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**From:** Mark Purton <mark.purton@bigpond.com>  
**Sent:** Friday, 14 October 2022 9:06 AM  
**To:** TPC Enquiry  
**Subject:** WWC LPS hearing 20/10/22  
**Attachments:** TPC final comments 2022.docx

**Categories:**

Hello.

We were unable to send this yesterday due to the interruptions to internet service in our area because of the wild weather.

We hope that you will accept it today?

Thanks in advance.

Mark & Judith Purton.

## **WATATAH/WYNYARD DRAFT LPS HEARING 20/10/2022**

### **Summary comments to Council's response to representation**

#### **Mark & Judith Purton: 19 Snares Rd, Moorleah.**

There are multiple areas within the municipality to which the Rural Zone may apply.

The council approach to addressing the issue (as they state in their response to submission 1), is to apply a blanket zoning to areas that could potentially fit into either the Agricultural Zone or the Rural Zone, favouring, it appears, the latter.

Obviously due to the nature of the lands in outlying areas of the municipality, there is a consistent mix of residential, agricultural and natural landscapes throughout and we believe that blanket approach to applying the Rural Zone may give rise to land use conflict, rather than addressing it.

That, we believe, is apparent in the immediate district surrounding our property, with a mix of all of those land uses, as well as mining leases, and private forest reserves nearby. Therefore, in a relatively small area there exist a huge range of land uses and there are many considerations that accompany those uses. For this reason alone, the Commission should consider applying the category with the highest protections, as once those protections are weakened, they cannot be re-introduced down the track. They can however be amended in the future should the need arise.

Whilst our property contains a dwelling and is relatively small compared with other farms, it contains a highly productive market garden that earns us a moderate but essential income. We do not see property size as an impediment to productivity. There are other small holdings of varying sizes surrounding ours that also contain dwellings, but that is also not a factor impeding the ability of those properties to carry out resource development, and create for themselves, productivity.

In fact, almost every property in this valley is used in an agricultural way regardless of size.

For example, to the north-west of us there is a holding that, although larger than ours, is use in a similar way, and also creates income from attending the local market. The property next to that on Pages Rd is grazing land which contains a herd of cows and each year also cuts a substantial amount of hay.

Adjacent to us is a horse stud. To the east of the Inglis river there is a goat farm, and next to that a large river flat acreage which grazes cows, produces hay and in the past 2 seasons has been cropped for vegetables. The 100+ acre property to the south-east of us, was used for decades as a piggery, and more recently for grazing and private timber reserve. It also contains gravel pits. To the west of us in Snares Rd, the property next to us is used for intensive animal husbandry, with a multitude of mixed animals. As for the other properties in Snares Rd, one is used to grow a commercial crop of tomatoes each year which are sold locally and in the past to a prominent Tasmanian sauce business, another contains a plant nursery and the products from that are also sold at local markets.

It is evident from this that the priority purpose of the properties in our locality is agriculture.

The character of the area has remained virtually unchanged in the 34 years we have lived here. There has been virtually no clearing of native vegetation in that time. The dwellings that exist have been here since the late 80's and early 90's with no new ones with the exception of one which was granted about 5 or so years ago to support the agricultural use it contains, and the most recent granting of a residential permit to use a shed and a caravan to facilitate animal husbandry, using existing infrastructure.

The current zoning is appropriate, and any weakening of it, is unnecessary. The status quo should remain, and the area deemed Agricultural.

The council has long held the view that the residences in our area mean that the priority purpose of the area is residential and somehow a scattering of houses alters the character of the land in this valley, and that agricultural use is not the most prominent use. This is simply not true.

This approach was used in the TPC hearing in 2017 when Council attempted to rezone the area to Rural Living Zone, but failed.

We believe the preservation of not only our area but many other similarly characterized within the municipality as Agricultural is vital in preserving the ability of land to be used in the most appropriate way into the future, with no weakening of the protections that currently apply.