

Tasmanian Planning Scheme – Latrobe

Tasmanian Planning Commission Directions - Draft Amendment 1-2023 – Port Sorell

Planning Authority Response

10 Charles St, Squeaking Point:

The planning authority notes the representation to Draft Amendment 1-2023, submitted by Veris obo J & S Reid relating to the property at 10 Charles St, Squeaking Point. The representation cannot be found in Council's records and in accordance with the Commission direction, a response to the representation is provided as follows.

Representation	Veris obo J & S Reid – 10 Charles St, Squeaking Point
Matters Raised	<p>Supports Rural Living Zone being applied, however requests that 10 Charles St be zoned Rural Living Zone A.</p> <p>The reasons outlined in the representation are that:</p> <ul style="list-style-type: none">• The Rural Living Zone A would provide for one (1) additional rural residential lot for the property owner's son (who already resides on site) to build their own home.• The placement into a holding pattern could result in the land to never be rezoned due to the costs and efforts involved in such process.• The subject site adjoins rural residential properties to all sites with generally smaller lot sizes in the area as shown in Figure 1 in the representation.• As outlined by a Supply and Demand Analysis prepared by Veris (with limited data availability), reports from residents and developers of the area and evidence provided by real estate agents, the Port Sorell area is lacking supply especially for rural residential land. <p>The representation notes that other lots surrounding a group of four titles, including 10 Charles St, are all substantially smaller than the 2 ha lots.</p>
Consideration of Merits	<p>Draft Amendment 1.1 follows the decision of the TPC on the Latrobe Local Provisions Schedule, whereby a number of substantial modifications were to be progressed as individual amendments, in consideration of representations that were made to the Latrobe Draft LPS.</p> <p>Whilst the observations regarding the four highlighted titles off Charles St and the surrounding development pattern are generally agreed and that Rural Living Zone A would enable only an additional four titles, consistent with the response provided to submissions made to the Latrobe Draft LPS, Council's local strategic planning is not yet sufficiently advanced to support Rural Living A zoning at this time, as the local project to analyse the demand and supply of land, including rural-residential land, is not yet complete. The planning authority does not contest the observations made in the submission in regard to supporting indicators of demand, however as per prior responses relating to fairness and equity in decisions on enabling additional land releases (however minor in context), there is no definitive position that supports this land being made available in preference to other submitted properties in the same locality.</p>

Recommendation	It is recommended that the draft amendment is not modified in response to the representation.
Effect on Draft Amendment and LPS as a Whole	No modification recommended – Not applicable.
LPS Criteria	The planning authority is satisfied that the draft amendment meets the LPS criteria.

200 Parkers Ford Rd, Port Sorell:

The planning authority notes the assessment undertaken by Scott Livingstone of Livingston Natural Resource Services, dated 7 April 2024.

The planning authority is satisfied that the assessment undertaken by Mr Livingstone reasonably reflects the current values of the site being more closely associated with the riparian area of the Panatana Rivulet. Consistent with other sites considered during the assessment of the Latrobe Local Provisions Schedule whereby the Priority Vegetation Area overlay was modified in response to a more accurate natural values assessment, the planning authority is satisfied that the recommended modified Priority Vegetation Area overlay in Figure 7 of the Livingstone report meets the LPS criteria and should be applied to the land.

345 Squeaking Point Road, Thirlstane:

The planning authority notes the assessment undertaken by Scott Livingstone of Livingston Natural Resource Services, dated 7 April 2024.

The planning authority is satisfied that the assessment undertaken by Mr Livingstone reasonably reflects the current values of the site being more closely associated with the riparian area of the Panatana Rivulet and the known patch of *Cassinia rugata* to the north-east corner of the site. Consistent with other sites considered during the assessment of the Latrobe Local Provisions Schedule whereby the Priority Vegetation Area overlay was modified in response to a more accurate natural values assessment, the planning authority is satisfied that the recommended modified Priority Vegetation Area overlay in Figure 5 of the Livingstone report meets the LPS criteria and should be applied to the land.