

Friday, 8 September 2023

Ref: 3D15116 PLN_L01_Rev0

The General Manager
PO Box 63
Latrobe TAS 7307

Written submission to significant modification amendment 1.1e

Dear Sir,

We herewith submit a representation to the draft amendment of the Latrobe LPS regarding a property East Glen, Port Sorell (FR34572/3) owned by Develop & Reno Pty Ltd (Helen and Mark Dorling).

A representation was submitted to the initial process (Representation 22) requesting that the property be zoned for rural residential purposes to allow for residential development. 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 Rural Living Zone A classification to be more appropriate. It is generally accepted that the strategic directions set by the Cradle Coast Regional Land Use Strategy are outdated in regard to predicted population growth of the area.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. We have additionally enclosed a letter addressed to our clients from a real estate professional in the area asking for the availability of their land for subdivision due to high demand. This indicates the current supply and demand situation from a professional's perspective in the area.

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. Other planning instruments will provide protection for natural values such as waterways, vegetation, and fauna, and bushfire safety. 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. Together with the development of the land to the north, the development of the site can also provide for an alternative route in and out of Shearwater and Hawley. We respectfully request to consider the Rural Living A Zone for this land.

Your sincerely



Jana Rockliff
Town Planner



View Real Estate Latrobe & Devonport
1/153 Gilbert Street
Latrobe Tas 7307

HIGH DEMAND FOR LAND

Monday 4th September 2023

High Demand for Land in Latrobe Municipality

Dear Mark,

I am writing to you to advise that we have many buyers wanting to purchase Land in the area and have noticed your land is vacant.

We are a local Latrobe Real Estate Office with over 14 years experience in the Residential, Rural and Land sales.

We have been involved in many subdivisions and have successfully sold all allotments and therefore we are Urgently seeking more Land to meet the high demand of clients asking to build their dream homes.

Your land in particular has been of high interest and I have been asked to reach out and ask if you are interested to sell 1/2 to 1Ha blocks.

Please feel free to give me a call to discuss any questions you may have.

Yours faithfully

VIEW REAL ESTATE

Colin Leiper

Director

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