

Carolyn Rimmer

From: Michaela Redpath <michaelaredpath@hotmail.com>
Sent: Friday, 7 July 2023 12:52 PM
To: LPS submissions
Subject: 566 Sheffield Road, Acacia Hills
Attachments: 566 Sheffield Road, Acacia Hills .pages; Land Capabilty Classes 566 Sheffield Road.pdf; Folio Plan & Schedule for 566 Sheffield Road, Acacia Hills.pdf; 566 Sheffield Road, Acacia Hill Tasmanian Planning Scheme - Zones Kentish Local Provisions Schedule.pdf

Importance: High

You don't often get email from michaelaredpath@hotmail.com. [Learn why this is important](#)

The Manager

Kentish Council

Please find attached our submission for the Interim Planning Scheme regarding the property: **566 Sheffield Road, Acacia Hills.**

Regards

Michaela Redpath

566 Sheffield Rd
Acacia Hills, 7310
6th July, 2023

General Manager
Kentish Council
69 High St,
SHEFFIELD, 7306

Dear Whom this may concern,

My property at 566 Sheffield Road, Acacia Hills (Property No. 1637943), is currently zoned as Rural Residential and is to become part of an Agricultural Zone according to the new Planning Scheme.

I am writing this representation in the hope of having the zoning changed to Rural Living A.

When we purchased our land back in 2015 it was classed as Rural Residential. As it is classed still to date on my rates from 2022/2023.

The property at a size is 3.189ha (7.88acres) this is much to small sustain a working rural farm, we currently run some sheep and cows as a hobby.

The land classification in this area is Class 4 with areas of Class 5, which means options are limited, (cropping-unsuitable/pastoral- low to medium). Plus the land size is, too small to make an income from.

The code overlay maps (see attached) indicate there are no issues or indications that would oppose Rural Living A.

I am hoping in the future to build a new residence on this land for myself, so that I can hand the majority of the land to my daughter when the times comes.

The primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible, with this statement in mind I feel the rezoning of this area to Rural Living A would be the best outcome for the further development of the area, given the dire housing crisis in Tasmania currently.

This property has no Heritage Listing.

Yours sincerely,

Michaela Redpath

3.2 Land Capability Classes

The land capability class is the broadest grouping of the land capability classification and gives an indication of the general degree of limitation to use and the versatility of the land (see Figure 4).

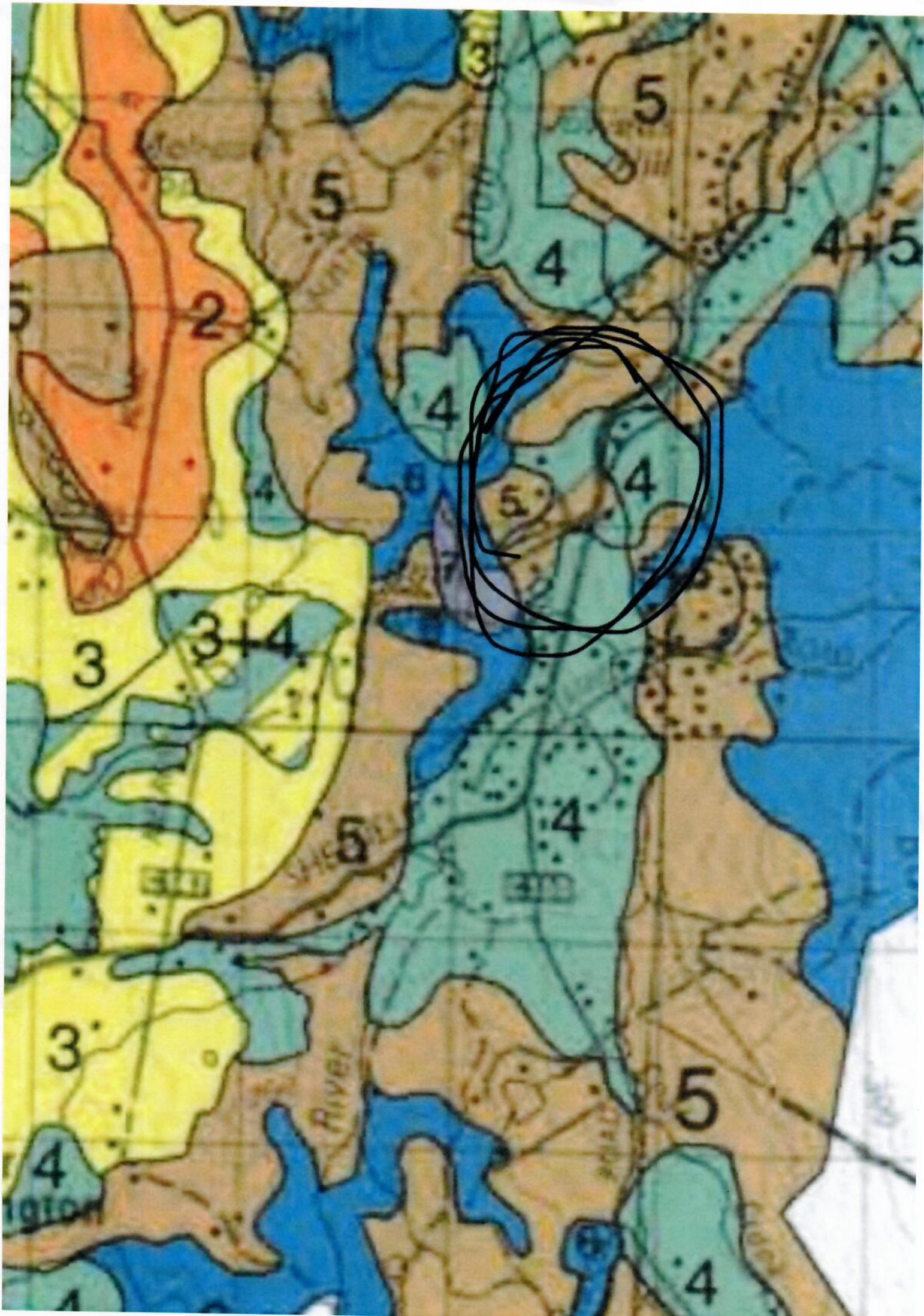
Figure 4. Land uses appropriate to different land classes
(Adapted from: National Water and Soil Conservation Organisation, 1979, Our Land)

