LPS Hearings – Planning Authority Tasks

Response to TPC directions *11 December 2020*

ITEM 1

Note:

Following the hearing, the owners of **486 Harcus River Road** notified Council that they no longer wish to pursue the use of the Landscape Conservation zone and would prefer the use of the Rural zone. As was outlined in the LPS Supporting Report, where a landowner was not in favour of using the LCZ, the alternative zone would be the Rural Zone. Therefore the Planning Authority requests that the TPC accept the use of Rural zone for this property.

Justification for SSQ's at 21096 Bass Highway:

The relevant section of LUPAA is addressed below for the use of SSQ's at 21096 Bass Highway.

Section 32(4) LUPAA

> *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
>
> *(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

It is the opinion of the Planning Authority that the use of Site Specific Qualifications (SSQ's) are appropriate and meet the test of 32(4) of LUPAA for the same reason that the property has been selected for the use of the Landscape Conservation zone. The property is very large at 620ha and has varying types of landscapes within the same lot. The property features a very high environmental and cultural conservation value, yet also contain functioning agricultural uses. In addition to traditional cattle grazing, the property also has demonstrated capacity for broader recreational, tourism and educational uses at a regional level. In order to preserve this balance of uses it is determined that the use of SSQ's will be necessary.

Proposed SSQ's at 21096 Bass Hwy (CT137668/1)

Resource Development use is quite prominent on the property. Given this, it is considered appropriate that it be a No Permit Required use as is currently the case, but with the qualification '*if not for intensive animal husbandry or plantation forestry'* in order to maintain the landscape protection goals of the zone.

See existing use table below:

22.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Residential	If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Emergency Services	
Food Services	If for a gross floor area of not more than 200m^2.
General Retail and Hire	If associated with a Tourist Operation.
Residential	If for a single dwelling.
Resource Development	If not for intensive animal husbandry or plantation forestry.
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

A number of other uses were initially requested by the landowner, though it was only considered fair and appropriate if the SSQ's enable uses that are already allowable in the current Rural Resource Zone, or the SPP Rural Zone and Landscape Conservation Zone. Some uses have been requested by the owners of the Bass Highway property (CT137668/1) which are unique to that land and considered appropriate to include as these uses are already undertaken to varying degrees. As such, an agreement was reached with the Landowner as to the final SSQ's to be proposed by the PA in this report.

A modification to the Landscape Conservation Zone Use Table is required to accommodate the proposed SSQ's as described above.

Proposed LCZ Use Table

Blue – PA suggestion based on request and assessment

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	*If not for intensive animal husbandry or plantation forestry and located at CT137668/1*
Permitted	
Residential	If for a: (a) Home-based business; or (b) Single dwelling located within a building area, if shown on a sealed plan.
Utilities	If for minor utilities.
Educational and Occasional Care	*If located at CT137668/1*
Manufacturing and Processing	*If located at CT137668/1*
Research and Development	*If located at CT137668/1*
Resource Processing	*If located at CT137668/1*
Discretionary – *No change*	

EXTRACT FROM S.35F RERPORT:

Rep #	Representor and Location	Proposed Zone	Representation Issue and Justification	Planning Comment and Recommendation
9	**Kim and Leanne Marsh** 21096 Bass Hwy, Wiltshire PID 6221920 CT137668/1 **Draft LPS** – Rural Resource to Landscape Conservation	***SUBJECT LAND:*** ***LPS ZONE MAP:*** 	Requests that their land feature Site Specific Qualifications that enable existing uses to be expanded as no-permit required and permitted use in the Landscape Conservation Zone. The SSQ would include the following uses as **No Permit Required**: - Resource Development - Passive Recreation - Natural and Cultural Values Management The SSQ would include the following uses as **Permitted**: - Educational and Occasional Care - Manufacturing and Processing - Research and Development - Residential - Resource Processing - Sports and Recreation - Community Meeting and Entertainment (to support sport club associated with Sports and Recreation use) - Storage - Tourist Operation - Visitor Accommodation	**Comments:** Supported. The Landscape Conservation zone will be utilised with the addition of a SSQ which allows for the uses as requested The SSQ would be drafted to include the following uses as **No Permit Required**: - Resource Development - Passive Recreation - Natural and Cultural Values Management The SSQ would be drafted to include the following uses as **Permitted**: - Educational and Occasional Care - Manufacturing and Processing - Research and Development - Residential - Resource Processing - Sports and Recreation - Tourist Operation - Visitor Accommodation Storage has not been included as it is deemed that the anticipated items for storage would be ancillary to the other uses on the site. *It is anticipated that a suitable SSQ will be drafted upon consideration of the issue at the hearings.* **Recommendation for Draft LPS:** Recommended LCZ with SSQ. **Effect on Draft LPS as a Whole:** Not applicable **LPS Criteria:** The Planning Authority is satisfied the Draft LPS meets the LPS Criteria.

Correspondence from Council – 486 Harcus River Road:

CIRCULAR HEAD COUNCIL

Please quote our ref: PID

Enquiries to: Benjamin Krom 6452 4846 | bkrom@circularhead.tas.gov.au

12 January 2021

CRITCHLOW P & B
486 Harcus River Road
MARRAWAY TASMANIA 7330

a.critchlow@bigpond.com>

Dear Phillip and Audrey,

CONFIRMATION OF PREFERRED LAND ZONING – 486 HARCUS RIVER ROAD

Following the hearing conducted by the Tasmanian Planning Commission (TPC) in December 2020, Council wishes to formally confirm our conversations with you surrounding the potential zoning of your property at the above address.

In Council's Section 35F report and subsequent submission of further details for the recent Hearing, the Landscape Conservation zone was proposed with details of Site Specific Qualifications that would apply. However, from recent discussions with you it has been established that even with the Site Specific Qualifications the use of the Landscape Conservation zone may be problematic and therefore the preferred zone for the land is the **Rural Zone**. In particular, the sale of agricultural portions of the land following the completion of a previously approved subdivision may be affected negatively by the re-zoning. Council supports the preference to use the Rural Zone as many of the features that the Landscape Conservation zone was seeking to protect can be adequately managed through the codes that apply within the Rural zone.

Council will be requesting that the TPC permit a modification to the draft Local Provision Schedule which reflects this preference. The TPC will then notify you of the outcome in due course.

If you could confirm the above comments reflect your wishes please do so in writing prior to the 14th January. To discuss this matter further I can be contacted on 64524846 or by email on bkrom@circularhead.tas.gov.au.

Yours sincerely

Benjamin Krom
STRATEGIC PLANNER

CIRCULAR HEAD COUNCIL
ABN: 43 826 151 424
33 Goldie St (PO Box 348) Smithton TAS 7330
DX 70706 Smithton

(03) 6452 4800
council@circularhead.tas.gov.au
www.circularhead.tas.gov.au

Response from landowner – 486 Harcus River Road:

16 January 2021

Circular Head Council,
33 Goldie Street,
Smithton. Tas. 7330

Att: Benjamin Krom – Strategic Planner

Dear Benji,

Re: Confirmation of preferred land zoning – 486 Harcus River Road, Marrawah

Thank you for your letter dated 12 January.

We confirm that re-zoning of our property to Landscape Conservation Zone would be problematic for us and that the preferred zone for the land would be 'Rural Zone'.

If you have any questions please contact us on 0419 598 528.

Regards,
Phillip and Audrey Critchlow

Correspondence from Council – 21096 Bass Highway

CIRCULAR HEAD COUNCIL

Please quote our ref: PID

Enquiries to: Benjamin Krom 6452 4846 | bkrom@circularhead.tas.gov.au

12 January 2021

Kim & Leanne Marsh
21096 Bass Highway
WILTSHIRE, TASMANIA 7330

ecodirections@bigpond.com>

Dear Kim and Leanne,

CONFIRMATION OF PREFERRED LAND ZONING – 21096 BASS HIGHWAY, WILTSHIRE

Following the hearing conducted by the Tasmanian Planning Commission (TPC) in December 2020, Council wishes to formally confirm our conversations with you surrounding the potential zoning of your property at the above address.

In Council's Section 35F report and subsequent submission of *further details* for the recent hearing, the Landscape Conservation zone was proposed with details of Site Specific Qualifications that would apply. From recent discussions with you it has been established that the Site Specific Qualifications outlined in the *further details* provided to the TPC adequately addressed your reservations as to the scope and limitations of the Landscape Conservation zone. This is shown below in the Use Table for the Landscape Conservation zone for your reference. The blue text in italics being the Site Specific Qualifications that have been created to suit your property.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	*If not for intensive animal husbandry or plantation forestry and located at CT137668/1*
Permitted	
Residential	If for a: (a) Home-based business; or (b) Single dwelling located within a building area, if shown on a sealed plan.
Utilities	If for minor utilities.
Educational and Occasional Care	*If located at CT137668/1*
Manufacturing and Processing	*If located at CT137668/1*
Research and Development	*If located at CT137668/1*
Resource Processing	*If located at CT137668/1*
Discretionary – *No change*	

CIRCULAR HEAD COUNCIL
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DX 70706 Smithton

(03) 6452 4800
council@circularhead.tas.gov.au
www.circularhead.tas.gov.au

:

CIRCULAR HEAD COUNCIL

Council will be requesting that the TPC permit a modification to the draft Local Provision Schedule which reflects these suggested Site Specific Qualifications. The TPC will then notify you of the outcome in due course.

If you could confirm the above comments and details reflect your wishes please do so in writing prior to the 14th January. To discuss this matter further I can be contacted on 64524846 or by email on bkrom@circularhead.tas.gov.au.

Yours sincerely

Benjamin Krom
STRATEGIC PLANNER

CIRCULAR HEAD COUNCIL
ABN: 43 826 151 424
33 Goldie St (PO Box 348) Smithton TAS 7330
DX 70706 Smithton

(03) 6452 4800
council@circularhead.tas.gov.au
www.circularhead.tas.gov.au

Response from landowner – 21096 Bass Highway:

Benji Krom

From: Eco Directions <ecodirections@bigpond.com>
Sent: Wednesday, 20 January 2021 4:20 PM
To: Benji Krom
Subject: Re: Rezoning confirmation letter_21096 Bass Highway
Attachments: Rezoning confirmation letter_21096 Bass Highway.pdf

Hello Benji,

We wish to confirm the comments and details of your letter dated 12 January, 2021 attached reflect our wishes.

Regards,
Kim & Leanne Marsh
0418 248894

Hi there Kim and Leanne,

I hope things are going ok and your time in Tas went ok.

I've just attached a letter confirming our conversation prior to the Christmas break. If you have any issues with it at all just let me know and we can make any modifications we need to.

Attached also is a copy of the Landscape Conservation zone without any Site Specific Qualifications for reference.

I've asked for a quick response but if you need more time just let me know. The TPC really just need to have it wrapped up by the 28th January.

