Tasmanian Planning Commission
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26/6/2023

To whom it may concern,

I am writing this submission re: Draft Tasmanian Planning Policies, in an effort to raise concerns about blocks that do not currently fit traditional zoning criteria, such as my own at 3521 South Arm Road, South Arm.

I believe the Draft Planning Policy does recognise the need for some case by case consideration. I believe it creates a context for this in referencing: forecast for demand, under-utilised land, population projections and developments within existing settlements.

I would like to see greater discernment built into the policy – that recognises the inequity and irrelevance of historical zoning of blocks that do not fit the zoning criteria they fall under. By way of example, Rural Resource Zoning requires a minimum of 40 acres and that this vast area be used to protect agricultural development. Multiple approaches to Council to explore re-zoning of my own block have been constrained by the current (and previous) Planning Policy, and Council has not investigated the in-appropriateness of the Rural Resource zoning for this title.

- Does not provide land for suitable for broad scale agricultural purposes (1 acre instead of 40 acres)
- Area is not characterised by productive farm land, nor does it abut land used for productive farming
- Is not located outside existing urban areas (Village zoning on the other side of the road)
- That sub-division of my small 1 acre property would not impinge on primary industry (particularly as any proposed division is at the most distant boundary and closest to existing Village zoning) as it does not:
    - Fetter existing or potential rural resource use and development on other land
    - Add to the need to provide services or infrastructure or to upgrade existing infrastructure
    - Contribute to the incremental loss of productive rural resources.

Thank you for considering my submission.

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