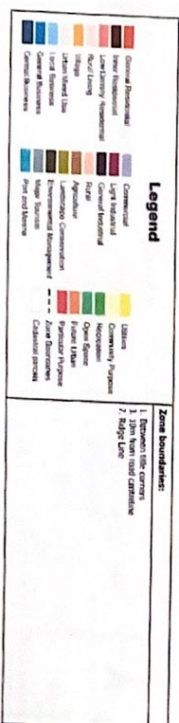
CLASS	CROPPING SUITABILITY	PASTORAL SUITABILITY	LAND USE OPTIONS
1	High	High	Many
2			
3	Medium		
4	Low		
5	Unsuitable	Medium	Limited
6		Low	
7		Unsuitable	Extremely Limited

INCREASING LIMITATIONS TO USE

DECREASING VERSATILITY

Resources. (NWASCO), Wellington, New Zealand.)



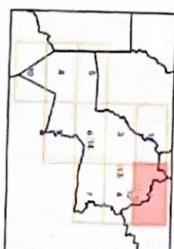


Map 2 of 14

Map 2 of 14

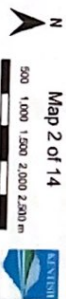


Scale: 1:55,000 when printed at A3
Coordinate system: GDA94 MGA Zone 55
Planning data from Kentish Council
Base topographic data from the LIST © State of Tasmania
Print Date: 21/04/2023 Cadastre Date: 09/04/2023

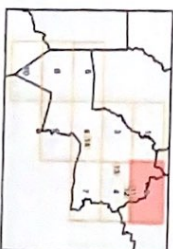




Map 2 of 14



Scale: 1:55,000 when printed at A3
Coordinate system: GDA94 MGA Zone 55
Planning data from Kentish Council
Base topographic data from the LIST © State of Tasmania
Print Date: 21/04/2023 Cadastre Date: 09/01/2023



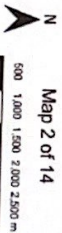
Tasmanian Planning Scheme - Natural Assets Code: Kentish Local Provisions Schedule



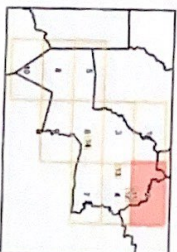
Legend

- Waterway and coastal protection area
- Priority vegetation area
- Cadastral parcels

Map 2 of 14



Scale: 1:55,000 when printed at A3
 Coordinate system: GDA94 MGA Zone 55
 Planning data from Kentish Council
 Base topographic data from the LIST © State of Tasmania
 Print Date 21/04/2023 Cadastre Data 09/04/2023

