

**From:** [Mick Purves](#)  
**To:** [TPC Enquiry; Townsend, Janelle; TPC Enquiry; Townsend, Janelle](#)  
**Cc:** [Maree Tyrrell; Maree Tyrrell](#)  
**Subject:** FW: FW: New Planning Scheme  
**Date:** Thursday, 16 April 2020 12:36:47 PM  
**Attachments:** [image001.jpg](#)  
[7308 Tasman Highway zoning.pdf](#)

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Good afternoon

Please see the following email correspondence complaining about the proposed zoning of 7308 Tasman Highway, Orford.

The property owner missed the public exhibition of the Local Provision Schedule.

I shall be recommending to Council that they consider the issues raised within the email as a late representation to the LPS.

You may wish to update your records for the representations to the LPS to reflect this late addition.

Please advise if you have any questions.

Thanks and regards



**Mick Purves**

Senior Planning Consultant  
(3 days per week)

Glamorgan Spring Bay Council  
PO Box 6  
TRIABUNNA 7190  
P: 6256 4768  
E: [mick.purves@freycinet.tas.gov.au](mailto:mick.purves@freycinet.tas.gov.au)

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**From:** Mick Purves <mick.purves@freycinet.tas.gov.au>  
**Sent:** Thursday, 16 April 2020 12:29 PM  
**To:** 'Esther Catchpoole' <esther.lee.catchpoole@gmail.com>  
**Cc:** Contract Planner <contract.planner@freycinet.tas.gov.au>  
**Subject:** RE: FW: New Planning Scheme

Hi Esther

I am currently working through representations that were received to the statutory notification of the Local Provision Schedule (LPS), which finished in mid February. Map sheets 18 and 20 of

the zoning identify that 7308 Tasman Highway was notified as being within the Landscape Conservation zone. Please see attached extract of the zoning map book.

The LPS assessment and determination process is set in the Land Use Planning and Approvals Act 1993. Public exhibition is the only process available for you to raise your concerns before the assessment body. Notification requirements are similarly set in the act, which were followed by the Council for the LPS. They do not include notification of individual property owners.

I shall recommend to Council that they consider your concerns as a representation to the LPS. This is the best that I can offer in the current circumstances.

It is likely that the Council will accept my recommendation under the circumstances. It will then be up to the Tasmanian Planning Commission to determine whether they will accept your concerns as a late representation. The Commission runs the actual assessment process for the LPS.

I hope this information helps your current situation.

Thanks and regards



**Mick Purves**

Senior Planning Consultant  
(3 days per week)

Glamorgan Spring Bay Council  
PO Box 6  
TRIABUNNA 7190  
P: 6256 4768  
E: [mick.purves@freycinet.tas.gov.au](mailto:mick.purves@freycinet.tas.gov.au)

**From:** Esther Catchpoole <[esther.lee.catchpoole@gmail.com](mailto:esther.lee.catchpoole@gmail.com)>

**Sent:** Thursday, 2 April 2020 3:24 PM

**To:** Planning <[planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)>

**Cc:** Contract Planner <[contract.planner@freycinet.tas.gov.au](mailto:contract.planner@freycinet.tas.gov.au)>

**Subject:** Re: FW: New Planning Scheme

No worries, thanks for the update.  
Hope to hear from them soon

On Thu, 2 Apr 2020 at 14:07, Planning <[planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)> wrote:

Good afternoon Esther

Unfortunately Shane Wells hasn't been with Council since last September.

I have copied in our contract planner who is progressing the Local Provisions Schedule for us.