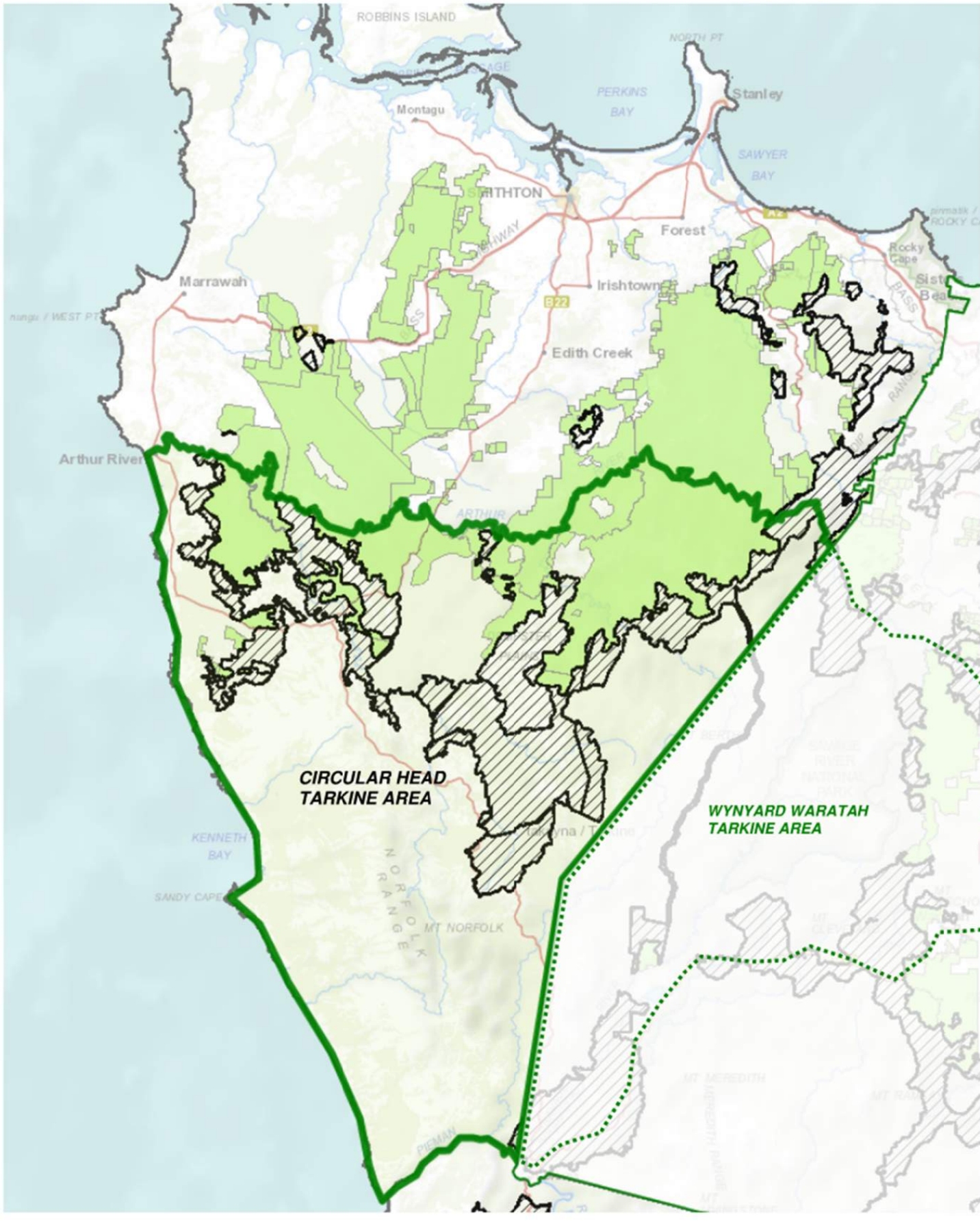
Let me know if I can help with anything.

Kind regards,

Benji Krom
Strategic Planner
P (03) 6452 4846

**My usual work days are Tuesday to Friday – To make an appointment please call Wilma on 64524840*

TPC DIRECTION ITEM 2 - FPPF & PTPZ LAND EXTENT

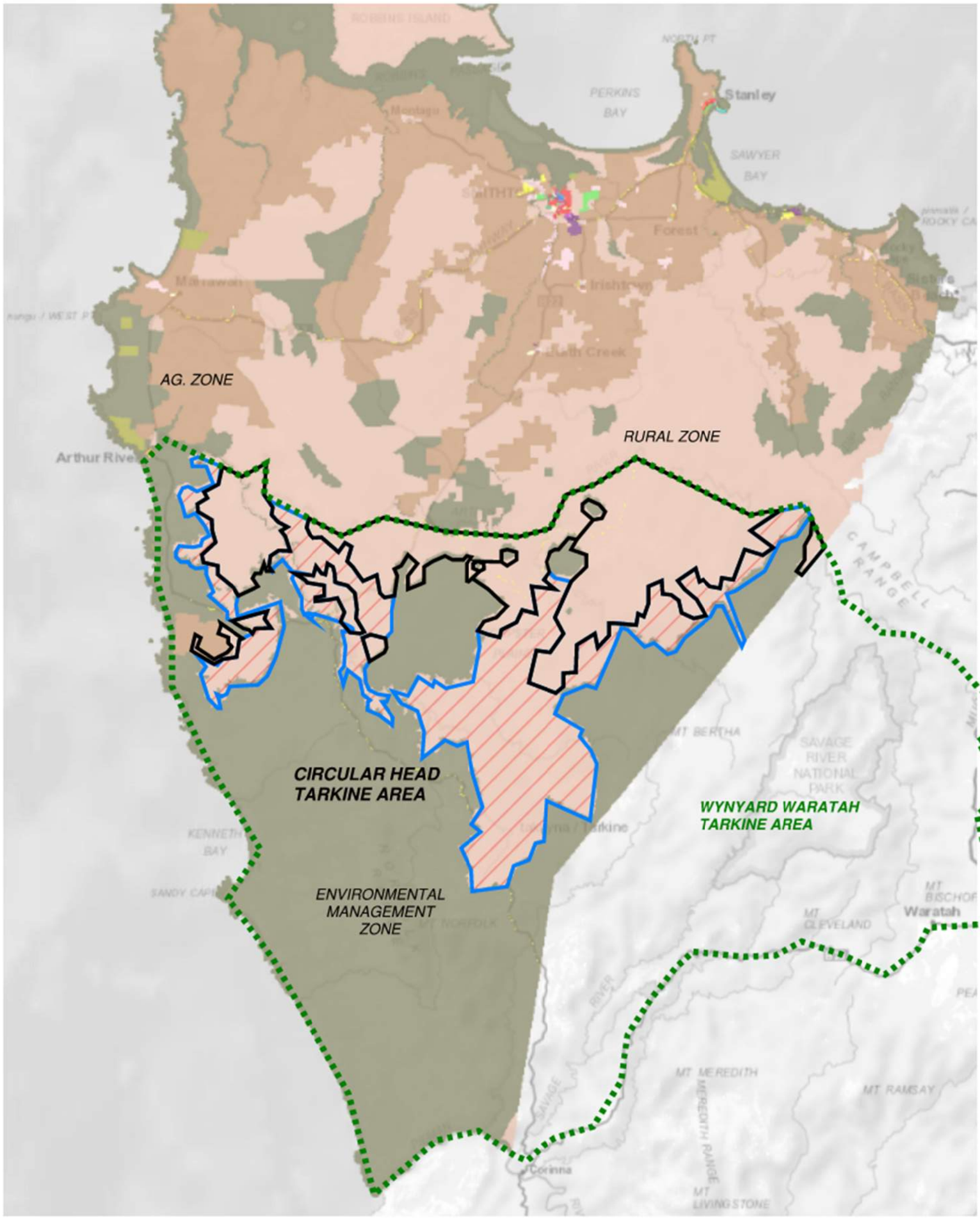


FUTURE POTENTIAL PRODUCTION FOREST - DPIPWE LAND

PERMANENT TIMBER PRODUCTION ZONE LAND - SUSTAINABLE TIMBERS TASMANIA LAND

APPROXIMATE TARKINE REGION

TPC DIRECTION ITEM 2 - LPS ZONING

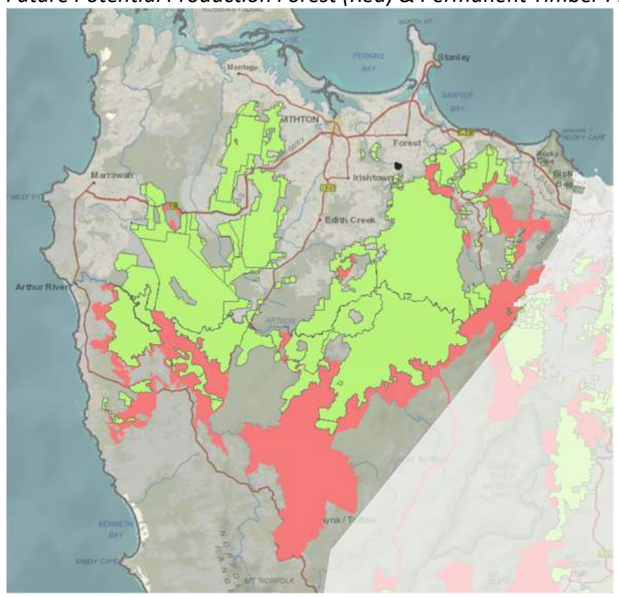
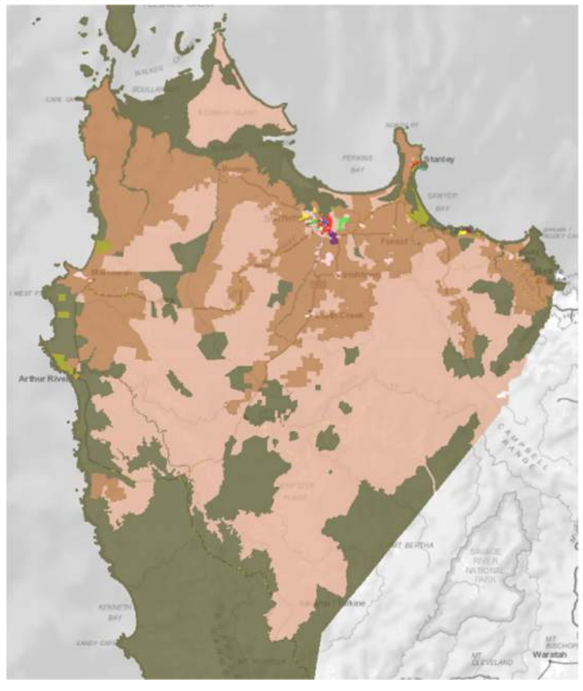