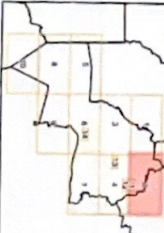




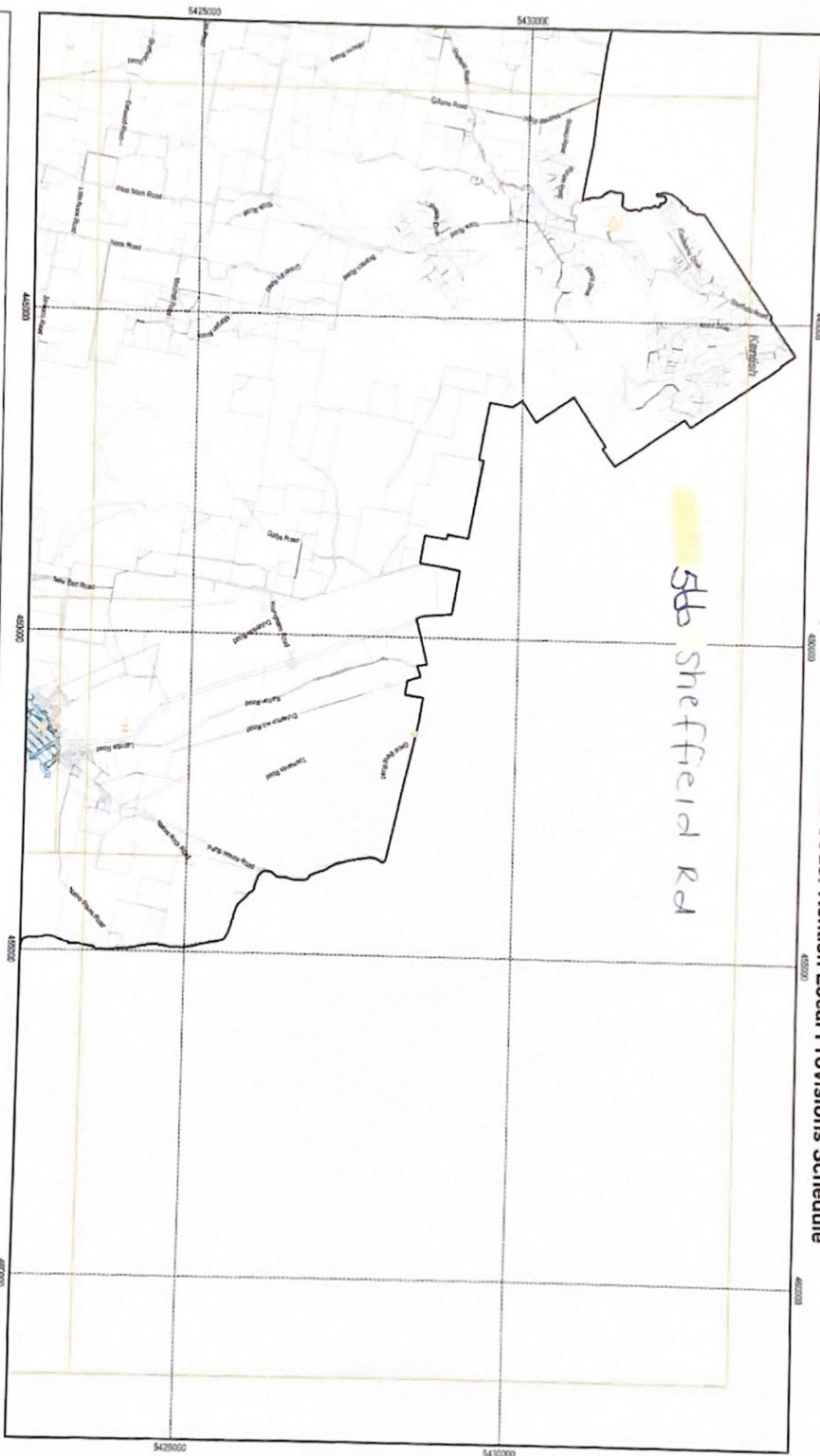
Sheffield Rd

Cadastral parcels

3



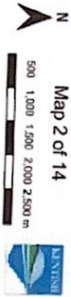
Tasmanian Planning Scheme - Flood-prone Hazard Areas Code: Kentish Local Provisions Schedule



