

**From:** [Rolf & Janice](#)  
**To:** [Contract Planner](#)  
**Subject:** Representation on Draft Glamorgan Spring Bay Council LPS, Property ID 3431666  
**Date:** Tuesday, 11 February 2020 3:55:11 PM  
**Attachments:** [Conservation Covenants near Crossins Rd Swansea.pdf](#)

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Mr. Chris Schroeder  
General Manager  
Glamorgan Spring Bay Council  
PO Box 6  
Triabunna Tas 7190  
Attention: Contract Planner

**Representation about Draft Glamorgan Spring Bay Council LPS –  
Request to Change Zoning of 464 Crossins Rd Swansea (Property ID 3431666) and contiguous properties from ‘Rural’ to  
‘Landscape Conservation’**

Dear Sir

We are owners of 464 Crossins Rd Swansea. Our land comprises two lots (Vol 170049 Fol.7 & 170050 Fol. 1) totaling about 700 ha in size. Both lots are under Conservation Covenants with the exception of about 10 ha in total.

Many of the neighbouring lots are also under Conservation Covenants. This whole area, about 1600 ha in total, was purchased by the Tasmanian Land Conservancy, subdivided in 2014, named Blueman’s Run and subsequently placed under Conservation Covenants.

We note that in the draft Glamorgan-Spring Bay Local Provisions Schedule our land has been rezoned from Rural Resource to Rural as have most of the conservation covenanted land adjacent to us. We consider that zoning our land Rural is inappropriate and **request that our land be rezoned to Landscape Conservation** for the following reason:

*Guideline LCZ 1 in Section 8A Guideline No. 1 states:*

*The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.*

Land under a Conservation Covenant necessarily meets this criteria.

For the same reason we also **request that the neighbouring properties** that are under Conservation Covenants be rezoned to Landscape Conservation.

We also note that approximately 1,500 ha of land west of the Wye River and adjoining our property is under conservation covenants. It has also been zoned Rural in the draft LPS and therefore we **request that land be re-zoned Landscape Conservation** for the same reason as above.

In summary **we request that approximately 3100 ha** inappropriately zoned Rural in the draft LPS be **re-zoned Landscape Conservation** to satisfy the Planning Guidelines. Please see the attached figure taken from the LIST (11 February 2020) showing the relevant area.

Sincerely

Janice May & Rolf Lindholm  
464 Crossins Rd  
Swansea

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Tools

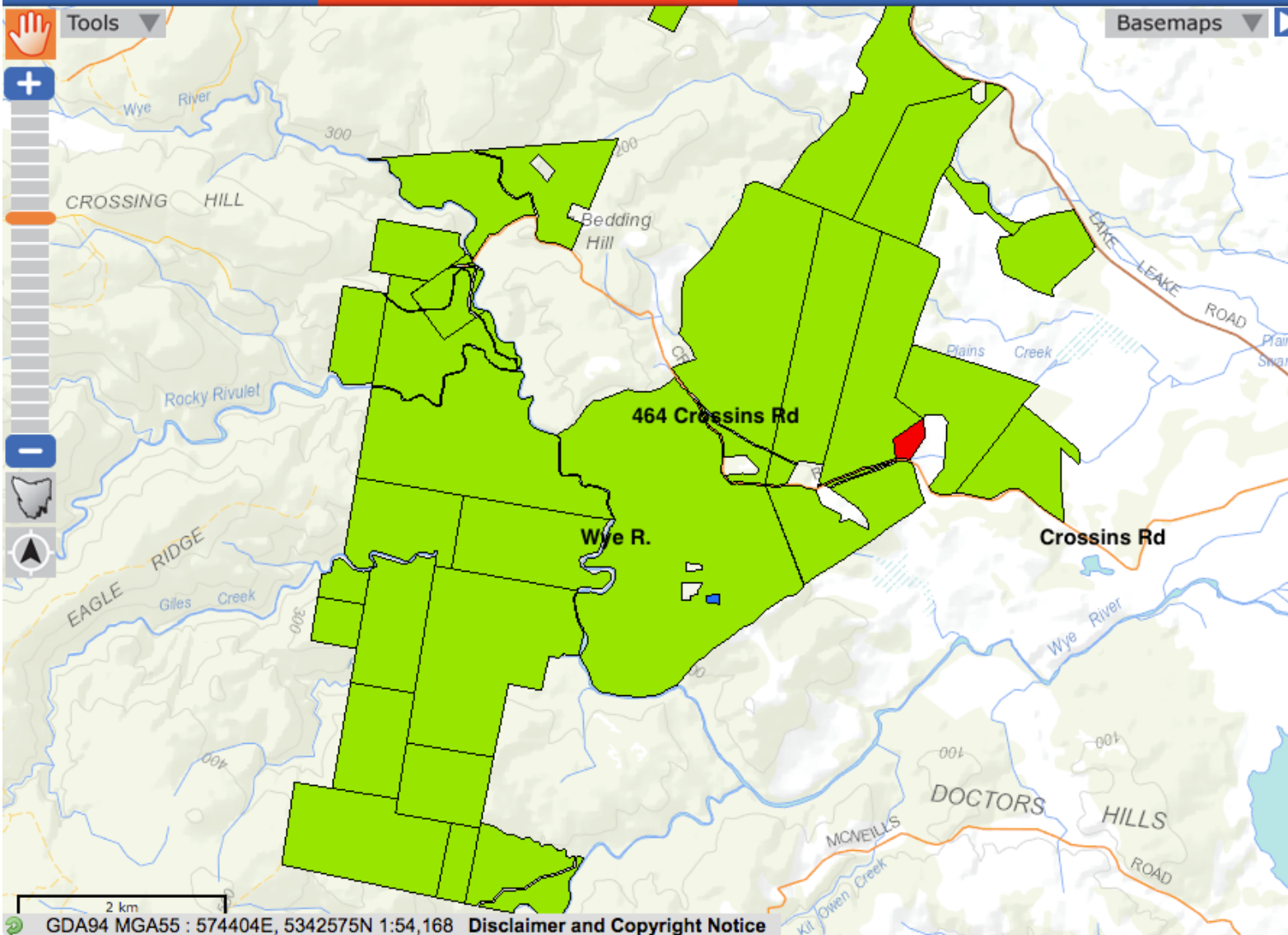


Basemaps

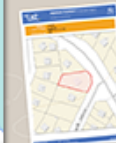


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- ☒ Drawing Tools
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