Kind regards



**Robyn Bevilacqua**

Graduate Planner

Glamorgan Spring Bay Council

PO Box 6

TRIABUNNA 7190

P: 6256 4727

E: [robyn@freycinet.tas.gov.au](mailto:robyn@freycinet.tas.gov.au)

**From:** Esther Catchpoole <[esther.lee.catchpoole@gmail.com](mailto:esther.lee.catchpoole@gmail.com)>

**Sent:** Thursday, 2 April 2020 3:02 PM

**To:** Planning <[planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)>

**Subject:** Fwd: New Planning Scheme

G'day

**Re: 7308 Tasman Highway - Orford**

Could someone please reply to my email below

Thank you

Esther Catchpoole

----- Forwarded message -----

**From:** **Esther Catchpoole** <[esther.lee.catchpoole@gmail.com](mailto:esther.lee.catchpoole@gmail.com)>

**Date:** Thu, 2 Apr 2020 at 13:57

**Subject:** Re: New Planning Scheme

**To:** Shane Wells <[shane.wells@freycinet.tas.gov.au](mailto:shane.wells@freycinet.tas.gov.au)>

Hi Shane,

It has been more than 2 years since our meeting in March 2018 and more than a year since my email below.

Could you reply or get someone to reply please.

Thanks

Esther Catchpoole - 0431 603 958

On Thu, 7 Feb 2019 at 14:06, Esther Catchpoole <[esther.lee.catchpoole@gmail.com](mailto:esther.lee.catchpoole@gmail.com)>

wrote:

Hi Shane,

Re: 7308 Tasman Highway Orford.

We met in your office on 8th March 2018 regarding this matter. Thank you for the opportunity to meet you in person last year. You indicated (then) nothing would happen in a years time.

I just would like to say again that I am extremely unhappy with your proposal as it will greatly devalue my land. The area already has thousands upon thousands of hectares in the forest at the back but you want my land to add to the green space. If this is your intention and it is not negotiable could you see that I am suitably and fairly compensate for the rezoning privilege?

My land is my superannuation. I bought it under the impression the township of Orford would expand and need land for major developments. However in the last ten or so years Orford remains small in area and population.

It would be a lot more beneficial for the State if my land was re-zoned to rural residential and if some land could be subdivided for retirement residential units, building of hospital and schools, shopping centres etc. Imagine it could change Orford from a weekend town to a rather major city to rival St Helen, for example.