Legend

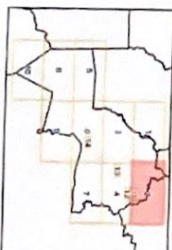
Flood-prone areas

Cadastral parcels



Map 2 of 14

Scale: 1:55,000 when printed at A3
 Coordinate system: GDA94 MGA Zone 55
 Planning data from the LIST © State of Tasmania
 Base topographic data from the LIST © State of Tasmania
 Print Date: 2/10/2023 Cadastre Date: 09/04/2023



400000



English

 Bushfire-prone areas

Cadastral parcels



Map 2 of 14

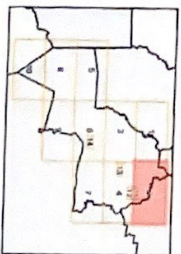
500	1,000	1,500	2,000	2,500
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Scale: 1:55,000 when printed at A3
Coordinate system: GD94 MGA Zone 1

Planning data from Kentish Council

base topographic data from the LIDAR State of Tasmania
Print Date: 21/04/2023 Cadastre Date: 09/04/2023

Print Date: 21/04/2023 Castoro Date: 09/04/2023



45570



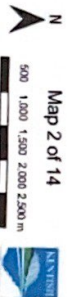
Sheffield Rd

Tasmanian Planning Scheme - REM: Kentish Local Provisions Schedule

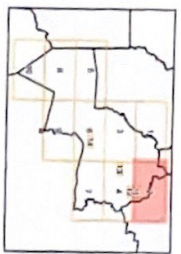
366 Sheffield Rd



Regional Ecosystem Model
Cadastrel Parcels



Map 2 of 14
Scale: 1:55,000 when printed at A3
Coordinate system: GDA94 MGA Zone 55
Planning data from Kentish Council
Base topographic data from the LST © State of Tasmania
Print Date: 21/04/2023 Cadastre Date: 09/04/2023



Tasmanian Planning Scheme - Specific Area Plan: Kentish Local Provisions Schedule



Legend

..... Specific Area Plans

□ Cadastrial parcels

Map 2 of 14

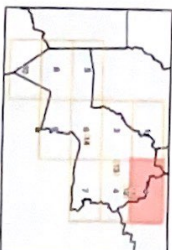
Scale: 1:55,000 when printed at A3

Coordinate system: GDA94 MGA Zone 55

Planning data from Kentish Council

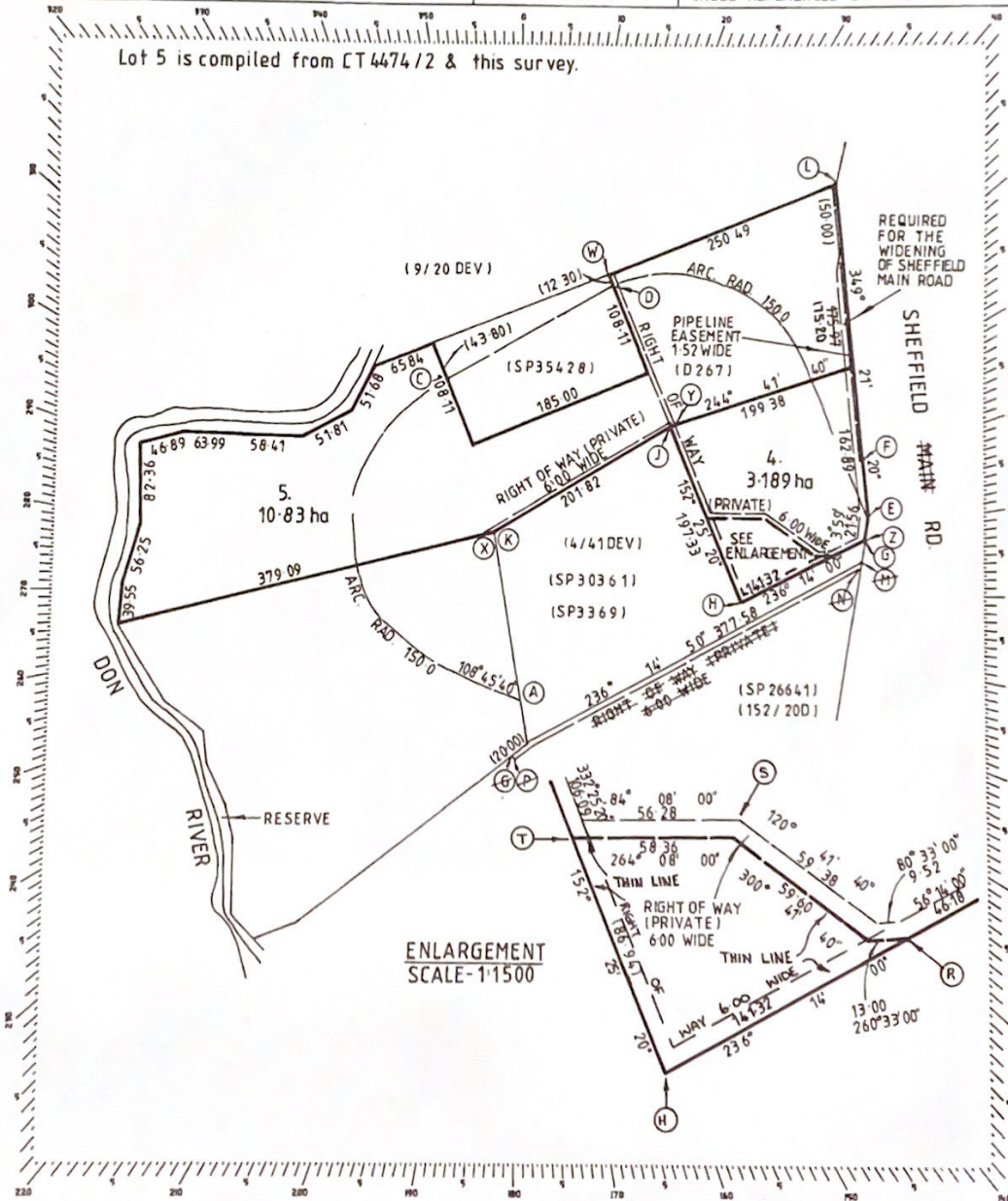
Base topographic data from the LIST © State of Tasmania