FUTURE POTENTIAL PRODUCTION FOREST - DPIPWE LAND

PERMANENT TIMBER PRODUCTION ZONE LAND -
SUSTAINABLE TIMBERS TASMANIA LAND

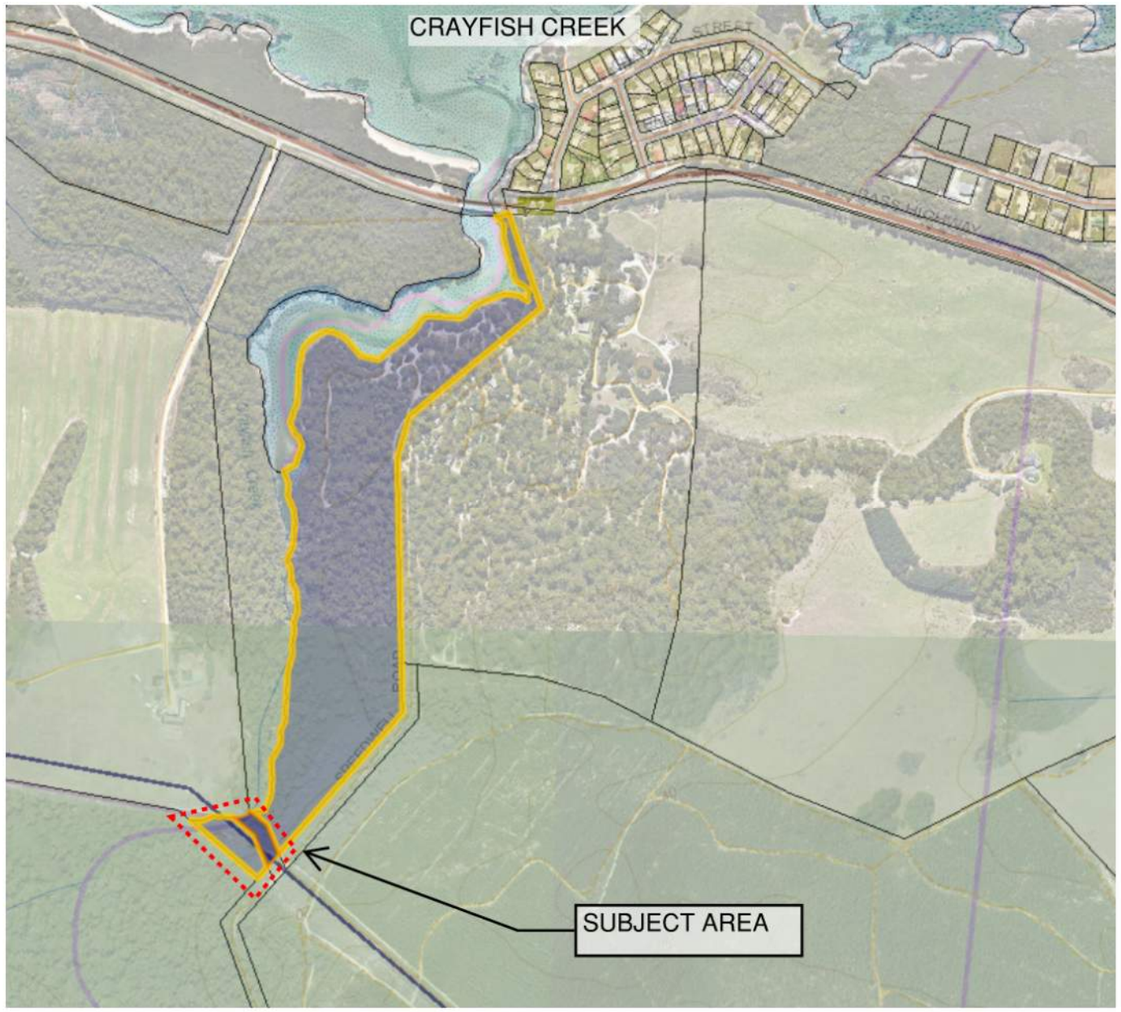
APPROXIMATE TARKINE REGION

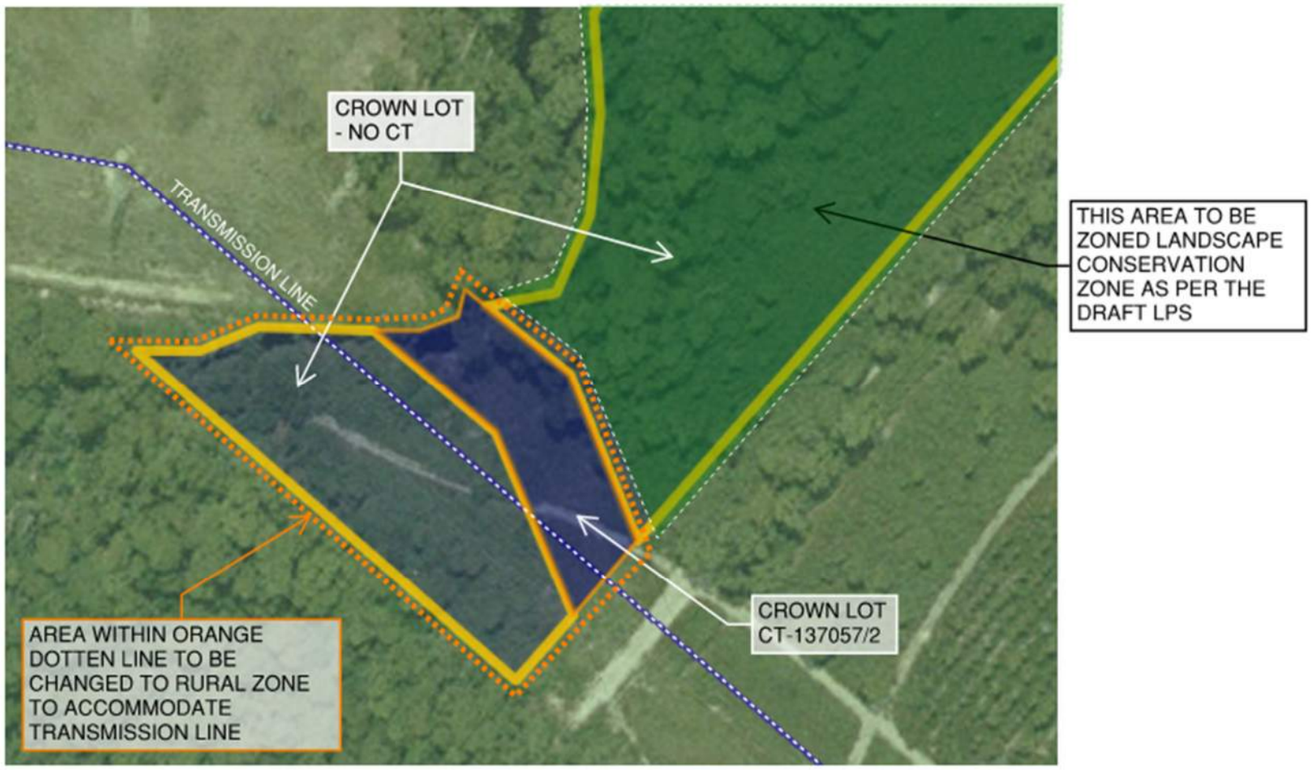
EXTRACT FROM S.35F RERPORT:

Rep #		Representor and Location	Proposed Zone	Representation Issue and Justification	Planning Comment and Recommendation
7a		**Bob Brown Foundation** Takayna/Tarkine Region + Robbins Island PID 6253156 CT 110402/1 **Draft LPS** – Rural Resource to Rural zone	***DIAGRAM OF SUBMISSION CONTENT:*** *Future Potential Production Forest (Red) & Permanent Timber Production Zone (Green)*  ***LPS ZONE MAP:***  	Requests that parcels of land within the takayna/Tarkine areas, in particular those with the reserve status as Future Potential Production Forest, or public land classification as Permanent Timber Production Zone be zoned Environmental Management or Landscape Conservation. The high level of well documented environmental, heritage, and cultural values evident in these areas constitute a substantial justification against the Guidelines for the use of the Environmental Management and Landscape Conservation zones. It is also requested that the Natural Assets code apply to the takayna/Tarkine region. It is also requested that Robbins Island be zoned Environmental Management. The island and its surrounds have a high level of well documented environmental values, in particular as an internationally recognised Important Bird Area, which when combined constitute a substantial justification against the Guidelines for the use of the Environmental Management zone.	**Comments:** The argument for Future Potential Production Forests to be zoned Landscape Conservation or Environmental Management is not without merit, given that it features Crown ownership, (as opposed to Sust.Timbers Tas. for Permanent Timber Production Zone) and have a reserve status generally not oriented toward use as a timber resource. The Department of State Growth commented on the Draft LPS and outlined that the Rural zone has been applied correctly in their view. In addition, there are extensive known conservation values in the municipality and to ascertain which parcels of land are suitable for re-zoning to Landscape conservation based on that value would require substantial strategic analysis that is beyond the scope of this largely transitional process. The Decision Rules (LPS Submission, Appendix B) have been applied in this case. It should also be noted that all components of the Natural Assets code do apply to the Rural Zone which has been applied to all land within the Permanent Timber Production Zone and the Future Potential Production Forest, plus all of Robbins and Walker Island. **Recommendation for Draft LPS:** No change. **Effect on Draft LPS as a Whole:** Not applicable **LPS Criteria:** The Planning Authority is satisfied the Draft LPS meets the LPS Criteria.

ITEM 3 (a)

Diagrams from correspondence with Crown:





Response from Crown:

Good afternoon Benji,

I apologise for the delay in getting back to you. I have reviewed the proposal and spoken with PWS' A/Director, and the Department has no comments or objections.

If you have any questions, or require any further information, please do not hesitate to contact me.

Regards,
Jesse

Jesse Walker
Unit Manager, Policy & Projects

Tasmania Parks and Wildlife Service
03 6165 4673
General Enquiries message service | 03 6169 9015
Jesse.Walker@parks.tas.gov.au
Level 7, 134 Macquarie St Hobart TAS 7000
GPO Box 44 Hobart TAS 7001

ITEM 3 (b & c)

Discussion:

As can be observed in Appendix A, all of the landowners in the Wiltshire and Smithton clusters have provided consent to the changing of the zone from Rural Resource to be Rural zone and Rural Living zone respectively.

The only additional question which came from the consultation process was from the landowner of 32 Montagu Road, Smithton, who requested that their adjoining land, 8 Coburn Lane, also be considered for re-zoning to Rural Living. This land is currently vacant and as can be seen in the diagram below (highlighted in red dash), the lot appears to have been part of the original subdivision of the land which created the other lots along Coburn Lane. The S.35F report outlined that the lots initially identified were not capable of being further subdivided and already contained a dwelling so could easily be found suitable for the Rural Living Zone. It could be argued that in this case the vacant lot, 8 Coburn Lane, is sufficiently within the original cluster of residential lots that were created. As such any subsequent residential development of the lot would be in keeping with the original intention of the subdivision and would be consistent with neighbouring development. However, as this has been noted after the submission of the S.35F report it is understood that the TPC will be required to make this determination.

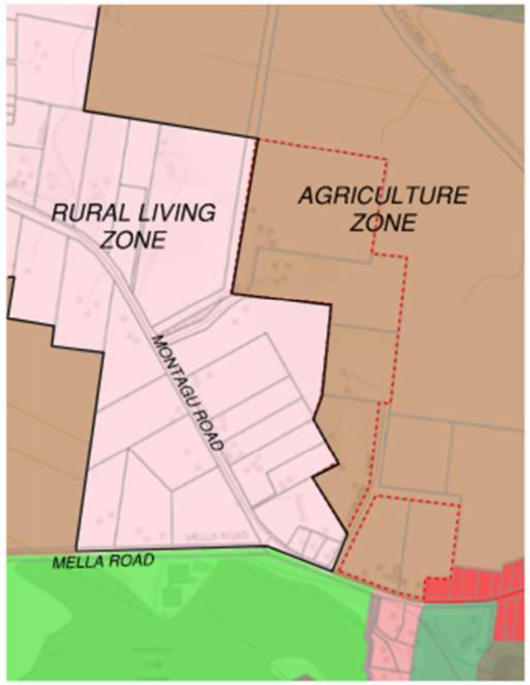
No further discussion is required.

Site maps shown below provided to landowners:

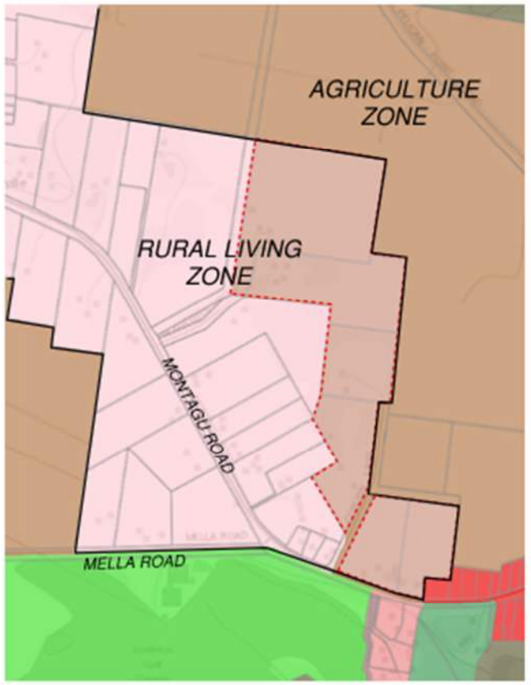
Smithton

LAND BEING CONSIDERED FOR CHANGES

Land requested to be included in RLZ by landowner.



