

Monday, 28 November 2022

Ref: 305044_L01_Rev0

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

Additional submission to support amendment to draft Latrobe LPS (Representation 14)

Dear Sir or Madam,

Representation 14 was submitted in response to the draft Latrobe LPS regarding a property at 200 Parkers Ford Road, Port Sorell (FR213993/1) by Tracey Bell. It was accompanied by an agricultural assessment outlining the unsuitability of this land for agricultural purposes. Council has recognised in its responds to the submission, that the land should be zoned rural residential by recommending the Rural Living Zone D.

Latrobe Council is taking this conservative approach due to the 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 concludes that there is insufficient supply to satisfy demand for rural residential type properties. The most recent rural residential subdivision (Ephin Drive) has already completely sold out and there are no more known to be planned. It may well be too late if properties, which were identified in 2008 for rural residential land development, have to wait until Council provides the required strategic justification to enable them to go through a rezoning process. The provided Supply and Demand analysis fills the strategic gap and indicates a land supply of approximately five years provided that all currently appropriate zoned land will be developed. It is noted that most of the development properties identified within the analysis have been appropriately zoned for many years without development occurring. It is therefore considered that Port Sorell is in need of additional rural residential land available for immediate development.

The subject site would allow for a maximum lot yield of 20 lots (19 additional residential lots). Together with the properties to the north and south, the combined area has a potential of 28 additional rural residential lots. Based on the calculations within the enclosed Supply and Demand analysis the approximately forward supply would increase to 5.3 years¹², which is still well below common practice strategic planning targets. 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 at least five to six years is considered necessary to allow the continuous growth of the locality.

¹ Based on population growth scenario 2

² 6.3 years if constrained land is included in supply estimation

JUSTIFICATION UNDER THE SECTION 8A GUIDELINE NO. 1

The Tasmanian Planning Commission has provided guidelines to Council to aid them applying the appropriate zone to the land within their municipalities. The guidelines have been addressed in Table 1 below in support of Representation 14.

Table 1: Zone Application Guidelines for the Rural Living Zone

Zone Application Guideline	Comment
<i>RLZ 1: The Rural Living Zone should be applied to:</i>	
(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or	The subject land is located in an area which has been identified since 2008 as being suitable for rural residential development. Land to the south is zoned and developed for rural residential purposes. The adjoining properties to the north and south-east as well as the subject site contain residential dwellings appearing as lifestyle / hobby farm blocks within the residential area of Port Sorell. Priority should be given to this land for the protection of residential amenity.
(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,	N/A
<i>RLZ 2: The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</i>	
(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or	The Port Sorell Strategy (PSSP) 2008 was adopted prior to the Cradle Coast Regional Land Use Strategy (CCRLS) 2010-2030 and therefore informed the latter. The CCRLS has not been reviewed since its first declaration in 2011. The PSSP was reviewed in 2017/18; however, the focus of this review was the residential area in Port Sorell. It was informed by a community meeting and no formal supply and demand analysis was undertaken. However, the rural residential land supply was carried forward. Based on the supply and demand analysis undertaken by Veris, the supply in Port Sorell is very low while the demand is high and cannot be met. The subject land has been identified within the endorsed strategic documents to be rural residential land and therefore this guideline could be considered complied with.
(b) the land is within the Environmental Living Zone in an interim planning scheme (...)	N/A
<i>RLZ 3: The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:</i>	
(a) a reflection of the existing pattern and density of development within the rural living area; or	The subject site is bordered by Panatana Rivulet to the west, land identified for rural residential development under the PSSP 2008 (Representation 15 and 16) to

Zone Application Guideline	Comment
	the north and south-east and rural residential zoned and developed land to the south. The development of this land according to the Rural Living Zone A standards is considered appropriate integrating into the existing pattern and density of surrounding rural residential areas.
(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council	As outlined above The land was identified in the relevant strategic documents to be zoned for rural residential developments. Neither of the strategic documents have been appropriately updated with more accurate population data since their declaration. The provided supply and demand analysis for Port Sorell prepared by Veris indicates the lack of available rural residential land in the Port Sorell area and the urgent release of additional rural residential land for immediate development.
<i>RLZ 4: The Rural Living Zone should not be applied to land that:</i>	
(a) is suitable and targeted for future greenfield urban development	Land is not targeted for urban development
(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or	Land has been identified as suitable for future rural residential development. Vegetation and waterways can be appropriately managed through the application of the Natural Asset Code.
(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.	The subject land was identified under the 'Land Potentially Suitable for Agriculture Zone'; however, an agricultural report submitted as part of the representation concludes that the land has minimal potential for agricultural use. The application of the Rural Living Zone A is considered to be supported by endorsed strategic documents and further strengthened by the provided supply and demand analysis.

Based on the provided information it is requested to consider the application of the Rural Living Zone A to land identified 200 Parkers Ford Road, Port Sorell (FR213993/1) in line with the Port Sorell Strategic Plan 2008.

It is furthermore submitted that the rezoning of 168 Parkers Ford Road (Representation 15) and 238 Parkers Ford Road (Representation 16) to Rural Living Zone A in line with the Port Sorell Strategic Plan 2008 would create a continuous rural residential area defined by a natural border (Panatana Rivulet) as shown in Figure 1 below.

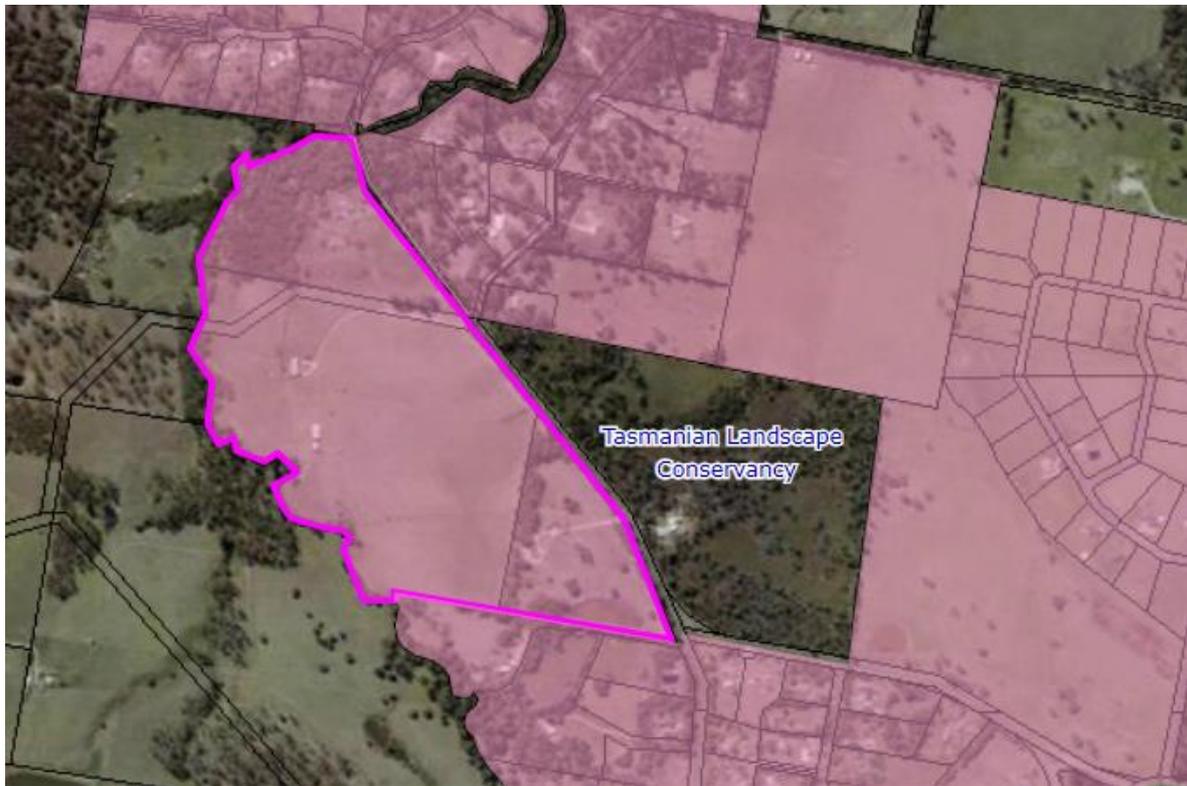


FIGURE 1: ILLUSTRATION OF PROPOSED ZONE APPLICATION

Your sincerely

Jana Rockliff

Town Planner