

From: User <lindaj.nicol@gmail.com>
Sent: Tuesday, 15 June 2021 1:38 PM
To: Development Services
Cc: griggs Tony
Subject: Application for Rural Living B to be applied to 4596 Palana Road
Flinders Island Tasmania 7255

Dear Mick,

As owners of Block 4596 Palana Road Flinders Island Tasmania, Title 115624 Folio 1 we would like to apply for a rural living B zone be applied under the proposed new planning scheme.

Block 4596 is a 25 acre block located with Palana Road frontage along one side and a corner of Edens Creek Road at its entry point. The land is flat and has a creek flowing through it all year making it a desirable place for low impact, low density residential lots.

The property is an ideal candidate to provide a lifestyle choice for the discerning few and would not create any unreasonable loss of amenity through noise, scale, intensity traffic generation etc.

There is NO potential to farm 25 acres as this would not be financially viable at all and given its proximity to other suggested rural living b allocated blocks and adjacent to the popular coastal village of Palana makes it a suitable candidate for this zoning.

We refer to:

- RLZ 1 which should be applied
- RLZ 11.1.1 where this land would provide for residential use in a rural setting - by allowing a rural living B zone would provide for further low density residential use in a rural setting
- RLZ 1A - there is a mix in the area of residential and rural land in the area
- RLZ 3 The land diagonally opposite at property ID 766412 Palana Road Palana is projected to become rural living b and block 4596 would compliment this
- There are no sensitive management areas or flora and fauna requiring environmental management that would prevent this zone application being applied
- FLI LPS Discussion paper suggests that 561 dwellings for mixed purposes will be required during the life of the proposed planning scheme. At this time we understand that only 230 dwelling sites have been allocated within the proposed planning scheme which clearly is not enough.
- As articulated in the FLI LPS Discussion paper adopted 16 March 2021 isolated locations such as Flinders Island are likely to experience inward migration as people look for more secure locations to live
- Council has stated that it has an ambitious population increase target yet there are simply not enough residential options available to purchasers
- Current statistics of sales of blocks for Elders Real Estate however these do not include agricultural farmland sales. This does nor include Nutrien Real Estate statistics:

- - 2018- 1 x 1 acre residential block zoned rural residential in Whitemark

2019- 1 x 3 acre block zoned rural residential in Whitemark

1 x 1 acre block zoned village in Emita

- 2020 1 x ½ an acre block zoned village in Emita
- 2 x 1 acre blocks zoned rural in Lady Barron
- 1 x 6.5 acre block zoned rural in Leeka
- 1 x 1.65 acre block zoned village in Lady Barron
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- 2021 1 x 100 acre block zoned rural in Lackrana
- 2 x 25 acre blocks zoned rural in Leeka
- 1 x 1.5 acre block just out of Whitemark
- 1 x 13.25 acre block zoned rural in Lackrana
- 1 x 117 acre block zoned rural in Lackrana
- 4 x 1 acre blocks zoned village in Emita
- 1 x 10 acre block zoned rural just out of Whitemark
- 1 x 60 acre block zoned rural just out of Whitemark
- 1 x 103 acre block zoned rural just out of Whitemark
- 1 x 54 acre block zoned rural at Ranga (purchased as investment)
- 1 x 62 acre block zoned rural at Ranga
- 2 x 1.25 acre blocks zoned low density rural in Badger Corner

These numbers **prove that there has been an exponential increase in sales of rural blocks that is not abating and there are currently only NINE properties that are, as far as I know, are actively for sale on [realestate.com](https://www.realestate.com.au) on Flinders Island. 4 of which are residential dwellings.**

Once rural living b zone has been applied we would seek to put in appropriate infrastructure in terms of a road through the block for access purposes and power is already available on the current site.

We trust we have provided enough clarification and justification for a Rural Living B zone to be applied to the above mentioned block at 4596 to be granted a zoning of Rural Living B.

We look forward to your advice and confirmation of receipt on this matter.

Kind regards

Linda Nicol & Tony Griggs
4772 Palana Road
Flinders Island
Tasmania 7255

Tel. 0429125407