

Carolyn Rimmer

From: Mark Purgar <mpurgar@icloud.com>
Sent: Tuesday, 27 June 2023 5:56 PM
To: LPS submissions
Subject: Mark Purgar submission Kentish Draft Planning Scheme
Attachments: KDPS Objection letter.docx

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To the General manager,

Please find attached, my submission letter in regards to the proposed zoning on my property. Can you please acknowledge that you have received and read my submission letter.

Yours sincerely

Mark Purgar

Submission Kentish Draft Planning Scheme (KDPS)

25-06-2023

Property: 48 Richards Farm Rd, Staverton.

To the General Manager,

In this submission to the Kentish council, I will be highlighting my disagreement with all the new proposed zones by the Kentish Draft Planning Scheme. I will also be pointing out why I disagree to the proposed changes, and implications with legal challenge if these changes were to be implemented on my property without my approval.

Property Details:

48 Richards Farm Rd, is a 20 Hectare, farm. The property is currently used for beef cattle fattening and has been used for that purpose before I acquired it. The property contains, rich deep Basalt soils, which makes it good for grazing as well as cropping in certain paddocks. I am the third owner of this property, in the last five years. Since purchasing the property I have:

Wallaby and rabbit proofed fenced, about ninety percent of the boundary fence

Internally fenced the property to currently accommodate seven paddocks which will increase to 9 paddocks. These paddocks are currently used for cell grazing beef cattle as well as hay production and winter grazing. This will allow the pastures to be more productive due to less stress of excessive grazing.

Instigated a fertilising regime, using organic based fertilisers to improve the pastures, as the property was in a state of neglect when I purchased it

Removed most of the weeds on the property, but have more to be removed as they "pop up" seasonally.

The property is currently zoned Rural Resource, and the proposed changes to Rural zone is totally unacceptable and does not reflect the current use and potential of this land. Refer to the definition rural zone, (Tasmanian Planning Scheme- State Planning Provisions) section 20, 20.1.

I request that the property be zoned **Agriculture**, as this would better fit the current and future use and potential of the land.

TasNetworks Electricity Transmission corridor:

A new Tasnetworks Electricity Transmission Corridor/Easement has been placed on my property under the KPDS and will impact my property severely.

I object to the new Tasnetworks Electricity Transmission Corridor because of the following reasons:

The easement was not on the property plan when I bought it two years ago. (see drawing 1).

There has been no consultation on this new Corridor/Easement at all. The only consultation I have had, is the raising of the Transmission Towers on the current Tasnetworks Electricity Corridor, which about a year and a half ago.

The proposed transmission corridor will directly run over the dwelling on my property, (see drawing 2) and will drastically affect my ability to reside on the property, as well as devaluation of the property in terms of value. I object to the new proposed electricity

corridor, as it is illegal and totally unacceptable to place a new Transmission Corridor on a property without consultation.

If this new proposed electricity corridor is not removed off the KPDS, I will be taking legal action against all involved in this “sneaky/deceitful” act, including the individuals who have acted illegally, and acted with no integrity, and inserted it into the KPDS. I will also be seeking compensation for the building of a new dwelling and associated infrastructure (up to date with current building codes), within the new proposed electricity transmission corridors

The new proposed Tasnetworks Electricity Transmission is totally unacceptable and illegal, and due to way it has been handled I now withdraw permission for access, until I have confirmation (written), that the new proposal of the Tasnetworks Electricity Transmission Corridor has been removed.

Priority Vegetation Area (Threatened Fauna Habitat Tasmanian Devil) E Zone

This proposed area of the Threatened Fauna Habitat of the Tasmanian devil) on the rear of my properties totally unfounded (See Drawing 3 and Tasmanian Vegetation Report). I Do not agree with it, for the following reasons:

There has been no on ground field verification on the proposed area, and it appears as if some individual/s have looked at a satellite photo of my property, and have seen some regrowth on the photo and decided that the Tasmanian Devil lives there. Since I have owned the property I have done frequent checks of all my boundaries, and in the proposed E zone area, to ensure no trees/shrubs have damaged the boundary and internal fence line, and have not seen any evidence that the Tasmanian Devil has frequented my property. I have not seen any evidence of Tasmanian Devil faeces.