Print Date: 21/04/2023 Cadastre Date: 09/04/2023



OWNER B T MCCOY		PLAN OF SURVEY		REGISTERED NUMBER SP 112904
FOLIO REFERENCE CT 4474/2 CT 3542B-3		BY SURVEYOR KRMICHELL OF KRMICHELL & ASSOC P/L 64 BEST ST DEVONPORT 7310		APPROVED EFFECTIVE FROM 20 JUL 1995 <i>M. J. J. J.</i> Recorder of Titles
GRANTEE PART OF 1710 AC'S, GTD TO WILLIAM ROBERT NUTT & JOHN WARD WILLARD GLEADOW.		LOCATION LAND DISTRICT OF DEVON PARISH OF SPREYTON		
TASMAP SHEET No. 51		LAST UPI No. 3646		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
		LAST SURVEY PLAN No. SP 3542B		

Lot 5 is compiled from CT 4474/2 & this survey.



SEARCH OF TORRENS TITLE

VOLUME 112904	FOLIO 4
EDITION 3	DATE OF ISSUE 15-Jun-2015

SEARCH DATE : 17-Feb-2016
SEARCH TIME : 12.37 PM

DESCRIPTION OF LAND

Parish of SPREYTON, Land District of DEVON
Lot 4 on Sealed Plan 112904
Derivation : Part of 1710 Acres Gtd. to R. Nutt and J.W.
Gleadow
Prior CT 35428/3

SCHEDULE 1

M520462 TRANSFER to BENJAMIN JEFFREY CLARK and MICHAELA
LESLEY REDPATH Registered 15-Jun-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP112904 EASEMENTS in Schedule of Easements
SP35428, SP112904 COVENANTS in Schedule of Easements
SP26641, SP35428, SP112904 FENCING COVENANT in Schedule of
Easements
C440868 SUBJECT to the Gas Pipeline right set forth in
Memorandum of Provisions No. M225 acquired by the
Crown in accordance with the Land Acquisition Act
1993 freed and discharged from all estates, statutory
reservations and dedications in so far as they affect
the said Gas Pipeline right over the land marked "Gas
Supply Easement" shown on Plan No. 137028 as passing
through the said land within described. Registered
22-Aug-2003 at noon
D4385 Transfer of the "Gas Pipeline Right" created by
Instrument C440868 in favour of Tasmanian Gas
Pipeline Pty Ltd Registered 02-May-2012 at noon
A383965 FENCING PROVISION in Transfer
C286384 NOTICE of Notified Corridor under Section 15 of the
Major Infrastructure Development Approvals Act 1999
affecting the land therein described Registered
14-Mar-2001 at noon
C601553 Notice of Permit Corridor under Section 15 of the
Major Infrastructure Development Approvals Act 1999
affecting the said land within described.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian
Government

E9702 Registered 11-Nov-2004 at noon
MORTGAGE to Westpac Banking Corporation Registered
15-Jun-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations