

Kathy Bradburn

From: Joanne Housego
Sent: Thursday, 7 October 2021 11:10 AM
To: Kathy Bradburn
Subject: FW: Submission - 370 Strickland Road Strickland (to remain as Rural Resource Zone)
Attachments: Submission for 370 Strickland Rd Strickland.docx

From: Michael Stevens <michael@totalfs.com.au>
Sent: Tuesday, 5 October 2021 3:38 PM
To: council <council@centralhighlands.tas.gov.au>; dmackey@southernmidlands.tas.gov.au; Lyn Eyles <leyles@centralhighlands.tas.gov.au>
Cc: fiona97@optusnet.com.au
Subject: Submission - 370 Strickland Road Strickland (to remain as Rural Resource Zone)

Good Afternoon all,

Please find attached, Submission for our property 370 Strickland Road Strickland Tasmania 7140, to remain as a Rural Resource Zone.

Please ensure the content forms part of Central Highlands Council's report to the Tasmanian Planning Commission.

Note this Submission is emailed prior, to the required cut-off date of close of business Friday 22 October 2021.

If there are any questions or additional information required, please contact us directly.

Thank you and regards,
Michael Stevens and Fiona McOwan
370 Strickland Road
Strickland TAS 7140

Michael's M: 0410 433 150
Fiona's M: 0402 405 531

Submission
to
Central Highlands Council
(Tasmanian Planning Scheme Consultation)
supporting
zoning to
remain as Rural Resource
of
370 Strickland Road Strickland Tasmania 7140

Personal Introductions

We would like to introduce ourselves and owners of our property - 370 Strickland Road Strickland Tasmania 7140.

Michael Stevens

I am a retired Engineer inclusive of R.A.A.F. service.

Originally from Sydney, my long-term plan and goal upon retirement was to purchase a property and live permanently in Tasmania.

After many years of visiting Tasmania on business, I realised with the fantastic lifestyle, wildlife, people, and food this was only state I wished to live in.

Fiona McOwan

I am a retired Business Administrator and Executive Assistant inclusive of R.A.A.F. service.

Born in Fingal Tasmania and living across the state, with my Mining Engineer Father and family. I joined the R.A.A.F. and began my career within the Military and later Corporate Sectors.

Upon retirement I too, wanted to return to my home state to enjoy the incredible lifestyle and spend more quality time with my family.

We began our search for a rural property, to move to and live in a quiet non suburbia environment.

It is not and never will be our intention to utilise our property as a commercial venture.

We consider ourselves incredibly fortunate to be the owners of 370 Strickland Road Strickland Tasmania and will continue to care for, nurture and protect our 70 acres.

The property is our **permanent home and full-time residence.**

We seek your *total* support, together with the Tasmanian Planning Commission for our property to **remain zoned as Rural Resource.**

