

Monday, 8 April 2024

Ref: 305028-01\_L02\_Rev0

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

## **Natural Values Assessment to determine Priority Vegetation Overlay for 345 Squeaking Point Road, Thirlstane**

Dear Madam,

As directed at the hearing on the 21<sup>st</sup> of February 2024 and in writing on the 4<sup>th</sup> of March 2024, please find enclosed Natural Values Assessment for the property at 345 Squeaking Point Road, Thirlstane (FR227658/1) owned by Matthew and Melissa Carter.

A field assessment was undertaken to determine the extend of priority vegetation as defined by the Natural Assets Code. The expert recommended the amendment of the priority vegetation overlay as shown in Figure 1.



FIGURE 1: RECOMMENDED PRIORITY VEGETATION OVERLAY

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Australia

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**Office Locations**  
Over 20 offices  
across Australia  
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Veris Australia Pty Ltd  
ABN 53 615 735 727

We respectfully request to redefine the priority vegetation overlay according to expert advice for the subject site.

Your sincerely



Jana Rockliff  
Town Planner

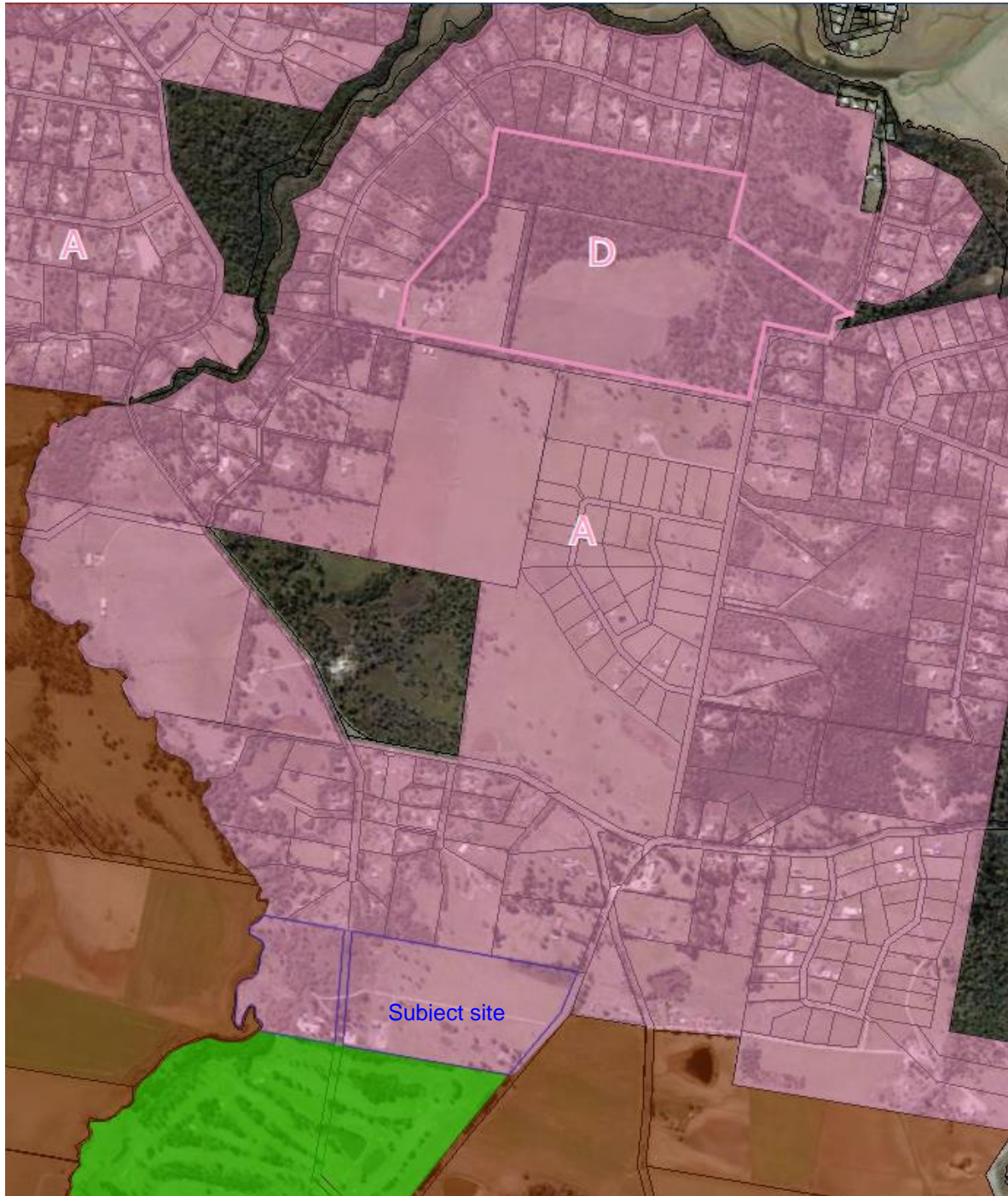


FIGURE 2: APPLICATION OF RURAL LIVING ZONE A TO DESIRED AREA<sup>1</sup>

<sup>1</sup> The Rural Living Zone A is shown for all land existing under the current Planning Scheme and proposed as part of the draft Latrobe LPS process via representations

Latrobe Council is taking a conservative approach in applying the Rural Residential Zone D due to a 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 prepared by Veris concludes that there is insufficient supply to satisfy demand for rural residential type properties. Property sale data in Squeaking Point show that the Moorings Drive subdivision was sold out in 2020 (except for four properties still in ownership of the developer) and Elphin Drive was fully sold at the beginning of 2022. Real estate agents advise that sales within the rural residential market are slowing down only to the fact that no supply is available.

The subject site would allow for a maximum yield of 20 lots (18 additional residential lots). Veris has submitted additional justification for other clients resulting in a potential of 71 additional rural residential lots, if it is decided to provide the Rural Living Zone A for all of these properties. There is therefore a potential for 87 additional lots if all land identified within the PSSP and subject to a representation in regard to the draft Latrobe LPS are zoned Rural Living Zone A. The first scenario would result in a forward supply of 6.7<sup>2</sup> years while the second scenario results in a slightly higher forward supply of 7.3<sup>2</sup> years. Allowing for the subject site to be included as Rural Living Zone A land would result in a forward supply of 7.3<sup>2</sup> years (7.9<sup>2</sup> years respectively), which is still below common practice strategic planning targets of 10-15 years.

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 around 7 years is considered appropriate to allow the continuous growth of the locality.

We herewith request to consider the application of the Rural Living Zone A to land identified as 345 Squeaking Point Road, Thirlstane (FR227658/1).

Your sincerely

Jana Rockliff

Town Planner

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<sup>2</sup> Based on population growth scenario 2 including land identified as unconstrained only