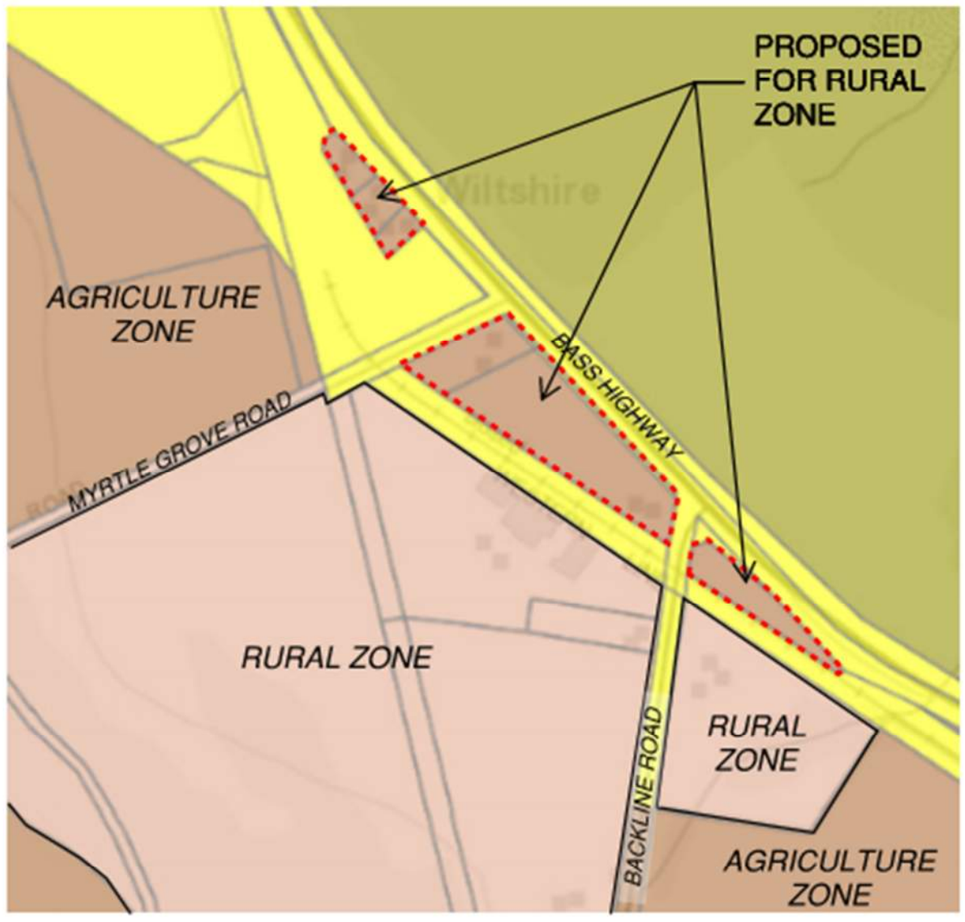
ZONING SHOWN IN DRAFT PLANNING SCHEME



PROPOSED ZONING FIX TO INCLUDE LAND IN **RURAL LIVING ZONE 'C'**

Wiltshire

LAND BEING CONSIDERED
FOR CHANGES

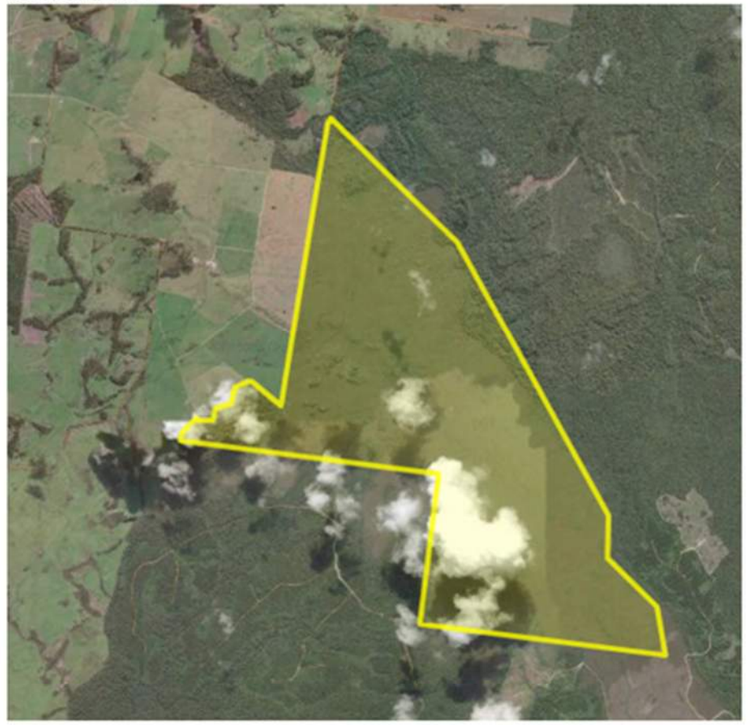


ZONING SHOWN IN DRAFT PLANNING SCHEME WITH LAND PROPOSED TO BE CHANGED FROM **AGRICULTURE ZONE** INTO **RURAL ZONE**

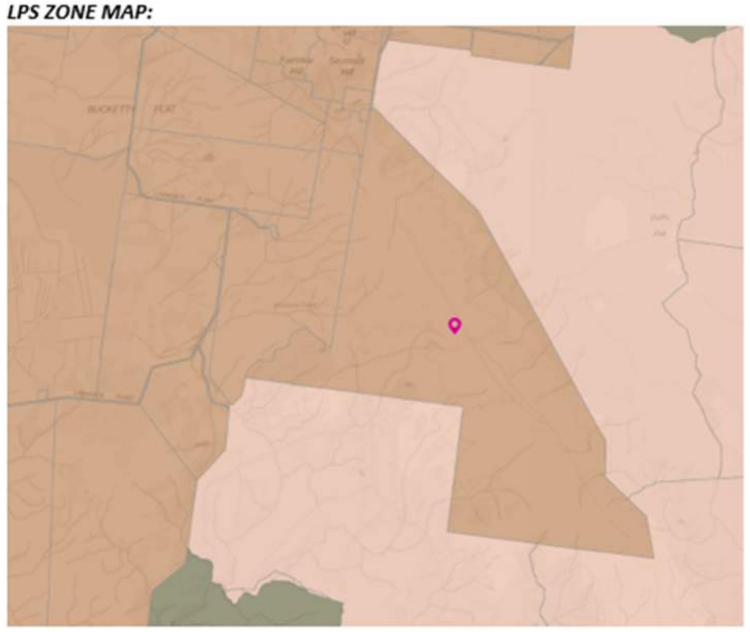
ITEM 3 (d)

Diagrams from S.35F report:

SUBJECT LAND:



LPS ZONE MAP:



Response from Crown:

From: Henderson, Andrea <Andrea.Henderson@parks.tas.gov.au>
Sent: Friday, 14 August 2020 11:48 AM
To: Benji Krom <bkrom@circularhead.tas.gov.au>
Cc: Waldron, Janine <Janine.Waldron@parks.tas.gov.au>
Subject: Crown Land near Johnsons Creek, Redpa

Hello Benji and Janine,

I had another look at the land parcel today, and used the "Authority Land" layer on LISTMap. So, it is Crown land managed by Crown Land Services, which is now part of the PWS. There are few similar land parcels in the area.

The site is located on Linannes Road, Redpa, near Johnsons Creek – with approximate coordinates 313051E, 5457751N.

The land is administered under the *Crown Lands Act 1976.* The Act gives authority to the Minister to sell or lease the land. The site ***is not*** designated Public Reserve and has no real management objectives for conservation or recreation. The land only needs to managed in accordance with objectives of the Resource Management and Planning System of Tasmania.

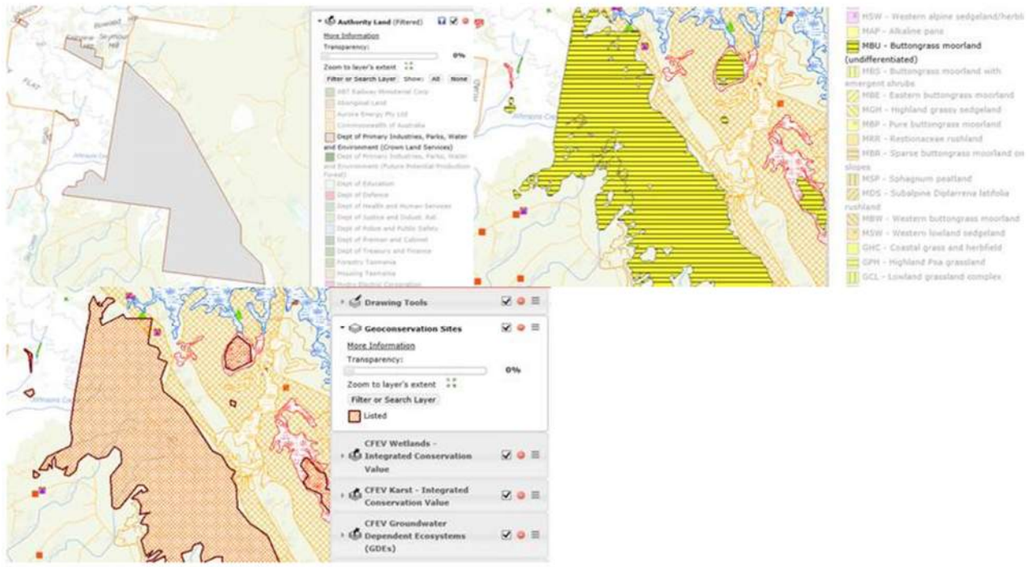
As shown in the maps below, the site is part of the greater geo-conservation areas of the globally significant "Western Blanket Bogs" or organic soils that have accumulated on rock surfaces over thousands of years, usually from 'button grass moorlands' vegetation communities. This type of ground is not suitable for timber production. There doesn't appear to be any mining interest at the site at this time.

Janine: Benji is looking for advice on the appropriate Planning Scheme Zone for this parcel of land. The options include:

- Environmental Management - most reserve types are under this zone as it promotes natural and cultural management, or
- Rural Resources – allows for use natural resource including farming, forestry and mining (but doesn't exclude conservation).

Could you please discuss with Crown Land Services and offer a recommendation to Benji Krom at Circular Head Council, email above, phone . (03) 6452 4885

Cheerio, Andrea



From: Waldron, Janine <Janine.Waldron@parks.tas.gov.au>
Sent: Friday, 4 September 2020 2:23 PM
To: Benji Krom <bkrom@circularhead.tas.gov.au>; Henderson, Andrea <Andrea.Henderson@parks.tas.gov.au>
Subject: RE: Crown Land near Johnsons Creek, Redpa

Hi Benji,

Have received a response from Jesse Walker (Policy and Projects)? If not, the response from the Property Services Manager is that – she appreciates you coming to us during the decision formulation stage. In this instance she is happy for Council to propose what Council thinks is best.

I hope that provides you with enough guidance to move forward with your report.