The proposed E zone area has also been fenced with wallaby and rabbit proof on its boundaries and the Tasmanian Devil would physically not be able to enter the proposed E Zone or any other part of my property anyway.

All trees and large branches that have died and/or fallen over (including root ball) have been removed and used for firewood thus reducing the fuel for bushfires, as my property is classified bushfire zone. Have never knocked or chopped down a healthy tree on my property for firewood, and believe the amount of branches and trees that die/fall over, in the proposed area is enough to sustainably supply me with enough firewood for heating in this Sub Alpine climate.

This proposed E zone will lock up a portion of the property, unusable and I will be expected to maintain at my cost and to no value to me, devalue the property. If I am prevented from removing dead vegetation from this area it will accumulate fuel. This will become a problem as it would add fuel, should a bushfire come through. The Extra fuel will cause a bushfire to become more intense and become more of a safety hazard to land and possibly peoples lives. This has occurred in the victorian high land and bushland in NSW but it seems that the lessons learnt there, are not being applied here.

Does the Individuall/s, that marked the E zone on my property take legal responsibility for the potential loss of life due to increased fuel in the area should a bushfire come through?

For the above reasons, I asked that the, unfounded Priority vegetation area, threatened fauna (tasmanian Devil) be removed from my property and I strongly oppose it. I have , and do not give permission for it to inserted into my land.

Waterways and Coastal Protection Zone.

I have searched for the definition of the Waterways and coastal protection Zone, but cannot find it. I'm not sure what the significance that the proposed zone has to do with any waterways near my property. It appears that the reasoning for this has not been disclosed available to me.

I request that this proposed Waterways and Coastal Protection Zone be removed from my property due to lack of information provided by the Kentish Council KDPS. See Drawing No 3

Conclusion

In conclusion to my Submission, I believe 6 years in between consultation is unsatisfactory, because of the high turnover of properties in my area. My property (3 owners in the last 5 years. No attempt by the Kentish council has been made to contact me about the KDPS proposed zonings, since I purchased my property.(the first I knew of the KDPS was a letter in the mail in May this year, 2023.

There has been no consultation regarding the proposed Electricity Transmission Corridor, which is illegal.

The proposed E zone on my property is totally unfounded and no ground research to support your claims of a Tasmanian Devil Habitat on my property.

Not enough information is provided/available about the proposed Waterway and Coastal Protection Zone on my property.

I again ask that all the zones be removed off my property and that I have not given permission for these zones to be implemented on my property. I also ask that my property be zoned **Agriculture** ,as that best suits its current and future use.

I believe that way that Kentish council has dealt with the KDPS will open the council and involved individual/s up to legal class action.

Yours Sincerely

Mark Purgar
Pademelon Plains
48 Richards Farm Rd, Staverton, 7306.
Ph. 0419743388
Email. mpurgar@icloud.com

DRAWING 1

19/2/91	*Early Issue*
	PLAN OF 1

Registered Number:

Owner: F. B. Lowry, E. Arner

Title Reference: C.1. 4829-50

Grantee: Part of Lot 19421, 295a 2nd St.,
John Duff, pur.

by Surveyor MR. E. R. P. FRANKS
of land situated in the

LESTER, FRANKS & CO. PTY. LTD.

