

27/5/2022

Tasmanian Planning Commission
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Hello,

Response to Direction Number 1.13

- *Direction number 1.13: Provide clarification that the representor seeks a rezoning of land shown as Agriculture to the Rural Zone, and if so, provide a list of properties and or diagram(s) showing areas of land containing forestry operations which are recommended to be changed to the Rural Zone.*

Due to the nature of the current use and operations that occur as part of the natural operations of forestry activities Rural zoning is more compatible with permanent forestry activities.

Existing use and operations currently applied or undertaken would be the same as the use and operations that would be undertaken in the adjacent Rural zone example provide in the representation:

- *'Forico notes the apparent inconsistency between the zoning of State forest and adjoining private land that has a high probability of being maintained in the permanent forest estate. An example is shown below at Blackwood Creek whereby two parcels of State forest are zoned Rural Zone and adjoining private land in PTR's and under extensive plantation establishment is zoned Agriculture Zone. Whilst the use of the land is the same, different zoning will inevitably raise issues of inequitable application of land use and development regulation' representation provided by Forico to NMC dated 21/12/2021.*
- To support this example further, property location details are:
 - Forico managed property zoned **Agriculture**, PID 6751681 located at Blackwood Creek
 - Adjacent and nearby land zoned **Rural** PID 2928865 & PID 3389808 located at Blackwood Creek

In addition to the similar land use an example of similar operations which may be undertaken include:

- Felling, processing and forwarding of logs



- Road construction
- Quarrying for extraction and use of roading material for the property in which its included and other properties
- Transportation of processed logs.

Forico properties represent the same as the permanent forestry resource for the state, rural zoning prevents any unreasonable and undue impediments to undertaking normal activities which are identical to those operations undertaken on state forestry land and its current operations.

List of properties for Rural Zoning to be applied:

PID	LPS Proposed Zone	Location	Representor request for rezone
6751681	AG	Blackwood Creek	Rural
2779329	AG	Blackwood Creek	Rural
2807377	AG	Blackwood Creek	Rural
2046248	AG	Blessington	Rural
6398179	AG	Deddington	Rural
6398160	AG	Deddington	Rural
6398187	AG	Deddington	Rural
6422255	AG	Rossarden	Rural
3128675	AG	Rossarden	Rural
6421746	AG	Royal George	Rural
6421762	AG	Royal George	Rural



Mark Chopping
Land Manager