Cheers,

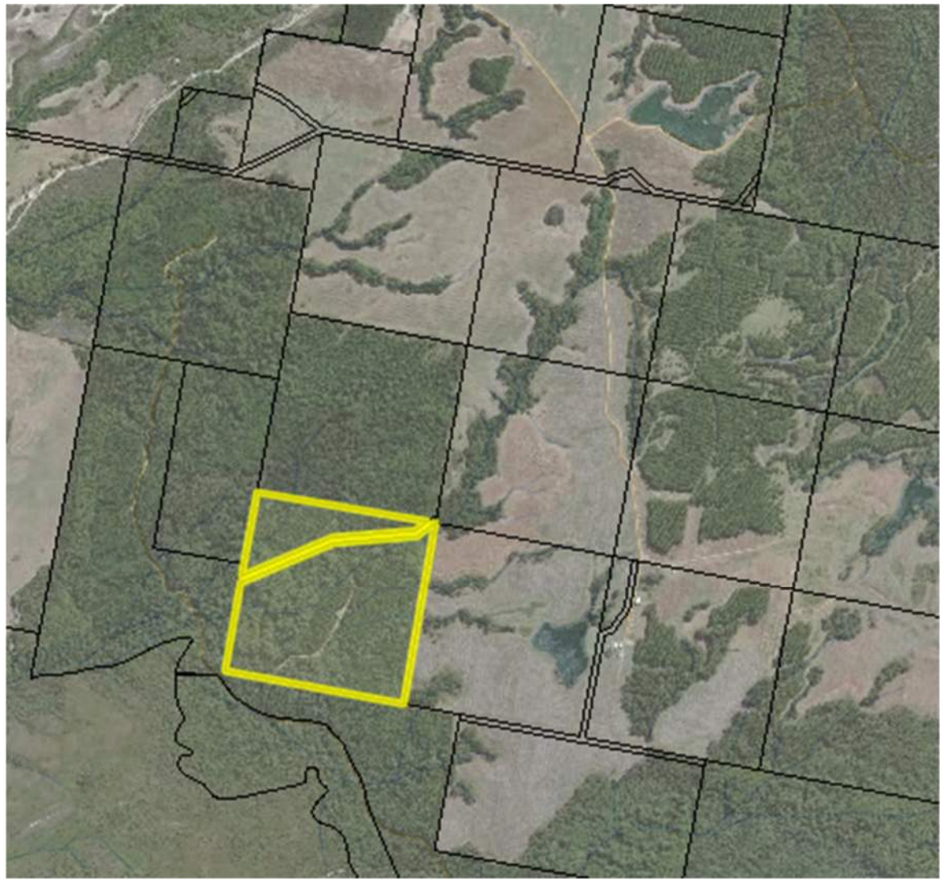
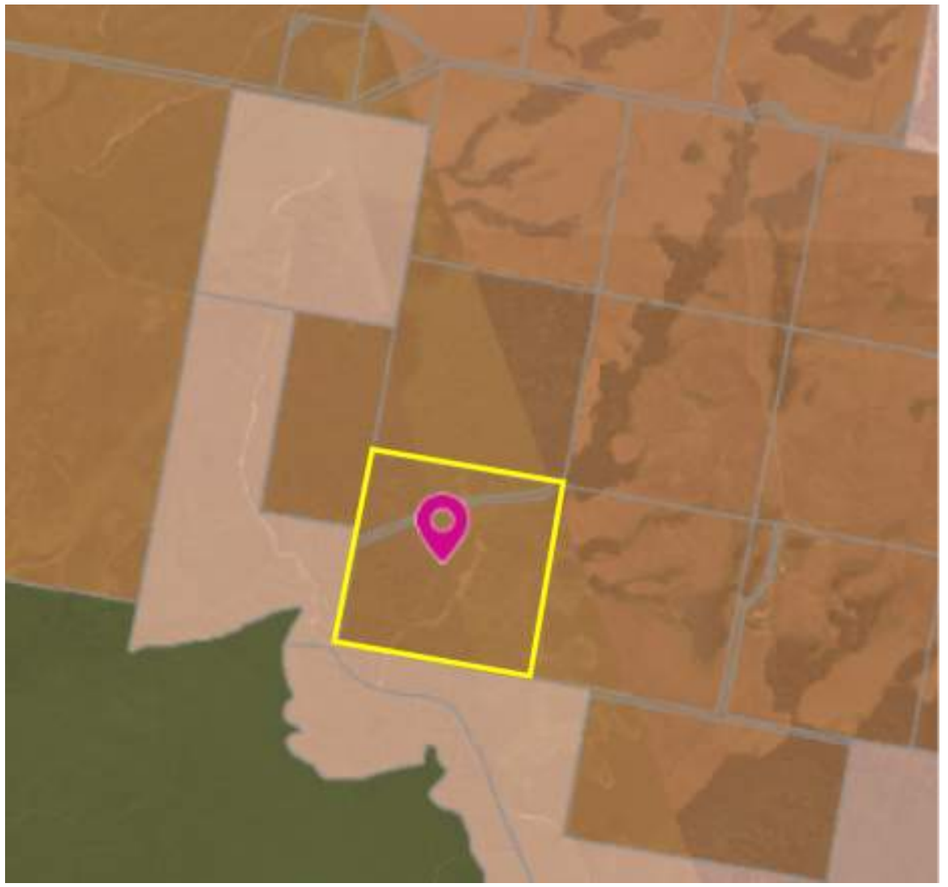
Janine

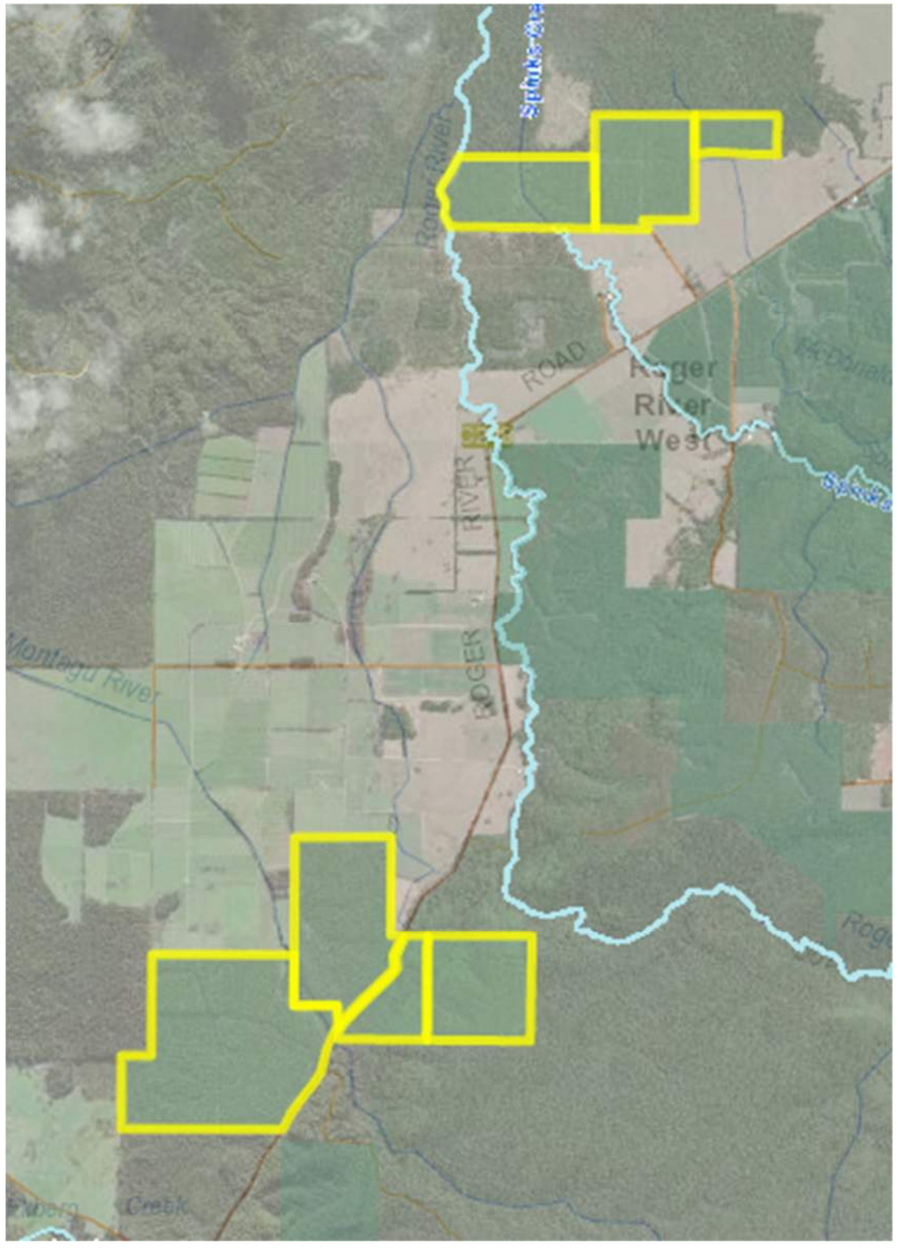
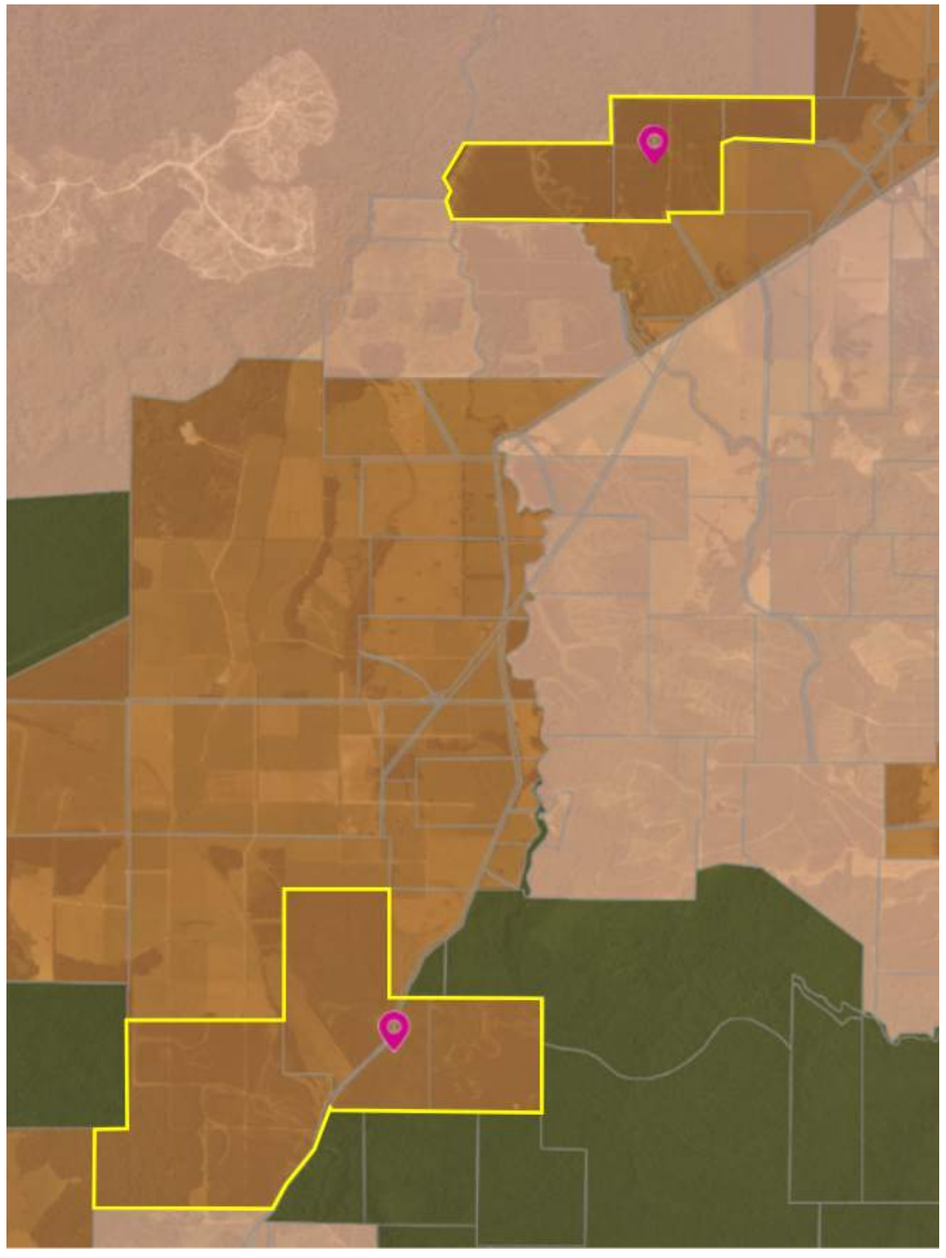
Janine Waldron
Property Officer

