAP DRAFT LATROBE LPS

Under the Draft LPS subject site will be adjoined by a Rural Living zone and a General Residential zone.

The purpose of the Rural Zone is

- 20.1.1. To provide for a range of use or development in a rural location:
 - (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2. To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3. To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The subject site and adjoining property to the south are currently zoned Rural Resource. We assume the proposed translation to Rural zoning is based on the recommendation to apply the Rural or Agricultural Zone for land currently zoned Rural Resource. In this context the proposed zone is applied correctly however the primary objective of the Draft Latrobe Local Provisions Schedule is to apply a zone to achieve the zone purpose to the greatest extent possible (*Latrobe Draft LPS – Supporting Report – January 2022, p.68*).

ANALYSIS OF LAND TO IDENTIFY ZONE ACHIEVE ZONE PURPOSE TO THE GREATEST EXTENT

The subject site comprises about 16ha of useable land. Considering the existing and future residential developments adjoining the subject site an area of about 2.8ha would remain for unconstrained agricultural purposes applying a 200m setback from sensitive uses. The unconstrained agricultural area will be reduced even further with the development of the General residential zoned property to the north-east.



FIGURE 3: AREA OF UNCONSTRAINT AGRICULTURAL LAND

The subject site can be considered to have a low agricultural value due to its location, size and land classification. The site is highly restricted not just by physical site conditions but also by existing and planned surrounding developments. The application of a zone intending to protect agricultural land appears to be inappropriate for the subject site given the low agricultural value of the land and the negligible potential of the site for a sustainable agricultural operation.

The Latrobe Draft LPS – Supporting Report – January 2022 (p.25/26) states that the Draft LPS will not change the purpose and spatial distribution of zones with a purpose most corresponding to the zones applied by the Latrobe Interim Planning Scheme 2013 (LIPS 2013), except those areas at Port Sorell zoned Rural Resource under LIPS 2013 that have been assigned to Future Urban zone, having been identified for future residential, commercial and industrial development in the Port Sorell and Environs Strategic Plan 2008 (PSSP 2008).

The subject site as well as the property adjoining the site to the south have been identified within the PSSP 2008 for Rural Residential development. The subject site has also been confirmed as future rural residential property within the Review of the PSSP undertaken in 2017 / 2018 with the Final Outcomes Report adopted by Council on the 12th of March 2019.



FIGURE 4: EXTRACT OUTCOMES REPORT OF PSSP REVIEW 2019 (P.76)

The above image outlines the future rural residential land west of the town centre (purple) as well as the indicative street links. The recommendations within the Outcomes Report of the PSSP Review state:

- "R47 Retain the extent of future rural residential land as identified in the 2008 Strategic Plan. It is not appropriate or necessary to identify more.*
- R48 Retain required street linkages through the rural residential area as identified in the 2008 Strategic Plan. In addition, include the additional key street linkages identified above, relating to the bushland area west of the town centre.*
- R49 Require all new rural residential subdivisions to provide for future connections to abutting land, where practicable, as well as ensuring they use through roads or loop roads, rather than cul de sacs within the developments."*

(Port Sorell Strategic Plan Review 2017-18: An Integrated Framework for the Future Growth and Development of Port Sorell, Final Outcomes Report, March 2019, p.77)

Based on the above information the most appropriate zoning applied to the subject land based on the existing site constraints, existing and desired land use as well as the surrounding land uses is the Rural Living Zone.

The zone purpose for the Rural Living Zone is

- 11.1.1 To provide for residential use or development in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

The Rural Living Zone provides for rural residential development while protecting the natural and landscape values of the site. The development of the site would achieve a safer environment for the surrounding uses in regard to bushfire threats but also enables the development of key infrastructure in from of an alternative route in and out of Port Sorell.

A representation for the property to the south of the subject site consistent with this submission has been submitted to Council. It would be strategically sound to include both properties into the Rural Living Zone. This would create a contiguous Rural Living zone as proposed in the PSSP2008 and eliminate the possibility of clashes along unnecessary zone boundaries.

We therefore submit that in order to best achieve the objectives of the Local Provisions Schedule and the Port Sorell and Environs Strategic Plan 2008, our client's land should be zoned Rural Living. Council should also consider including the property to the south in the Rural Living zone as well as implementing an updated Street Connectivity plan to reflect the adopted recommendations within the Outcomes Report of the PSSP 2008 review.

Your sincerely



Jana Rockliff

Town Planner