

Planning

From: Scott Linnell <linnellcartageandcontracting@hotmail.com>
Sent: Wednesday, 24 February 2021 3:04 PM
To: Planning
Cc: Tasman Info
Subject: Submission from Scott Linnell & Karina Little for the Draft Tasmanian Planning Scheme
Attachments: Photo of 617 Saltwater River Road Property (PID 3602998).jpg; Photos of 270 Dam Rd (PID 2732483).jpg

Dear Tasman Council,

Attention: Shane Wells (Planner).

Reference: Submission for the Draft Tasmanian Planning Scheme (TPS) - 24/02/2021 - 270 Dam Rd and 617 Saltwater River Road, Saltwater River

We write to you in relation to the Draft Tasmanian Planning Scheme that is currently on advertising.

We own two (2) properties within the Saltwater River Area. The address and PID of these properties are;

- 270 Dam Road, Saltwater River (PID: 2732483) and;
- 617 Saltwater River Road, Saltwater River (PID: 3602998).

Both above properties are proposed to be zoned "Agriculture" under the new Tasmanian Planning Scheme (TPS). We wish to express our concerns about the proposed zone and wish to object to this proposed zone being, "Agriculture" for both properties owned by us.

Firstly - let's talk about 270 Dam Rd (PID: 2732483) - *Please see attached photo of this property.*

- This property is made up of 5.90 hectares (or approx. 14 acres).
- Approximately 7 acres of the property is bush land, and the other 7 acres is cleared land.
- The property is not fit for cultivating plants or crops and there is a lack of water source in the area to grow crops or plants.
- The property is too small to farm livestock and;
- The property does not have the right type of soil to grow grass for grazing of livestock.
- We have no intention or ability to utilise this property for Agriculture Use.

Secondly - Let's talk about 617 Saltwater River Road (PID: 3602998) - *Please see attached photo of this property.*

- This property is located on the Saltwater "River" and is within a rural living setting.
- The property is made up of 1.15 hectares (or approx. 2.5 acres).
- This property has a house and 2 large sheds on the property and the remainder of land surrounding our home and sheds is our front yard, our mowed lawn and garden area.
- This property is our primary place of residence.
- We have 4 close neighbours. These 4 neighbouring properties are proposed to be zoned "Rural" under the new TPS but our property is proposed to be zoned "Agriculture"? Please explain?
- We have no intention or ability to utilise this property for Agriculture Development.

We thank you for reading our concerns and hope that you consider re zoning our property at 617 Saltwater River Road to "**Rural Living**" or "**Rural**" under the New Tasmanian Planning Scheme and our second property at 270 Dam Road to "**Rural**" under the new Tasmanian Planning Scheme.

We would like an acknowledgement email to note that our email has been received and we would appreciate being kept up to date with any feedback or advice about the rezoning of our properties.

Yours Sincerely,

Scott Linnell & Karina Little

0400 717 801 (Scott)

0409 406 898 (Karina).