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## DRAFT LATROBE LOCAL PROVISIONS SCHEDULE – TASMANIAN PLANNING SCHEME

Application No: .....  
(BA/DA/PA only)

Disposal Schedule: .....

## SUBMISSION

Action Officer: JF GM

FYI Officer: .....

Having read the TPS strategic plan, the undersigned residents of 35 Coalmines Road, 36 Coalmines Road and 62 Seymour Street, submit the following concerns and suggestions:

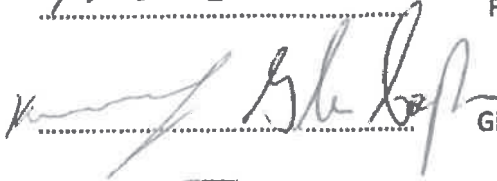
- The undersigned do not object to proposed rezoning to Rural Living, as per the Strategic Plan, of Properties IDs (6545773, 1580086)
- The main area of contention is the proposed extension of Coalmines Road through Property number 6545773. This extension would severely impact on and reduce the useable area of 36a Coalmines Road (6545773). It further impacts the peaceful rural environment of both 36 Coalmines Road and 62 Seymour Street. There is no intent by the current owners to subdivide these 2 properties into smaller lots. In the case of Property 6545773, the owner specifically bought this property to provide a buffer zone from future development and to secure habitat for native flora and fauna.
- According to the Strategic Plan, the justification, for this and other roads in Tarleton, is to improve connectivity, particularly to Coal Hill Road. This is not achieved by going through this property. Connectivity to Coal Hill Road and the block bordering 6545773 could be better met by developing Bucks Road, Garrett Street, or by extending Champ Street.
- Further justification was for access for fire control. Both Properties 6545773 have maintained tracks allowing access to fire trucks if needed.
- Is the Council aware of the number of mine shafts on these properties?
- Furthermore, access to any proposed development of the land currently owned by the Bucks family, could be accessed from Castle Drive via Seymour Street, and also connect to Coal Hill Road via the vacant blocks at the end of Castle Drive. This road is already fully formed and sealed. Access to Coal Hill Road could also be achieved by extending Bucks Road.

- Attached: Map with alternative road suggestions

Signed:

  
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Frances Saner, 36 Coalmines Rd, Tarleton

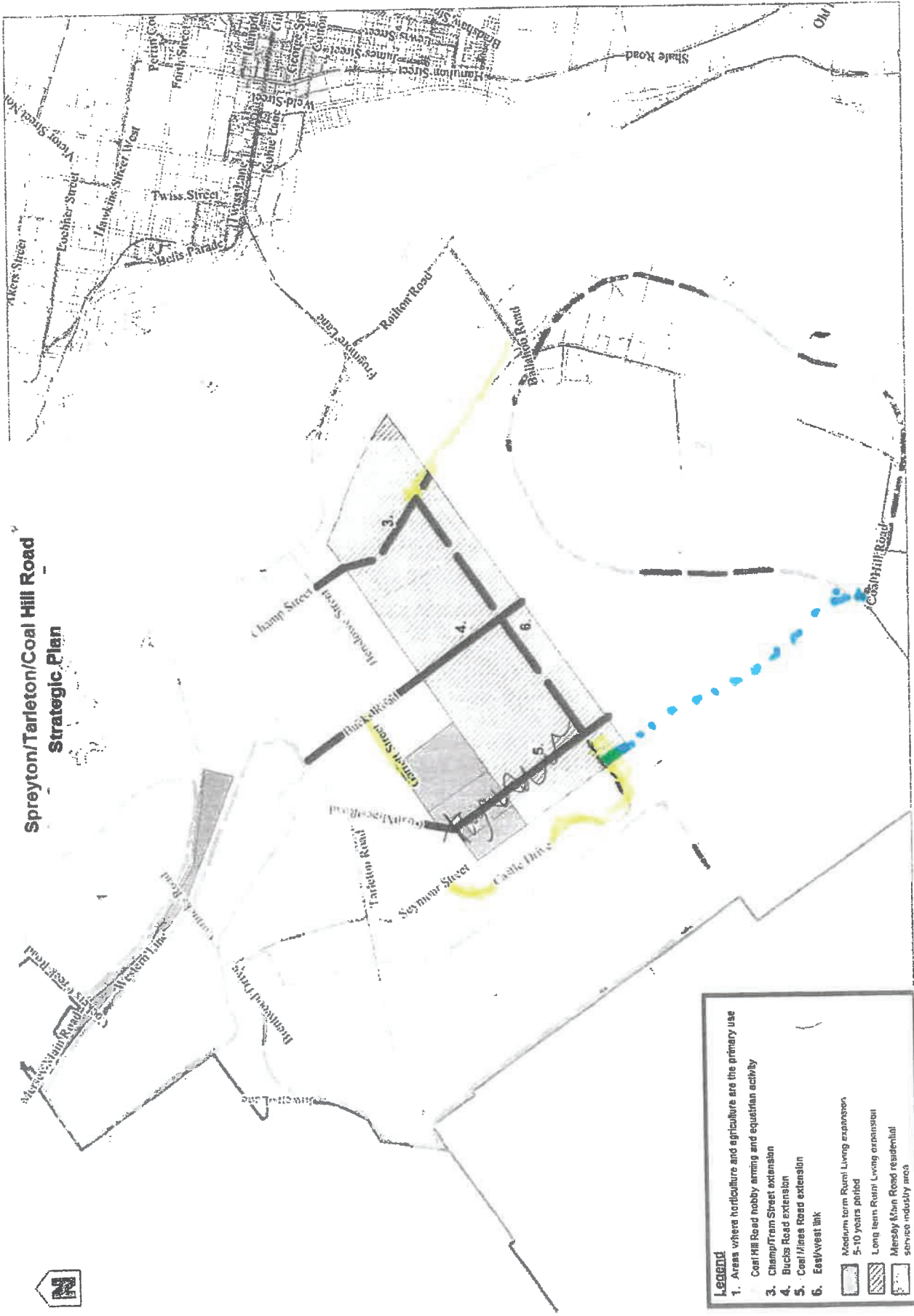
  
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Glenn Cooper & Kristine Bull, 62 Seymour Street

  
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Kelly Sloane, 35 Coalmines Rd, Tarleton

19/3/22



**Spreyton/Tarleton/Coal Hill Road  
Strategic Plan**



**Legend**

- 1. Areas where horticulture and agriculture are the primary use
- 2. Coal Hill Road hobby arming and equestrian activity
- 3. Champ/Tam Street extension
- 4. Bicks Road extension
- 5. Coal Mines Road extension
- 6. East/West link

[White box]	Medium term Rural Living expansion
[Hatched box]	5-10 years period
[Dotted box]	Long term Rural Living expansion
[Cross-hatched box]	Mensby Main Road residential
[Stippled box]	service industry area