


Kathy Bradburn

From: Tony Donaghy <tony_donaghy@hotmail.com>
Sent: Friday, 3 September 2021 3:08 PM
To: development
Cc: Lou Triffitt; Jim Allwright
Subject: Representation on Central Highlands Planning Scheme Local Provision Schedule - erroneous proposed zonation 460 Dry Poles Rd Ellendale

I wish to make a representation that the Central Highlands draft Local Provision Schedule for the Tasmanian Planning Scheme is in error in the proposed zonation for address 460 Dry Poles Road, Ellendale 7140 (PID 3389090) as AGRICULTURE. This land parcel is 7.269Ha and is too small for a viable farm. It is the only land owned by myself, and is not attached to any other property in the area. It is now used as a rural dwelling. It should be zoned either RURAL or RURAL LIVING.

I refer you to the following images.



central
highlands
COUNCIL

📍 lon: 146.713829 lat: -42.633722

▼ Titles 1 ⋮

PID	3389090
Parcel Address	460 DRY POLES RD
CT	121227/1

▼ Overlays

Bushfire Prone Areas

Waterway and Coastal Protection

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

▼ Links

[Priority Veg Report](#)

▼ Zones 1 ⋮


LPS_NO : Central Highlands Local Provisions Schedule

ZONE_NO : Agriculture

ZONE_SUBGRP :

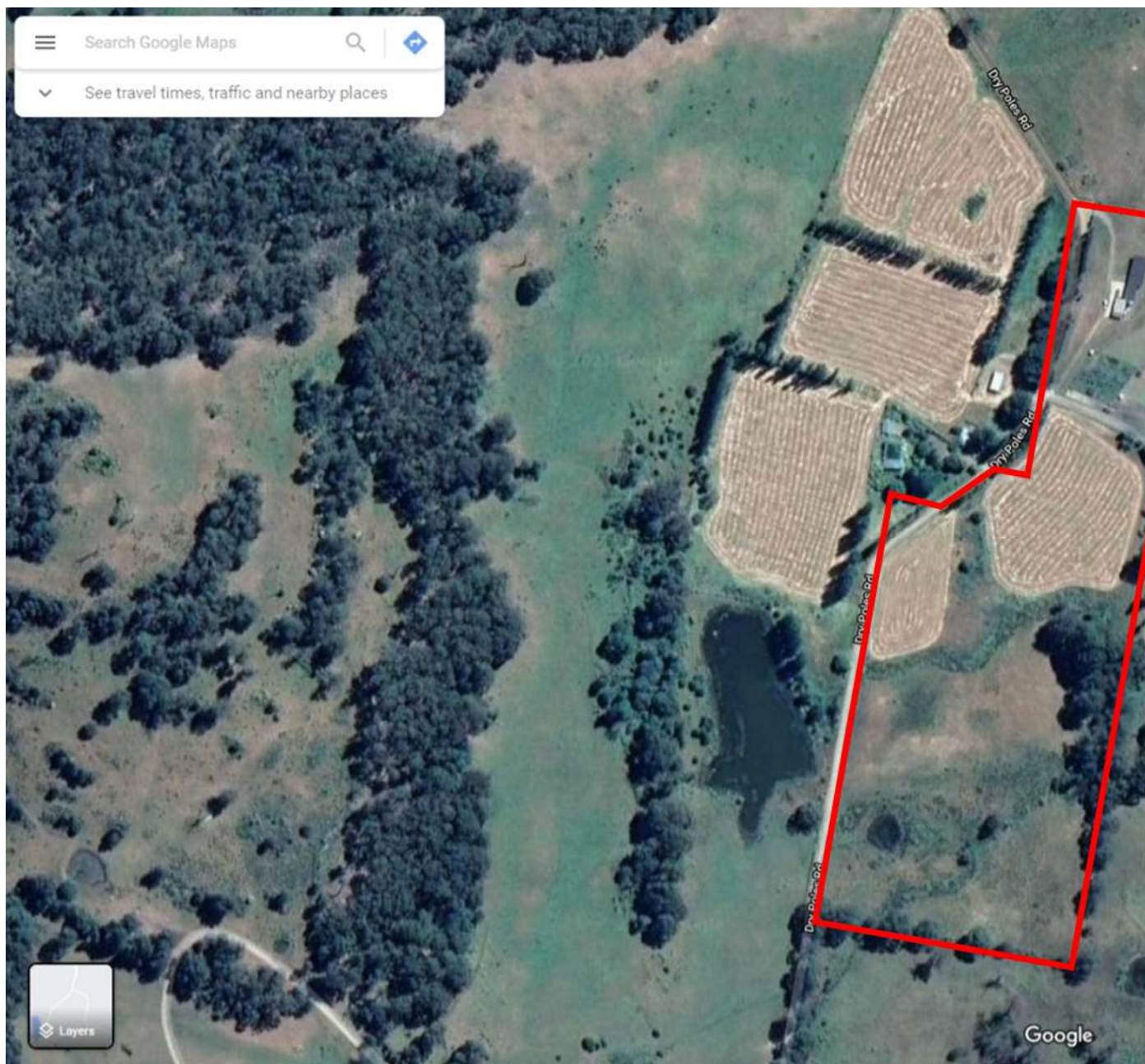
NOTES :

TABLE : lps_planning_zones



The first image represents the base aerial photograph taken from the Tasmanian Planning Scheme Consultation website provided by the Central Highlands Council ([TPS | Central Highlands \(discovercommunities.com.au\)](https://discovercommunities.com.au)) that has been used to determine zonation. This aerial photograph is clearly many years out of date. This property now has a house on it and has had a house on it for the past 5 years. I live in that house and have done so since it was constructed, and have paid rates to the Central Highlands Council for that dwelling for 5 years.

Please refer to the google maps image of the same property at 460 Dry Poles Rd that clearly shows the house on the land title. Also refer to Central Highlands Council's own property records for that address.



I would appreciate it if the error was corrected before the Planning Scheme zonation was set permanently. The proposed zonation needs to be altered immediately from the currently erroneously proposed AGRICULTURAL zonation to either RURAL or RURAL LIVING zonation.

Similarly, I direct your attention to property 449 Dry Poles Rd Ellendale (PID 1661759), immediately across the road from 460 Dry Poles Rd. This also has been given the proposed zonation of AGRICULTURE despite only being a parcel of land some 0.75 of an acre in area and not attached to any other property. Clearly this is also an error as there is no way that parcel of land and house can be used for agricultural purposes, and should be zoned RURAL or RURAL LIVING. This property is owned by my parents Anne and Tony Donaghy Sr, who I suspect are completely unaware of the proposed zonation changes. A check of councils' own rates records should quickly ascertain the facts of the matter.

In general, it would behove council to ensure all records used to determine planning scheme zonation were up to date and correct to ensure such errors didn't occur, causing completely unnecessary distress for the ratepayers affected. Errors such as the use of aerial imagery that is at least half a decade out of date and a failure to cross reference land titles and rates paid for changed housing conditions shows a failure in planning and execution of the zonation exercise. I suspect that this is because the exercise has been outsourced to contractors with no local knowledge or ability to access council records, and no desire to take the time to assess every proposed change in detail – preferring to scan large areas at a large scale. It would also be a good idea for council to take the proactive

step of officially notifying landowners personally about zonation changes affecting their property before such matters become set in stone. Council has no issue mailing out rates notices, a simple mail out with proposed zonation changes could be handled the same way.

Sincerely

Tony Donaghy

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