

**Representation No. 4**

**From:** [bandicootblu](#)  
**To:** [Break O Day Office Admin](#)  
**Subject:** Re zoning  
**Date:** Tuesday, 7 December 2021 9:34:52 AM

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Subject: Representation on the Draft Break ODay Local Provisions Schedule - J. Weston

Attention: Break O'Day Planning Authority

I am the owner of the property at 686 German Town Road, St Marys on three titles (PID 3450015, CT168012/2, 209977/1, and 54129/1). In the currently exhibited Break O'Day Draft Local Provisions Schedule my property has been rezoned as Rural.

The property contains 56.8 ha of the 81.1 ha Seaview Farm Reserve protected by conservation covenant which has therefore been identified by both the State and Commonwealth Governments for protection and conservation of the biodiversity it contains. The 81.1 ha Seaview Farm Reserve covers parts of two properties and links the 935 ha German Town Regional Reserve to its north and the 361 ha St Marys Pass State Reserve to its east and south.

On my property Seaview Farm Reserve covers all of CT 209977/1 and part of CT 168012/2. The non-reserved part of CT 168012/2 and all of CT 54129/1 are used for farming. Therefore, we propose that all of CT 209977/1 and the reserved part of CT 168012/2 which adjoins it are rezoned to Landscape Conservation, with the balance of CT 168012/2 and all of CT 54129/1 to remain as Rural Zone as proposed in the Draft Zone Map. The two small pockets of reserved land on CT 168012/2 would be included in the Rural Zone to avoid small spot zones. Because Seaview Farm Reserve across the two properties links the two public reserves zoned Environmental Management, split zoning is justified to maximise the application of the Landscape Conservation Zone on the land with similar values. The zone boundary on CT 168012/2 is easily defined by three cadastral points.

In its representation Conservation Landholders Tasmania has presented a detailed case for rezoning of the reserved parts of the two properties containing the Seaview Farm Reserve to Landscape Conservation, based on Guidelines LCZ1 and RZ1, and the Tasmanian Planning Commission's advice posted on the Planners Portal on 22 April 2021. I support their case for rezoning parts of both properties and agree to the reserved parts of my property being rezoned to Landscape Conservation.

Could you please acknowledge receipt of my representation?

Julia Weston  
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