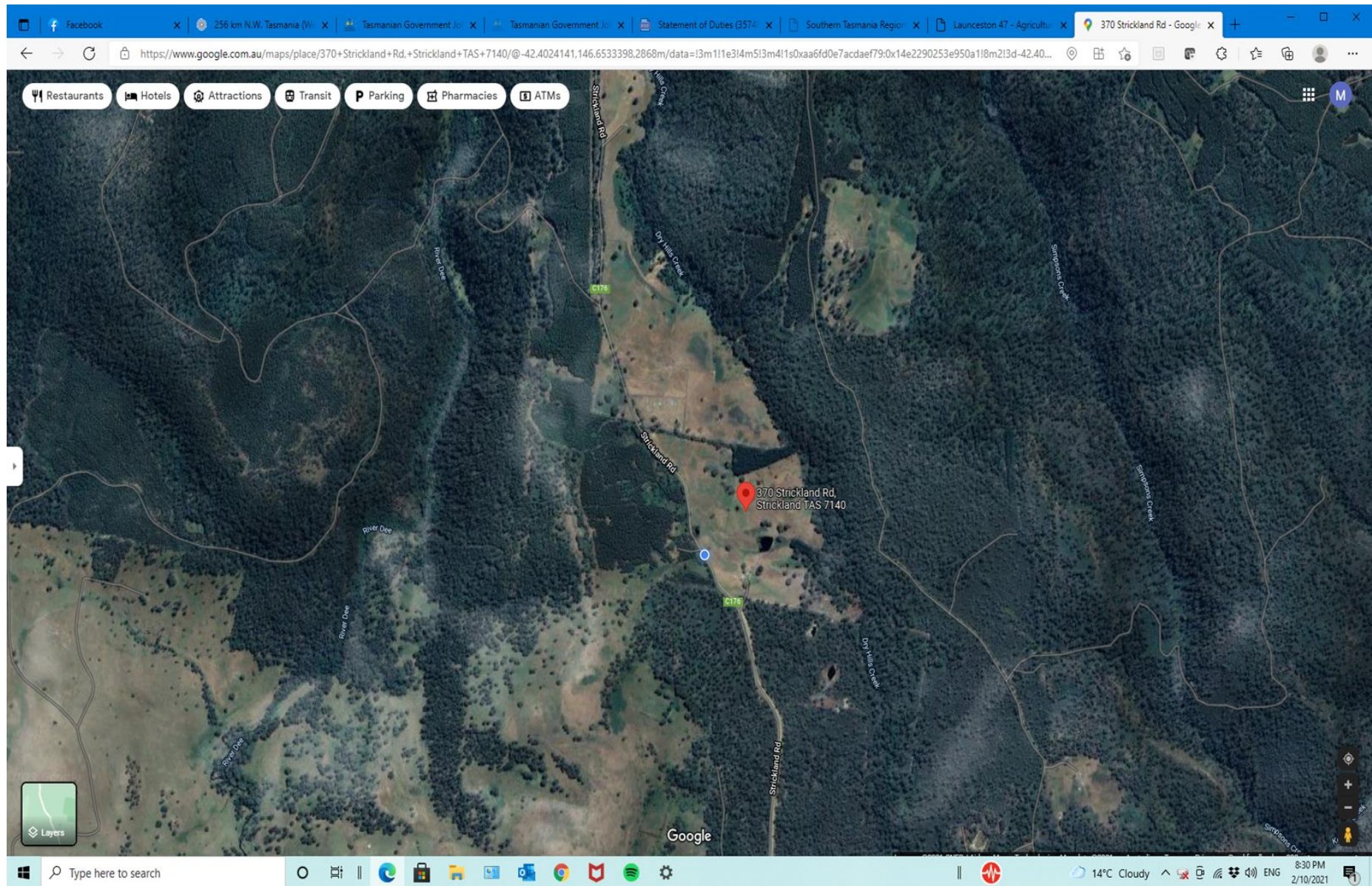
DETAILS OF PROPERTY

ADDRESS:	370 Strickland Road, Strickland
CONTRACT:	Copy enclosed
TITLE REFERENCE:	Volume 160316 Folio 1
TITLE HELD:	Murdoch Clarke
TITLE SEARCH & PLAN:	Refer copy enclosed
EASEMENTS:	Refer copy title search enclosed
PROPERTY SEARCHES:	Copy Council and Tas Water searches enclosed
MUNICIPALITY:	Central Highlands Council
ZONING:	Rural Resource (pursuant to Central Highlands Planning Scheme 2015)
CURRENT PROPERTY IDENTIFICATION NUMBER:	7710494
PURCHASE FUNDS:	Refer enclosed copy Settlement Statement
NOTICE OF SALE	Copy enclosed

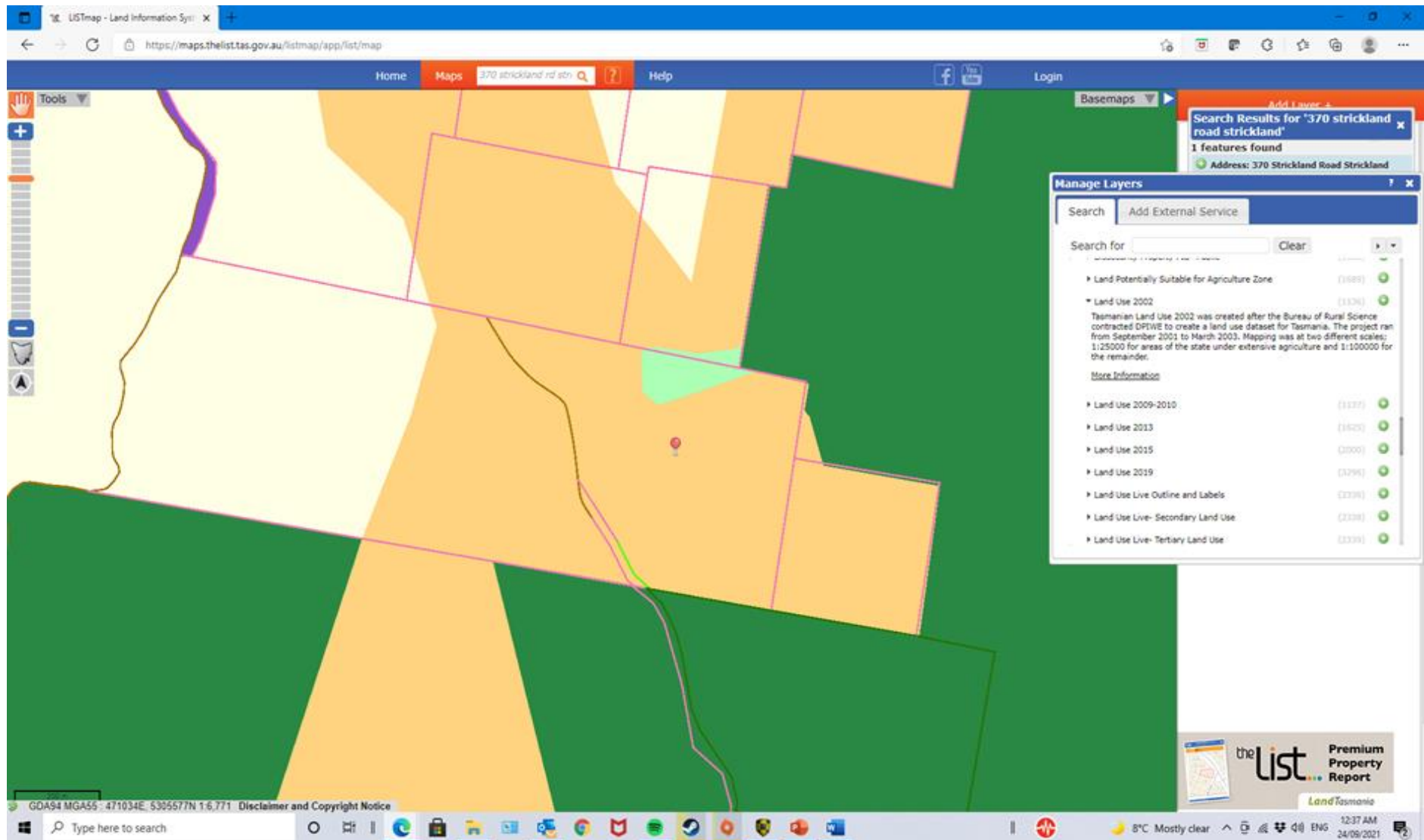
370 Strickland Road Strickland Tasmania 7140



