

Monday, 28 November 2022

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

## **Additional submission to support amendment to draft Latrobe LPS (Representation 19)**

Dear Sir or Madam,

Representation 19 was submitted in response to the draft Latrobe LPS regarding a property at 10 Charles Street, Squeaking Point (FR10582/2). Council has recognised in its responds to the submission, that the land should be zoned rural residential by recommending the Rural Living Zone D.

The property comprises an existing dwelling on about two hectares of land. The application of the Rural Living Zone A would allow for one additional lot which the owner of the property is intending to use for their son and his family to build on due to lack of available and affordable properties in Port Sorell.

The supplied 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.

Latrobe Council proposes the Rural Living Zone D for the land by taking a 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. 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.

### **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 19.

**Table 1: Zone Application Guidelines for the Rural Living Zone**

Zone Application Guideline	Comment
<b><i>RLZ 1: The Rural Living Zone should be applied to:</i></b>	
(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 surrounded by rural residential developments and is generally recognised as rural residential area (3-4 properties along Charles St). Priority should be given to this land for the protection of residential amenity. The application of the Rural Living Zone A and the subsequent potential development of the land would allow for one additional lot which is intended to be used by a family member of the owner, who already resides on the property, to build a dwelling.
(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,	N/A
<b><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></b>	
(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
<b><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></b>	
(a) a reflection of the existing pattern and density of development within the rural living area; or	The subject land is surrounded by rural residential developments. Properties across the road are about 6000m <sup>2</sup> while most properties within Elphin drive and Moorings Drive are below that. The development of this land according to the Rural Living Zone A standards is therefore considered appropriate and a reflection of the existing pattern and density.
(b) further strategic justification to support the chosen minimum lot	As outlined above The land was identified in the relevant strategic documents

Zone Application Guideline	Comment
<p>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</p>	<p>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.</p>
<p><b>RLZ 4: The Rural Living Zone should not be applied to land that:</b></p>	
<p>(a) is suitable and targeted for future greenfield urban development</p>	<p>Land is not targeted for urban development</p>
<p>(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</p>	<p>Land has been identified as suitable for future rural residential development. There is no significant or threatened vegetation identified on the site.</p>
<p>(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.</p>	<p>The subject land was identified under the 'Land Potentially Suitable for Agriculture Zone' to be potentially constrained (criteria 3); however, the land has been identified since 2008 to be developed for rural residential. The land is surrounded by rural residential developments, comprises class 5 soil and is small in size which restricts the use of the subject land for agricultural purposes. It would also lead to land use conflicts. 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.</p>

Based on the provided information it is requested to consider the application of the Rural Living Zone A to land identified as 10 Charles Street in line with the Port Sorell Strategic Plan 2008.

Your sincerely



Jana Rockliff  
Town Planner