
From: Jana Rockliff <j.rockliff@veris.com.au>
Sent: Friday, 8 September 2023 1:26 PM
To: Latrobe Council
Subject: Submission to substantially modify the Latrobe LPS
Attachments: 305025-01_L01_Rev0.pdf

Dear Sir or Madam,

we have previously submitted a representation addressed to the Commission rather than the General Manger of Latrobe Council. If you could please exchange the previously provided document with the one attached to this email, that would be appreciated.

Thank you

Kind regards

Jana Rockliff
Project Manager

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Friday, 8 September 2023

Ref: 305025_L01_Rev0

The General Manager
PO Box 63
Latrobe TAS 7307

Written submission to significant modification amendment 1.1j

Dear Sir,

We herewith submit a representation to the draft amendment of the Latrobe LPS regarding a property at 111 Milldam Road, Port Sorell (FR236837/1) by Stuart Greenhill.

A representation was submitted to the initial process (Representation 21) as well as additionally information provided during the hearing requesting that the property be zoned for rural residential purposes to allow for residential development as well as the amendment of the priority vegetation overlay to be applied to the land. Council recognised that the land should be zoned rural residential by recommending the Rural Living Zone D, which is now proposed as part of the significant modification.

While our clients are supportive of a Rural Living Zone being applied to their land, we consider the application of a split zoning comprised of the Rural Living Zone D applied to the southern part of the land and Rural Living Zone A applied to the northern part to be more appropriate (see Figure 1 below).



FIGURE 1: PROPOSED SPLIT ZONING

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This would allow the development of the northern part of the site, which is surrounded by rural residential developments, and allow the desired road connectivity between Panatana Drive and Mildam Road. This road connection would significantly increase the safety of residents to the west as it could provide for an alternative egress route in an emergency such as bushfire.

It is generally accepted that the strategic directions set by the Cradle Coast Regional Land Use Strategy are outdated in regard to predicted population growth of the area. Evidence has been provided that there is insufficient land supply particularly for the popular choice of rural living. The Port Sorell Strategic Plan 2008 identified the land to be zoned for rural residential purposes. At that time, the Rural Living Zone was closely aligned with the Rural Living Zone A under the SPP, anticipating 1ha lots. Rural living has proven to be a popular and sustainable lifestyle choice for many residents of the Latrobe municipality area, particularly in the vicinity of our client's land. We respectfully request to consider the split zoning of the Rural Living Zone A (north) and Rural Living Zone D (south) for this land.

Additionally, we would like to express our full support for the proposed amendment of the priority vegetation overlay to the land. The application as proposed will provide sufficient protection for natural values such as waterways, vegetation, and fauna.

Your sincerely



Jana Rockliff

Town Planner