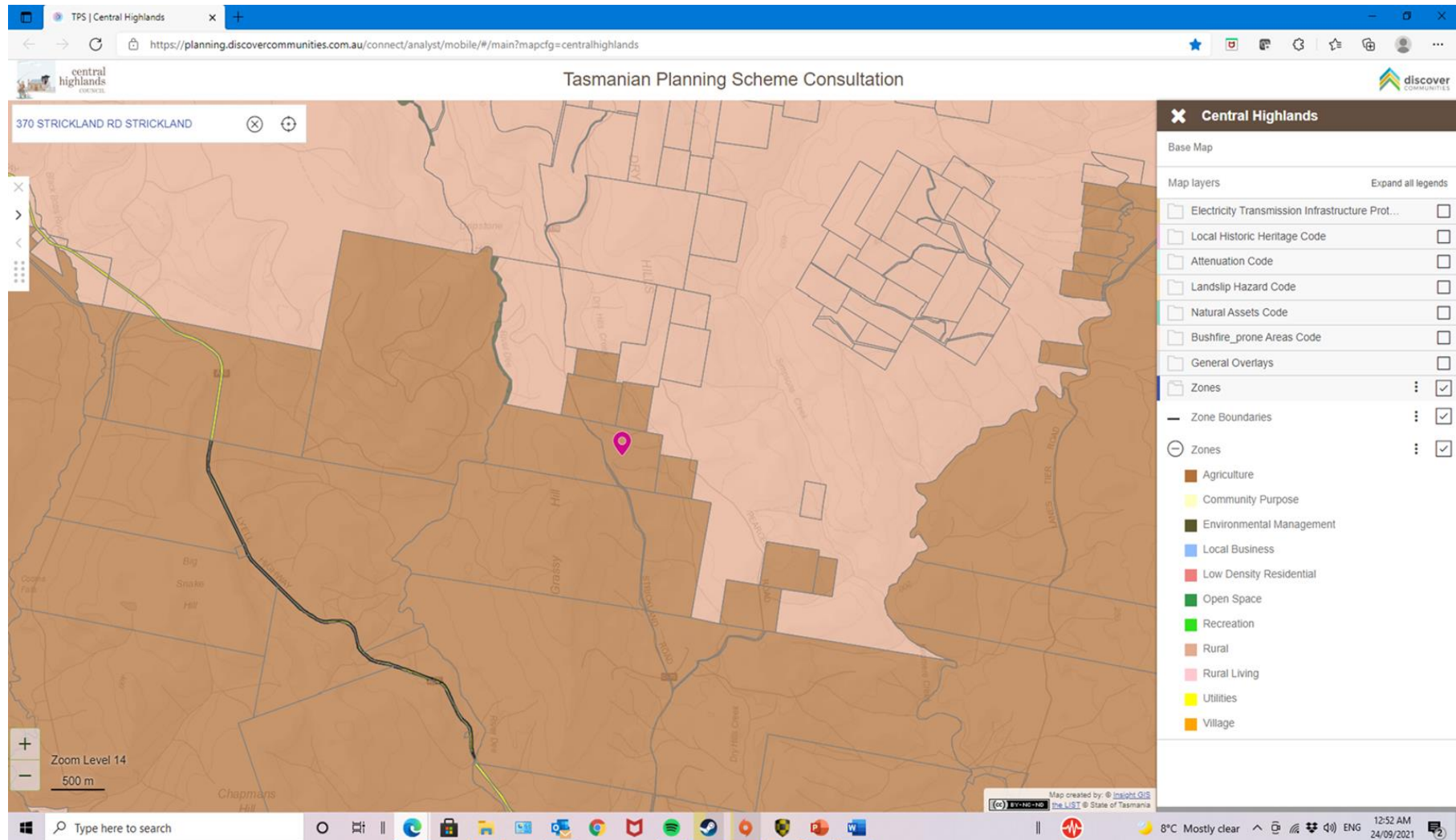
370 Strickland Road Strickland Tasmania 7140



Land Use 2002



Proposed Rezoning from Rural Resource to Agricultural



Background:

A significant proportion of the Rural Resource Zone is likely to be rezoned to the Agriculture Zone.

