

Monday, 28 November 2022

Ref: 3D15080-1\_L02\_Rev0

Tasmanian Planning Commission

Level 3, 144 Macquarie Street

Hobart TAS 7001

**RE: Additional submission to support amendment to draft Latrobe LPS (Representation 23)**

Dear Sir or Madam,

Representation 23 was submitted in reference to the draft Latrobe LPS is concerning property at 110 Hawk Hill Road, Shearwater (FR30184/3). Council has recognised in its responds to the submission, that the land should be zoned rural residential by recommending the Rural Living Zone D for the land.

A rezoning and development application was lodged in May 2019 for the subject site and the adjoining property to the south (Representation 22). The proposal was initiated by Council after extensive consultation with Council Planning department to incorporate appropriate instruments for the intended protection of the natural assets of the site. The draft amendment was refused based on the lack of evidence of a land supply and demand analysis as well as the inadequate implementation of guiding principles within the Port Sorell Environs Strategic Plan 2008. The guiding principles in question were in relation to a wildlife corridor and a nature reserve. The nature reserve was not wanted by Council so was not incorporated into the proposal, but a wildlife corridor could have been established by fencing an area towards the rear of the proposed properties. (It is noted that the property currently does not provide an uninterrupted wildlife corridor to any surrounding park land) A Natural values assessment, a vegetation clearing report to investigate the extend of required clearing for hazard management and a simulation of the impact of clearing of the land viewed from the beach were submitted as part of the application and in favour of it.

The proposal incorporated a road connection that would have provided an alternative route in and out of Shearwater and Hawley. The proposal included the creation of 27 lots, including one lot for an existing dwelling, resulting in 26 new lots for the area near existing community infrastructure (shopping centre, medical centre, school etc).

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.

**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 and general residential land and therefore could be identified as rural residential area. Priority should be given to this land for residential amenity for future but also existing residence. The application of the Rural Living Zone A and the subsequent development of the land would ensure an appropriate management of the existing vegetation on site reducing the risk from bushfire for the community. The development of the land in conjunction with the property to the south would provide an alternative access route in and out of Port Sorell in emergency situation, which is desperately sought after by the local community.
(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	<p>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 road connection between Hawk Hill Road and East Glen as alternative access and egress route was adopted within the review and the rural residential land supply was carried forward.</p> <p>Based on the supply and demand analysis undertaken by Veris and evidence provided from established real estate professionals, 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</p>

Zone Application Guideline	Comment
	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 with lot sizes of between 1ha and 2ha. The land to the east is zoned General Residential allowing for a minimum lot size of 450m <sup>2</sup> . 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 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.
<b><i>RLZ 4: The Rural Living Zone should not be applied to land that:</i></b>	
(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	Land has been identified as suitable for future rural residential development. Vegetation can be appropriately managed through the application of the Natural Asset Code.

Zone Application Guideline	Comment
appropriately managed through the application and operation of the relevant codes; or	
(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, the land has been identified since 2008 to be developed for rural residential. The land is surrounded by rural residential and future residential developments, comprises class 5 soil and is reasonably 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.

Based on the provided information it is requested to consider the application of the Rural Living Zone A to land identified as 110 Hawk Hill Road, Shearwater as well as East Glen, Port Sorell in line with the Port Sorell Strategic Plan 2008.

Your sincerely



Jana Rockliff

Town Planner