

Thursday, 14 September 2023

Ref: 305044-01\_L01\_Rev0

The General Manager  
PO Box 63  
Latrobe TAS 7307

**Written submission to significant modification amendment 1.1p**

Dear Sir,

We herewith submit a representation to the draft amendment of the Latrobe LPS regarding a property at 200 Parkers Ford Road, Port Sorell (FR213993/1) by Tracey Bell.

A representation was submitted to the initial process (Representation 16) 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 It is generally accepted that the strategic directions set by the Cradle Coast Regional Land Use Strategy are outdated in regard to predicted population growth of the area.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. The Port Sorell Strategic Plan 2008 identified this property 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.

Additionally, the application of the Rural Living Zone instead of the Agricultural Zone requires the application of the priority vegetation overlay to the site. While it is acknowledged that the protection of threatened and endangered vegetation communities is important, the extent over mostly previously cleared and pastureland appears too extensive and potentially restrictive for future development.



FIGURE 1: AERIAL PHOTO OF SITE WITH PROPOSED VEGETATION OVERLAY (SOURCE: LIST)

We respectfully request to consider the Rural Living A Zone for this land as well as a potential redefinition of the priority vegetation overlay.

Your sincerely

Jana Rockliff  
Town Planner