

Representation No 32

Date 10/12/2021

Planning Department

Break O'Day Council

Via Email: admin@bodc.tas.gov.au

RE: BREAK O'DAY Rural Living zoning

To the General Manager

I am the owner of a small specialty agricultural fertiliser business which currently operates out of the north of Tasmania. I would like to purchase some land close to St Helens to move my business. My requirement is to build a house to live in, with enough land for a shed of approx. 12x20 metres. This shed will be my working office and area for storage of samples for quality retention and customer samples. I would need access to NBN and town water.

I recently purchased a small house and block in St Helens as a stop gap, but this is unsuitable for my business long term.

I have been looking for suitable rural living land of around 5 acres for around 2 years now but have been unable to find anything. Rural living land close to the St Helens township is in very short supply and very hard to come by.

I notice that in the draft State Scheme submission from Break 'O Day Council that there is no new allocation of rural living land close to the township of St Helens. In fact, it looks to me as if all existing Environmental Living land has simply been translated to Landscape Conservation even though Landscape Conservation Zoning is not a replacement zone for Environmental Living, and council had the opportunity under Planning Commission guidance to be able to translate Environmental Living land to Rural Living.

Concerning to me is that if I were to purchase land zoned as Landscape Conservation that uses are discretionary. I note for example, that grazing of cattle or sheep (which would normally be carried out on a large clear lot), could be refused at the discretion of Council under the proposed LC Zone. Any buildings that I may want to construct in a Landscape Conservation zone are far more discretionary to be refused by council, compared with Rural Living zoning. I would not be prepared to purchase land zoned as Landscape Conservation as I consider it far too risky for the above reasons.

I would appreciate knowing the reasoning behind council choosing not to allocate any rural living land under this draft proposal. I would also like to request that council reconsiders the proposed translation of the Environmental Living zones to Landscape Conservation.

I would like to move my small business to St Helens but may have to consider another area in the state if I am unable to find the right land.

Yours sincerely,

David Rann

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