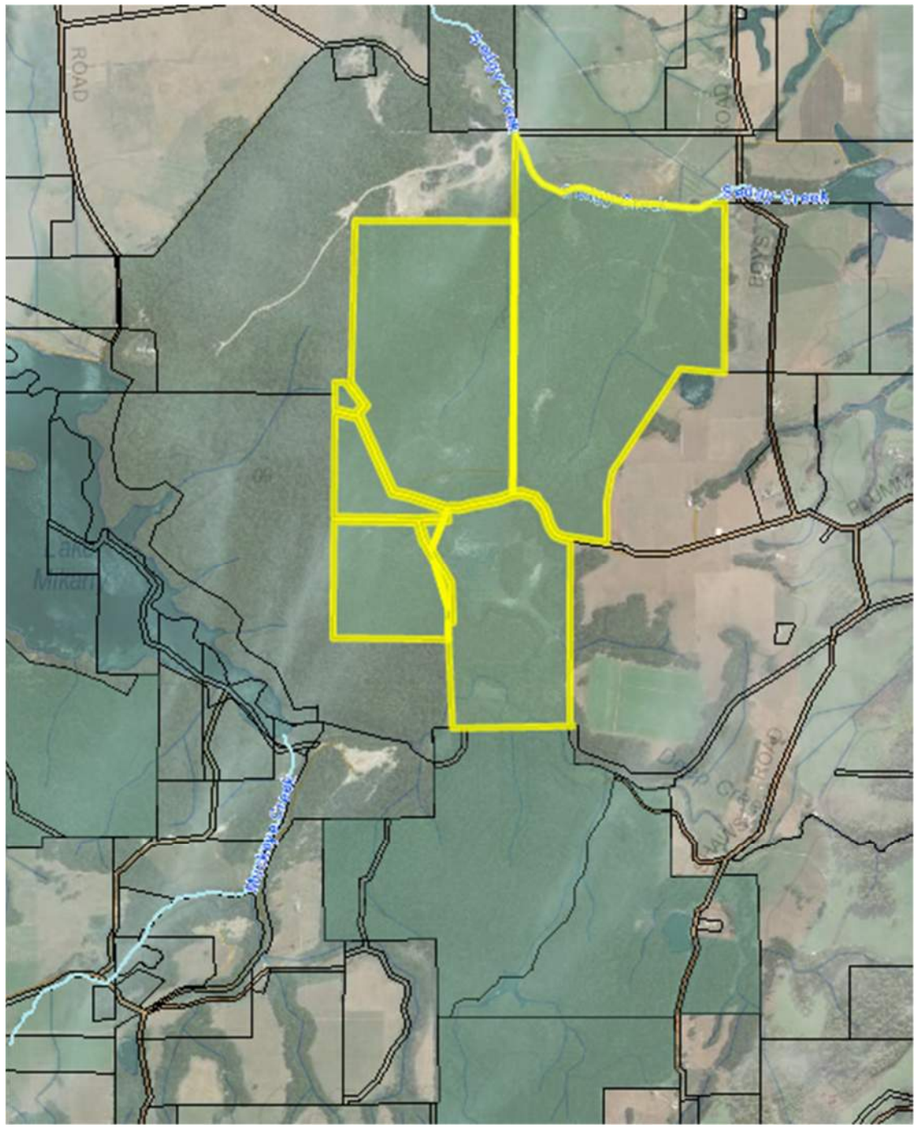
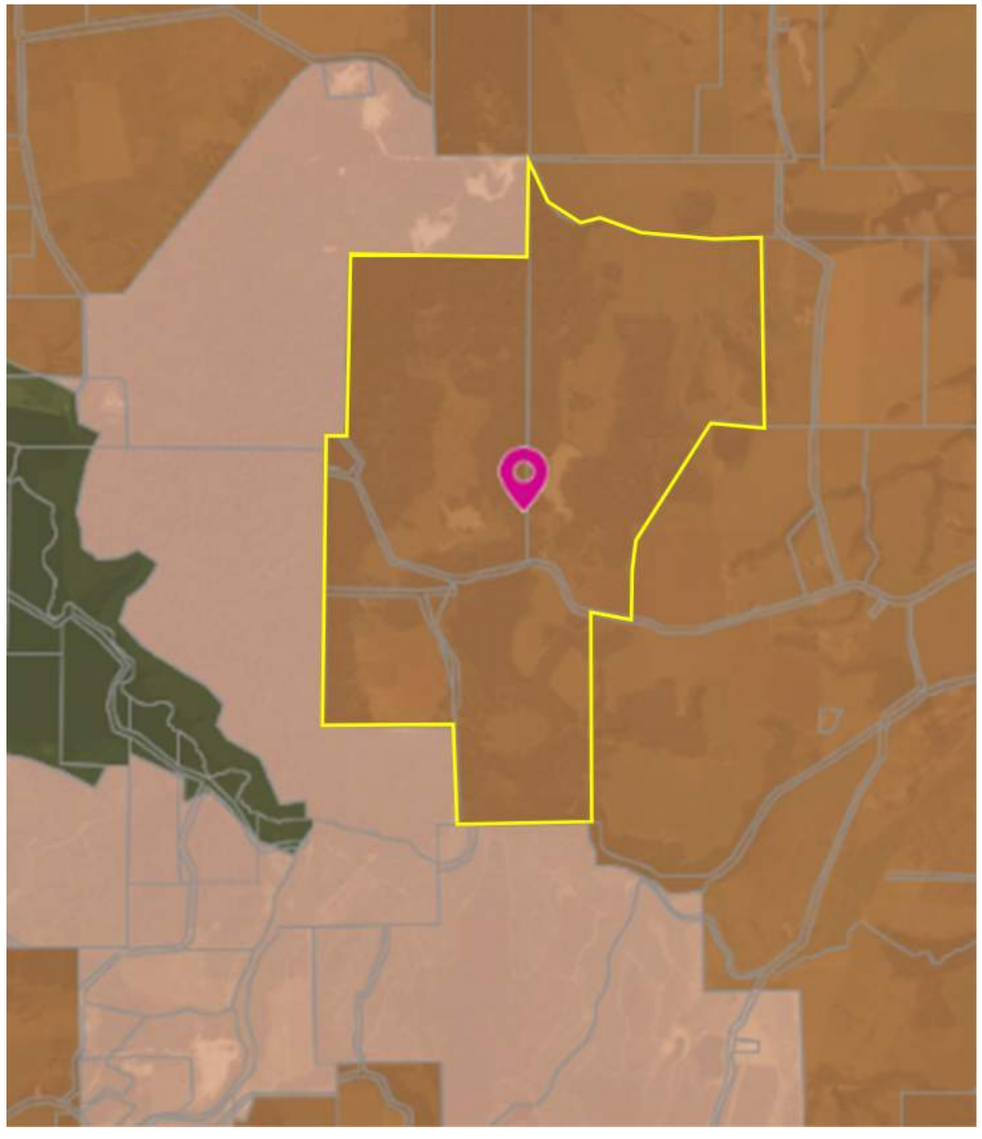
Tasmania Parks and Wildlife Service
03 6464 3011 | 0447 133 964
General Enquiries message service | 03 6169 9015
janine.waldron@parks.tas.gov.au
12 Short Street Ulverstone TAS 7315
GPO Box 44 Hobart TAS 7001