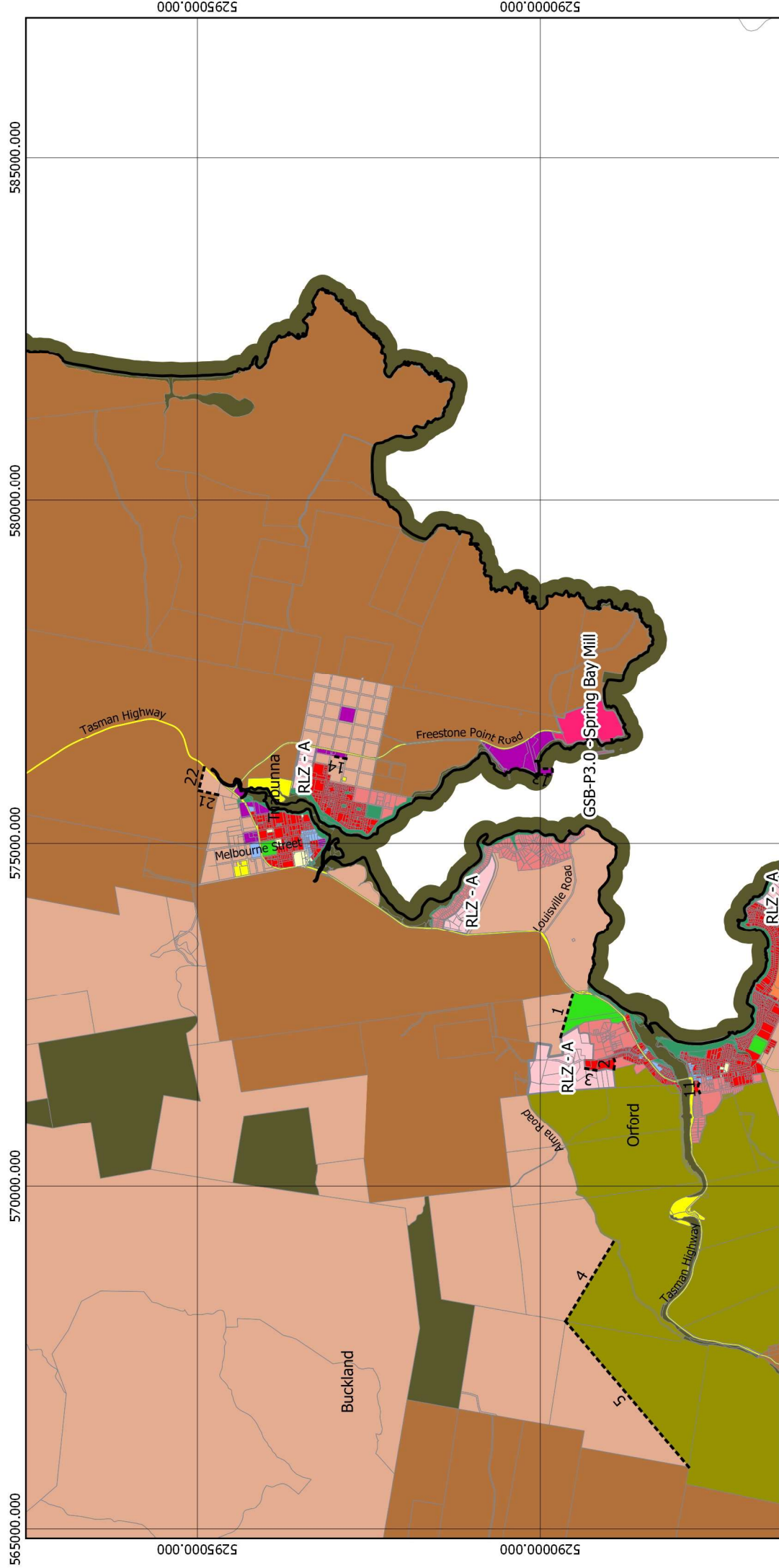
Tasmania in general as a whole has almost half green space already making it very prone to destructive bush fires. The State could benefit greatly from increased number of residents and my land could be made available for these purposes.

I am hoping for a very favourable outcome.

Sincerely,

Esther Catchpoole - owner of 7308 Tasman Highway, Orford

TASMANIAN PLANNING SCHEME - ZONES: GLAMORGAN-SPRING BAY LOCAL PROVISIONS SCHEDULE



### Legend

	General Residential		Community Purpose		Rural		Future Urban
	Low Density Residential		Open Space		Agriculture		Particular Purpose
	Rural Living A		Recreation		Utilities		Property Parcels
	Rural Living B		Local Business		Landscape Conservation		LPS Boundary
	Village		General Industrial		Environmental Management		Zone Boundary
			Light Industrial		Major Tourism		Between title corners
							-1994 Planning Scheme Boundary
							-1994 Planning Scheme Boundary
							-Between Title Corners