Where the agricultural potential of the land is limited, some areas within the Rural Resource Zone will be reallocated to the new Agricultural Zone.

Rural Area Zoning Issues:

- The two zones applying to rural areas have been significantly re-worked by the State Government.
- In the current planning scheme – the Central Highland Interim Planning Scheme 2015 – there is the ‘Significant Agricultural Zone’ and the ‘Rural Resource Zone’. As the name implies, the Significant Agricultural Zone **only** applies to good quality agricultural land. It favours ‘agriculture’ and makes other developments hard or impossible to get approved. There is relatively only a small amount of land in the Central Highlands zoned ‘Significant Agriculture’ – principally around Bothwell (45 minutes’ drive on way from our Strickland Road property) and in some areas close to the Derwent River.
- In the new Tasmanian Planning Scheme these two zones have been changed to the ‘Agriculture Zone’ and the ‘Rural Zone’. As the name implies, the Agriculture Zone not only applies to good agriculture land but is intended to apply to medium and low-quality land. Similarly, to the Significant Agriculture Zone, the new Agriculture Zone makes it easy to undertake development and use of land for agriculture but **makes it difficult or impossible to gain approval for most other things.**

- Central Highlands Council has created an interactive map tool which makes it much easier, to locate a property of interest and see what zones and code overlays are intended to apply. **Our property reflects on this map as Agricultural Zone, noting our property was purchased as Rural Resource with conveyancing completed by Murdoch Clarke (note reference page 4).**
- The **State Government has dictated** which land should be zoned Agriculture.

Land that is:

- In areas used substantially for forestry or nature conservation.
- On relatively small titles that are not capable of containing viable commercial agriculture (that is, they are used as rural living / rural lifestyle lots with hobby-farm level agriculture.

In the new Agriculture Zone, a quarry, plantation forestry, **the construction of a dwelling**, visitor accommodation, will all be 'discretionary' and planning applications to Central Highlands Council for these developments **must demonstrate that they are necessary to support agriculture on the land.**

In the Rural Zone, these things are either permitted or discretionary – but if discretionary, applications do not need to demonstrate that they are necessary to support agriculture on the land. In simpler terms, it will be much easier to obtain approval. The Rural Zone also allows a much broader range of uses and developments than the Agriculture Zone, many of which might be entirely appropriate on smaller titles.

For relatively small properties especially those less than 100 acres in non-irrigated regions, (our property of 70 acres) it will be difficult to prove a new house is necessary to support the agricultural use of that land. This will be especially so, if there is little or no agriculture on the land, or if the land is close to a town (our property is 11 kilometres - one way from Ouse).

Lots are often owned by people who just want a rural lifestyle or rural location (which this is, in our case).

This will make it unnecessarily difficult and costly (or simply impossible) to gain approval for use and developments, that are not strictly agricultural or necessary to support agriculture.

- *Areas of concern* are scattered throughout this municipality. Principally these areas are large parts of the Highland Lakes country at high altitude which accommodate rough seasonal grazing, and which are also used substantially for forestry and conservation.
- However, there are many other locations **(our property is one of these locations)** around the municipality that the State Government has dictated to be zoned Agriculture where the lots are relatively small, often dominated by forestry or natural bush, or intended to be used, by their owners as lifestyle lots **(our property is utilised as our permanent home and full-time residence with nil commercial activity)**.
- Central Highlands Council has indicated far too much land has been zoned this way. **We agree and totally support this view.**

Conclusion:

The Rural Zone allows a much broader range of uses and developments than the Agriculture Zone, which we have clearly and decisively demonstrated, throughout our presentation.

Thank you for your time. For listening to and understanding our presentation, which has provided a clear and decisive documented argument, for our property to remain as a Rural Resource Zone.

We seek **your total support and confirmation in writing** for provision of our property – 370 Strickland Road Strickland Tasmania 7140 to **remain as a Rural Resource Zone.**

Thank you.