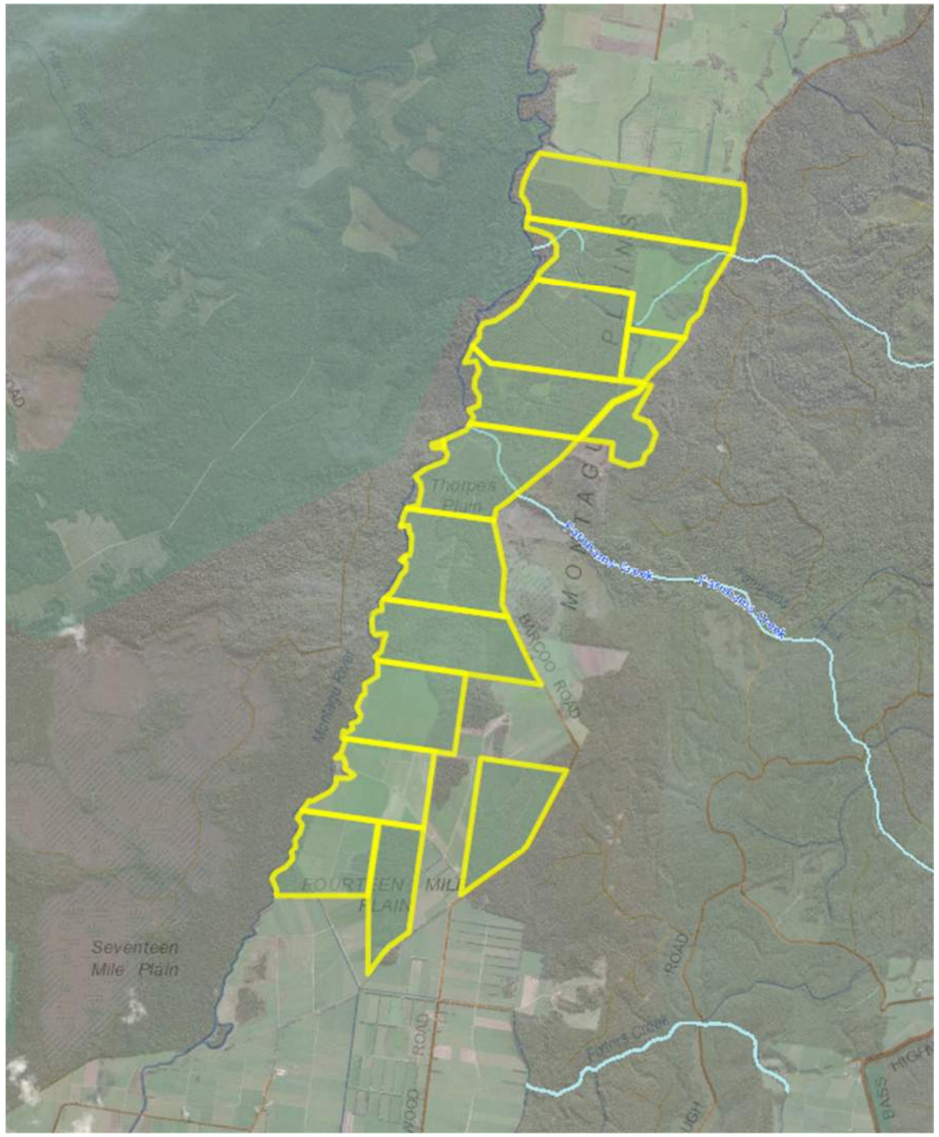
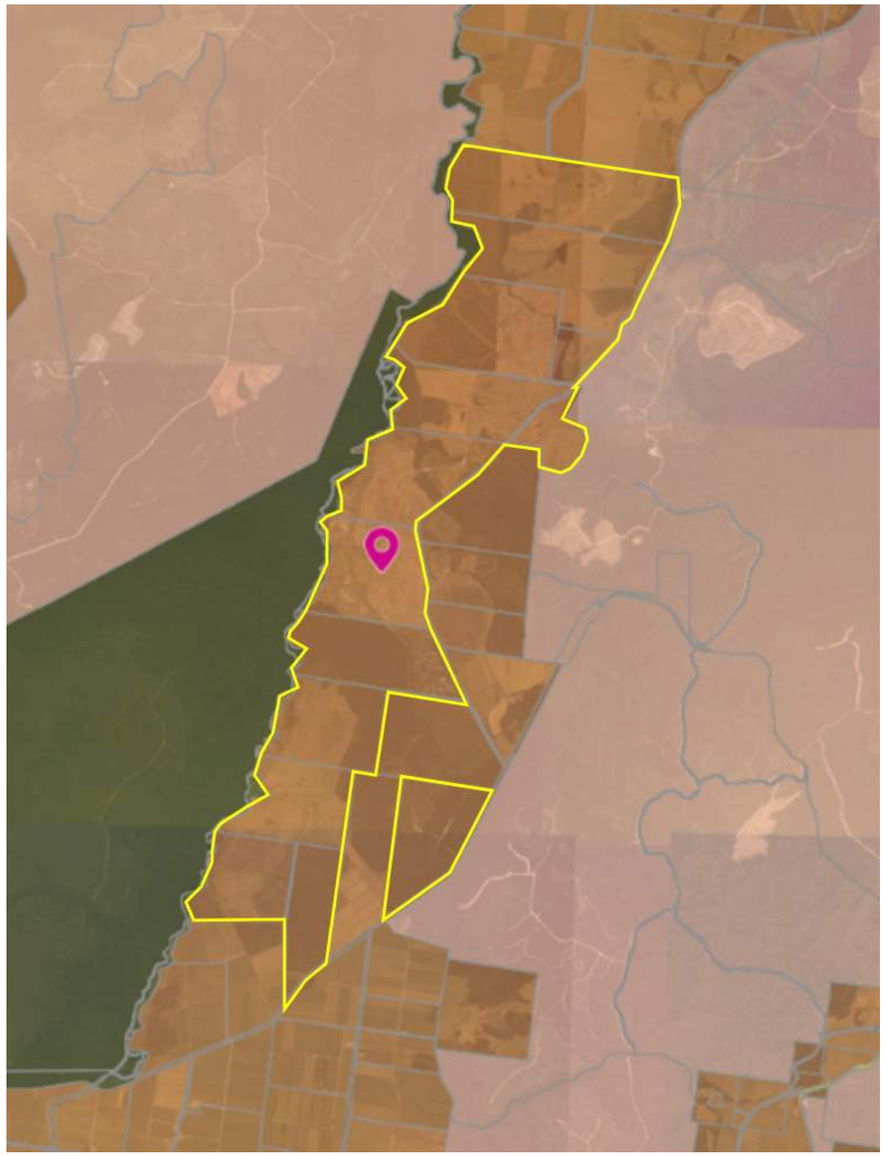
ITEM 4

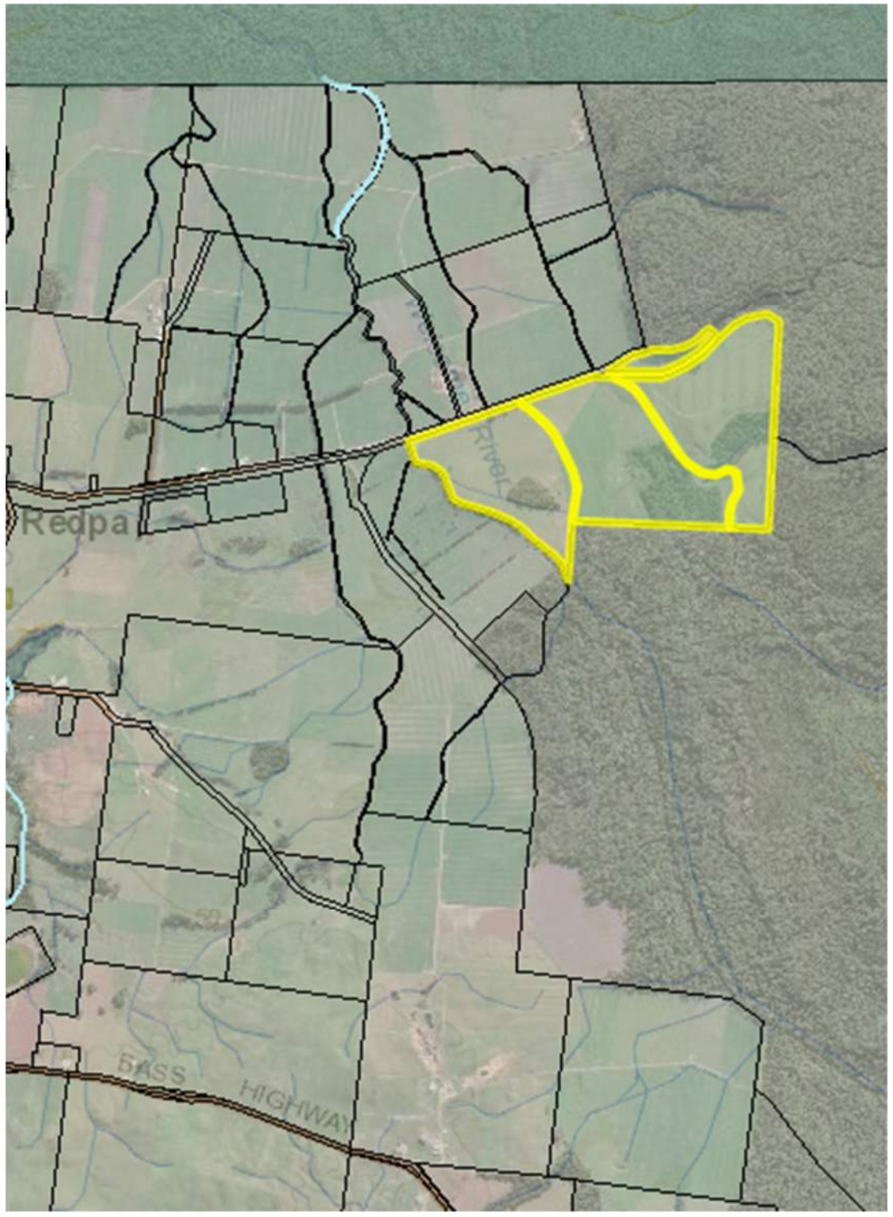
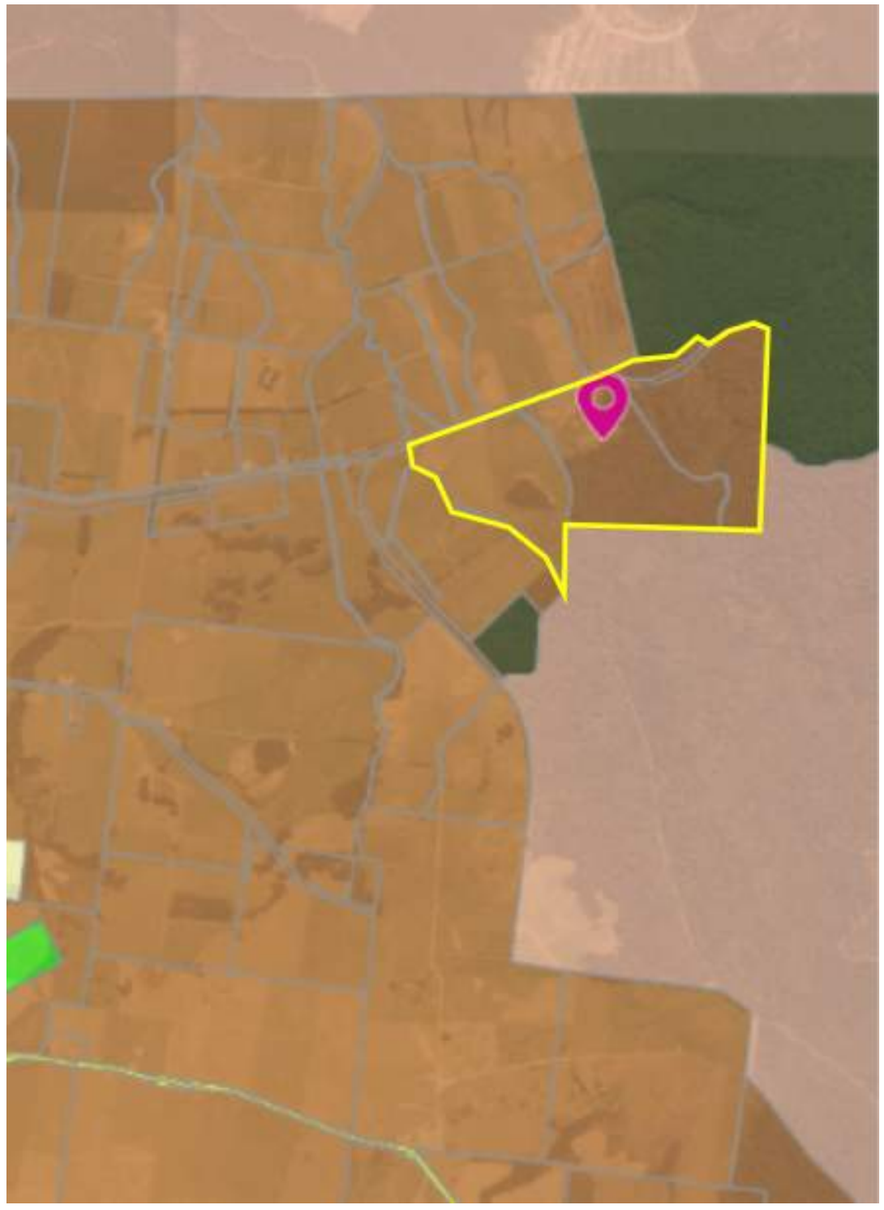
Clarification of properties referred to in 10a of S.35F Report:

10a	**Department of State Growth request for Rural Zone** CT's 242182/1,	***SUBJECT LAND:*** 	***LPS ZONE MAP:*** 

10a	**Department of State Growth request for Rural Zone** CT's 213455/1, 16843/3, 204707/1, 237586/1, 239858/1, 118910/1	***SUBJECT LAND:*** 	***LPS ZONE MAP:*** 

10a	**Department of State Growth request for Rural Zone** CT's 53198/3, 53198/1, 151769/1, 150197/2	***SUBJECT LAND:*** 	***LPS ZONE MAP:*** 

10a	**Department of State Growth request for Rural Zone** CT's 38158/9, 13895/4, 236207/1, 238317/1, 1441104/2, 144104/1, 241762/1, 241761/1, 243759/1, 238473/1, 107322/1, 119038/1, 50158/1, 107322/3	***SUBJECT LAND:*** 	***LPS ZONE MAP:*** 

10a	**Department of State Growth request for Rural Zone** CT's 236336/13	***SUBJECT LAND:***  	***LPS ZONE MAP:*** 

ITEM 5

Submission from Enviroplan re 347 Montagu Road:

TBA

ITEM 6

Response from Planning Authority re 347 Montagu Road

TBA

APPENDIX A

Smithton Cluster

CIRCULAR HEAD COUNCIL

Please quote our ref: PID

Enquiries to: Benjamin Krom 6452 4846 | bkrom@circularhead.tas.gov.au

17 December 2020

[redacted]

Dear Landowner

FORMAL NOTIFICATION – PROPOSED CHANGES TO LAND ZONING – [redacted]

We are writing to inform you that the Circular Head Council is working through the introduction of a new planning scheme which will replace the current *Circular Head Interim Planning Scheme 2013*. The new scheme is based on a state-wide template that requires us to replace some of our existing zones and codes in accordance with the guidelines provided by the State Government, and also to try and fix any inconsistencies that we find in the process.