### Map 18 of 24

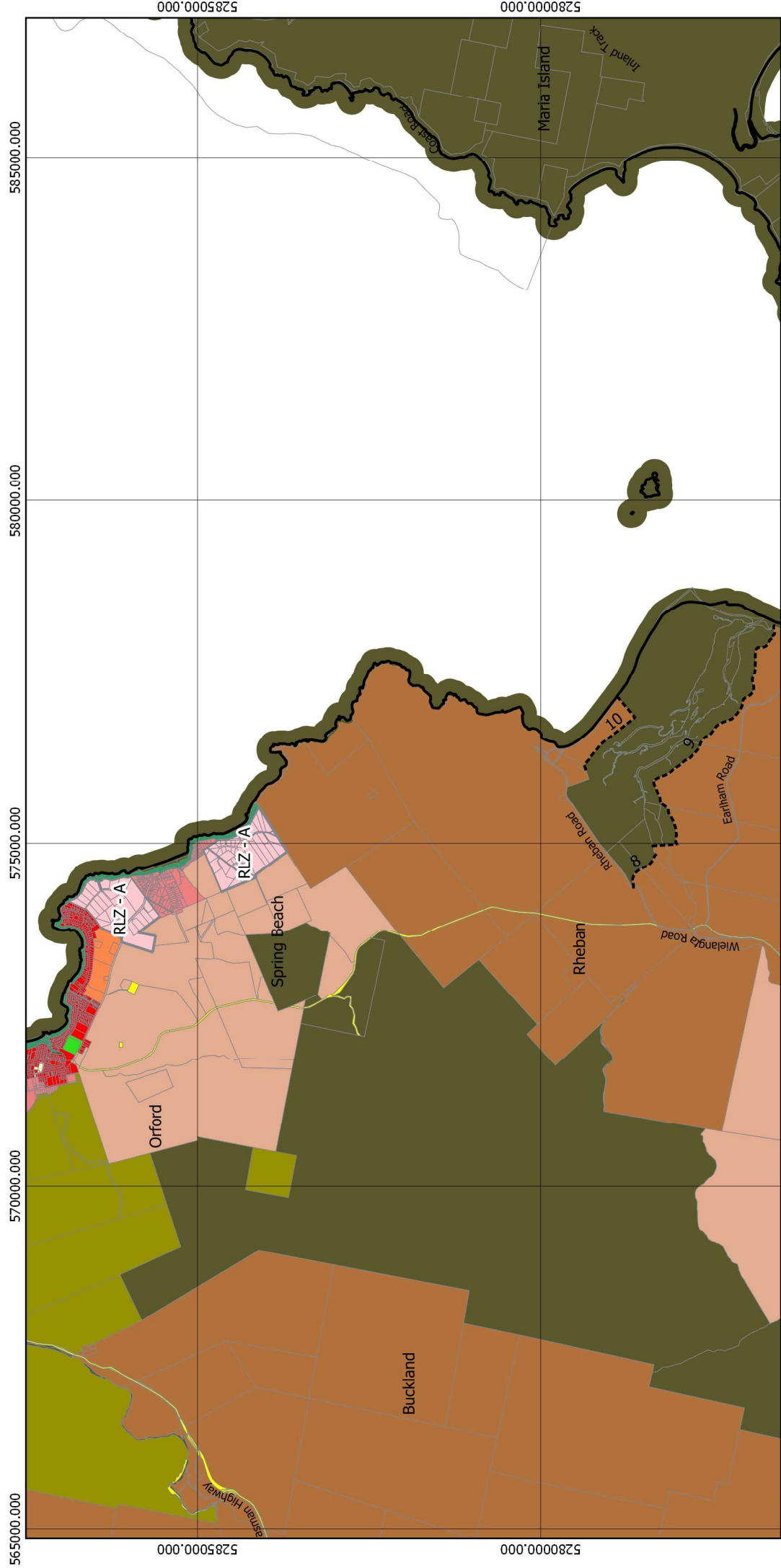
0.5 0 0.5 1 1.5 2 km

Coordinate System: GDA 1994 MGA Zone 55  
Base data from theLIS, © State of Tasmania  
Land title data current as of 26/09/2017

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 28/06/2019

TASMANIAN PLANNING SCHEME - ZONES: GLAMORGAN-SPRING BAY LOCAL PROVISIONS SCHEDULE



**Legend**

General Residential	Community Purpose	Rural	Future Urban
Low Density Residential	Open Space	Agriculture	Particular Purpose
Rural Living A	Recreation	Utilities	Property Parcels
Rural Living B	Local Business	Landscape Conservation	LPS Boundary
Village	General Industrial	Environmental Management	Zone Boundary
	Light Industrial	Major Tourism	3 -Conservation Covenant Boundary
			9 -Conservation Covenant Boundary
			10 -Conservation Covenant Boundary

**Map 20 of 24**

0.5 0 0.5 1 1.5 2 km

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Coordinate System: GDA 1994 MGA Zone 55

Base data from the LIT, © State of Tasmania

Land title data current as of 26/09/2017

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Date: 28/06/2019