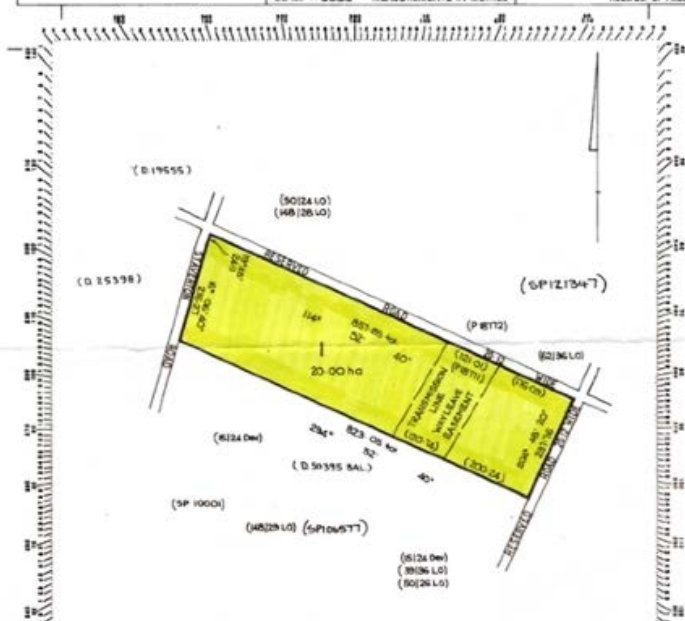
LAND DISTRICT OF DEVON
PARISH OF STAVERTON

SCALE 1:6000 MEASUREMENTS IN METRES

SP50331

Approved 26 JUL 1991

Register of Titles



I, **Mark Paul Purgar**, acknowledge that the plan shown and coloured yellow correctly identifies the land situate at **48 Richards Farm Road, Staverton** in Tasmania and accurately represents the property I have agreed to purchase, that all boundary measurements are correct and I do not require a check survey. I am also satisfied that the buildings erected on the property have been built with Council approval and in accordance with Council approved plans. There are no Aurora power lines over the property except the line supplying power to the property itself.


Mark Paul Burger

25-06-21
Dated

DRAWING N° 2

Tasmanian Planning Scheme Consultation

48 RICHARDS FARM RD STAVERTON

Ion: 146.182816 lat: -41.450879

Titles

PID	7651375
Parcel Address	48 RICHARDS FARM RD
CT	50331/1
Tenure Type	Freehold Title
Locality	STAVERTON
Improvements	DWELLING
Area	200000

Overlays

- Priority Vegetation Area
- Bushfire Prone Areas
- Waterway and Coastal Protection
- Inner Protection Area
- Electricity Transmission Corridor

NOTE: Additional codes are not mapped and may be triggered based on description

discover

Map layers

Expand all legends

- Electricity Transmission Infrastructure Protection Code ☒
- Communications Station Buffer Area ☒
- Inner Protection Area ☒
- Substation Facility Buffer Area ☒
- Substation Facility ☒
- Electricity Transmission Corridor ☒
- Scenic Protection Code ☐
- Flood-prone Hazard Areas Code ☐
- Landslip Hazard Code ☐
- Natural Assets Code ☐
- Bushfire-prone Areas Code ☐
- General Overlays ☐
- Reference Layers ☐
- Zones ☒

DRAWING 3



48 RICHARDS FARM RD STAVERTON

Ion: 146.182816 lat: -41.459878

Titles

PID: 7651375

Parcel Address: 48 RICHARDS FARM RD

CT: 50331/1

Tenure Type: Freehold Title

Locality: STAVERTON

Improvements: DWELLING

Area: 200000

Overlays

Priority Vegetation Area

Bushfire Prone Areas

Waterway and Coastal Protection

Inner Protection Area

Electricity Transmission Corridor

NOTE: Additional codes are not mapped and may be triggered based on description

Tasmanian Planning Scheme Consultation



Zoom Level 15

200 m

Kentish

Base Map

Grayscale Topo Aerial

Map layers

Expand all legends

- Electricity Transmission Infrastructure Protection Area
- Scenic Protection Code
- Flood-prone Hazard Areas Code
- Landslip Hazard Code
- Natural Assets Code
- Priority Vegetation Area
- Waterway and Coastal Protection
- Bushfire-prone Areas Code
- General Overlays
- Reference Layers
- Zones
- Zone Priorities



Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
7651375	50331/1	48 RICHARDS FARM RD	STAVERTON	DWELLING	200000

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and