A draft of the new scheme was advertised for 60 days earlier this year and comments were received by members of the public. During that time Council found some inconsistencies that it hadn't picked up in its first draft, and is now seeking fix these. Some of the fixes include the zoning of your property and as such we have been directed by the Tasmanian Planning Commission to contact you to seek confirmation that you as the landholder are satisfied with any zone changes.

Currently your land is zoned Rural Resource, and within the guidelines provided by the State Government we are able to look to re-zone the land with a more appropriate zone which we believe in this case would be the Rural Living Zone 'C'.

The proposed Rural Living zone would be consistent with the surrounding zones adjoining Montagu Road, which are already zoned Rural living. Your land is also already developed with a residential dwelling and therefore the you would be unlikely to notice a difference in the zoning until you look to sell or develop the land further. At that time, we anticipate that residential types of development will be much easier to undertake due to the planning restrictions being much less than those in the current Rural Resource zone. We will be contacting the other properties around you which are in a similar situation.

It would be appreciated if you could make contact via email, phone, or in person prior to Thursday 14th January 2021. We understand that this is a busy period so please let us know if you need more time to consider your options. If you don't respond within that time we may not be able to make the changes to the zone that we believe would be of benefit to you. Because of this, we will make

every possible effort to contact you if for some reason you haven't been able to respond to this letter.

I can be contacted on 64524846 or by email on bkrom@circularhead.tas.gov.au to discuss the matter or arrange a suitable meeting time. The Council offices will be closing at midday on the 18th December 2020 and re-opening on the 4th December 2021.

Yours sincerely

Benjamin Krom
STRATEGIC PLANNER

CIRCULAR HEAD COUNCIL
ABN: 43 826 151 424
33 Goldie St (PO Box 348) Smithton TAS 7330
DX 70706 Smithton

P (03) 6452 4800
E council@circularhead.tas.gov.au
W www.circularhead.tas.gov.au

CIRCULAR HEAD COUNCIL

Please quote our ref: PID

Enquiries to: Benjamin Krom 6452 4846 | bkrom@circularhead.tas.gov.au

17 December 2020

[redacted]

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Currently your land is zoned Rural Resource, and within the guidelines provided by the State Government we are able to look to re-zone the land with a more appropriate zone which we believe in this case would be the Rural Zone.

In the new scheme the Rural Resource zone is being replaced with either the Rural Zone or the Agriculture zone. As the land is constrained for agricultural use by its size and location, we believe that the Rural zone would be more appropriate than the Agriculture zone, which is generally reserved for unconstrained agricultural land. The use of the Rural zone here would be consistent with the other smaller lots around the intersection of Backline Road and the Bass Highway, who we will also be contacting. We have included some information to help understand the differences in how the zones operate, but we are happy for you to contact us to chat about it further.

It would be appreciated if you could make contact via email, phone, or in person prior to Thursday 14th January 2021. We understand that this is a busy period so please let us know if you need more time to consider your options. If you don't respond within that time we may not be able to make the changes to the zone that we believe would be of benefit to you. Because of this, we will make

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Benjamin Krom
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council@circularhead.tas.gov.au
www.circularhead.tas.gov.au

Smithton Cluster

Property	Responded	Comment
PID 6238968 26 Blanksbys Road	Yes	Supports change
PID 6238941 24 Blanksbys Road	Yes	Supports change
PID 6238853 9 Coburn Lane	Yes	Supports change
PID 2049174 5 Coburn Lane	Yes	Supports change
PID 6238837 82 Montagu Road	Yes	Supports change
PID 1856310 80 Montagu Road	Yes	Supports change – Requests that 8 Coburn be included in re-zone process.

5 Coburn Lane, Smithton

Benji Krom

From: [redacted]
Sent: Thursday, 14 January 2021 10:30 PM
To: Benji Krom
Subject: Re: Zoning change of your 5 Coburn Lane property

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: archive

Hi Benji,

We received a letter in the mail with all the proposal details and I am happy for the changes to go ahead.

Thanks
[redacted]

Sent from my iPhone

On 13 Jan 2021, at 10:06 am, Benji Krom <bkrom@circularhead.tas.gov.au> wrote:

Hi there[redacted]
Following on from our conversation just before Christmas, I was just wondering if you could email us confirming whether you are happy with the proposed zone change or not.

Just let me know if you have any issues or would like some further explanation.

Thanks very much.

Benji Krom
Strategic Planner

P (03) 6452 4846
E bkrom@circularhead.tas.gov.au

**My usual work days are Tuesday to Friday – To make an appointment please call Wilma on 64524840*

<image001.png>

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W www.circularhead.tas.gov.au

To minimise the spr
Our Customer Servi
<image002.png>

I [redacted]

Of 24 BLANKSBYS ROAD

have been informed of the proposed zone change of our land from the Rural Resource zone to the RURAL LIVING Zone.

I/we are satisfied that this will be / ~~will not be~~ (delete one) a suitable zone.

Additional comments:

.....

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.....

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Signed: J R [redacted]

Date: 13/1/21

Benji Krom

From: [redacted]
Sent: Thursday, 14 January 2021 8:23 AM
To: Benji Krom
Subject: Land Zoning

Categories: archive

Hi Benjamin,
RE Changes to Land Zoning as I said to you the other day I am quite happy with the proposed changes providing that the proposed changes do not have any impact on my rates in the future,if that is the case I am happy to support the change.
Benjamin can you confirm by email that the changes won't our rates in the future.

Regards,

[redacted]

Sent from my iPad

Benji Krom

From: [redacted]
Sent: Thursday, 21 January 2021 10:56 AM
To: Benji Krom
Subject: 9 coburn lane

We wish to confirm that we approve of the proposed changes to the land zoning.

Regards
[redacted]
Michael Ollington

Sent from my iPhone

Benji Krom

From: [redacted]
Sent: Wednesday, 13 January 2021 6:01 PM
To: Benji Krom
Subject: Proposed changes to land zoning

Categories: archive

Hi Benji

We are happy for Council to go ahead with the proposed zone changes to rural living zone "C"

Cheers [redacted]

Wiltshire Cluster

Property	Responded	Comment
PID 6222026 21229 Bass Highway	Yes	Supports change
PID 7165975 21225 Bass Highway	Yes	Supports change
PID 6221998 21223 Bass Highway	Yes	Supports change
PID 6221955 7 Myrtle Grove Road	Yes	Supports change
PID 6221947 21189 Bass Highway	Yes	Supports change
PID 1854251 Bass Highway - vacant land)	Yes	Supports change

Benji Krom

From: [redacted]
Sent: Wednesday, 20 January 2021 12:41 PM
To: Benji Krom
Subject: RE: Zoning change proposed for 80 Montagu Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: archive

Hi Benji,

I believe that my property at 8 Coburn Lane should be zoned the same as my adjoining property 80 Montagu road. The two properties we're purchased together and currently 8 Coburn road would be the only title in the area zoned differently.
Any assistance you can provide me to make this possible would be greatly appreciated.

Regards,

[redacted]

From: Benji Krom [mailto:bkrom@circularhead.tas.gov.au]
Sent: Wednesday, 13 January 2021 4:24 PM
To: [redacted]
Subject: Zoning change proposed for 80 Montagu Road

Hi there [redacted]
Thanks for speaking with me earlier. I've attached a copy of the letter plus a zone map, and a fact sheet about the Rural Living zone.

I appreciate you taking the time to go through this given everything going on right now.

If you could email back to me in the next week or so whether you are satisfied that the zone change to the Rural Living zone will suit you that would be great, thanks. If you have any issues with it just give me a call and we can work through some options.

Kind regards,

Benji Krom
Strategic Planner
P (03) 6452 4846

**My usual work days are Tuesday to Friday – To make an appointment please call Wilma on 64524840*

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W www.circularhead.tas.gov.au

7 Myrtle Grove, Wiltshire

Benji Krom

From: [redacted]
Sent: Sunday, 17 January 2021 4:41 PM
To: Benji Krom
Subject: Re: Proposed re-zoning of 7 Myrtle Grove Road property

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: archive

Hi Benji,
Happy to move forward with the re-zoning.

Regards
[redacted]

On 14 Jan 2021, at 2:41 pm, Benji Krom <bkrom@circularhead.tas.gov.au> wrote:

Hi there Tash,
Thanks for speaking with me earlier.

Our apologies that the letter we sent didn't make it to you as hoped. If you could take a look at the letter, map and fact sheet attached and respond to us via email as soon as possible that would be much appreciated. Just let me know if you need some more time, and feel free to contact me if you would like to discuss the matter further.

Kind regards,

Benji Krom
Strategic Planner

P (03) 6452 4846
E bkrom@circularhead.tas.gov.au

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W www.circularhead.tas.gov.au

To minimise the spr
Our Customer Servi
<image002.png>

21229 Bass Highway, Wiltshire

I [redacted]..

Of 21229 ..... Wiltshire .....

have been informed of the proposed zone change of our land from the Rural Resource zone to the ..... Zone.

I/we are satisfied that this ~~will be~~ / ~~will not be~~ (delete one) a suitable zone.

Additional comments:

.....

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.....

Signed:

Date: 14.1.21

21225 Bass Highway, Wiltshire

I [redacted]

Of Bass high way wiltshire 21225

have been informed of the proposed zone change of our land from the Rural Resource zone to the Rural Zone.

I/we are satisfied that this will be / ~~will not be~~ (delete one) a suitable zone.

Additional comments:

.....

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.....

Signed:

Date: 14/1/21

21223 Bass Highway, Wiltshire

I [redacted]

Of 21223 Bass Hway WILTSHIRE

have been informed of the proposed zone change of our land from the Rural Resource zone to the RURAL Zone.

I/we are satisfied that this will be / ~~will not be~~ (delete one) a suitable zone.

Additional comments:

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.....

Signed: [redacted]

Date: 13/1/21

21189 Bass Highway, Wiltshire

I [redacted]

Of 21189 BASS HWY

have been informed of the proposed zone change of our land from the Rural Resource zone to the RURAL Zone.

I/we are satisfied that this ~~will be~~ / ~~will not be~~ (delete one) a suitable zone.

Additional comments:

Signed:

Date: 13/1/21

1090 Backline Road (adjacent to), Wiltshire

I [redacted].

Of 1090 BACKLINE ROAD

have been informed of the proposed zone change of our land from the Rural Resource zone to the RURAL Zone.

I/~~we~~ are satisfied that this <u>will be</u> / ~~will not be~~ (delete one) a suitable zone.

Additional comments:

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.....

Signed: [redacted]

Date: 14/1/21