

Tasmanian Planning Scheme, draft Amendments regarding lot 9 Wylies Road, Cygnet.

Property zone appropriateness.

As the owner of this property, I recognize that the zone it was under when I purchased the property in 2011 was a temporary / interim zone and therefore was always going to be reviewed.

I do not believe that any of my future plans negatively affect the conservation of the waterway or that the native logging regrowth is of high conservation value... indeed, improved access will better allow for weed management (currently dealing with the follow declared weeds; foxglove, blackberry, and Spanish heath), fire/ hazard reduction and allow me to better protect the untouched areas by focusing activity into centralized places within the property.

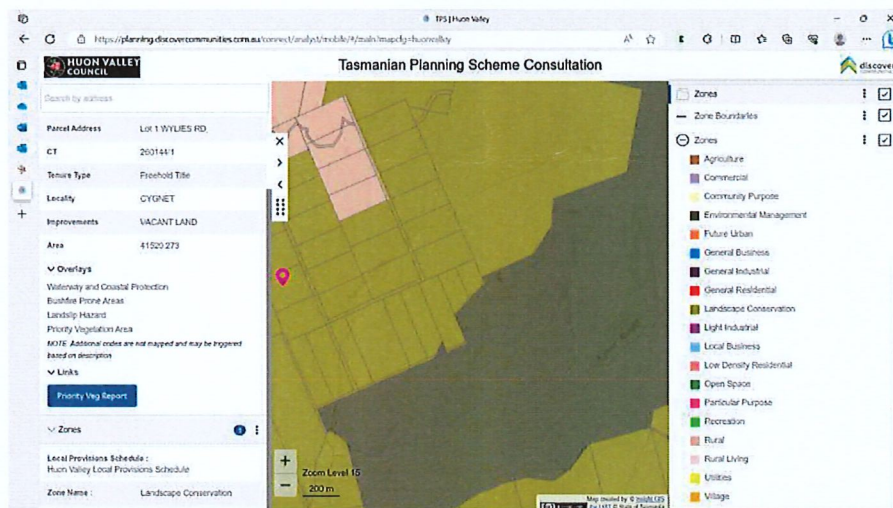
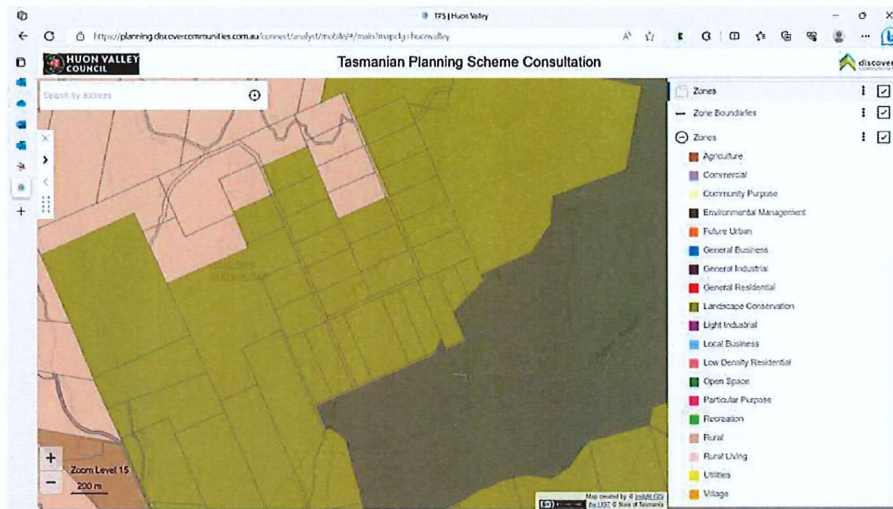
I find the suggested zoning approach haphazard being that all these blocks were sold with suggested building envelopes that did not take into consideration the slope of the land.

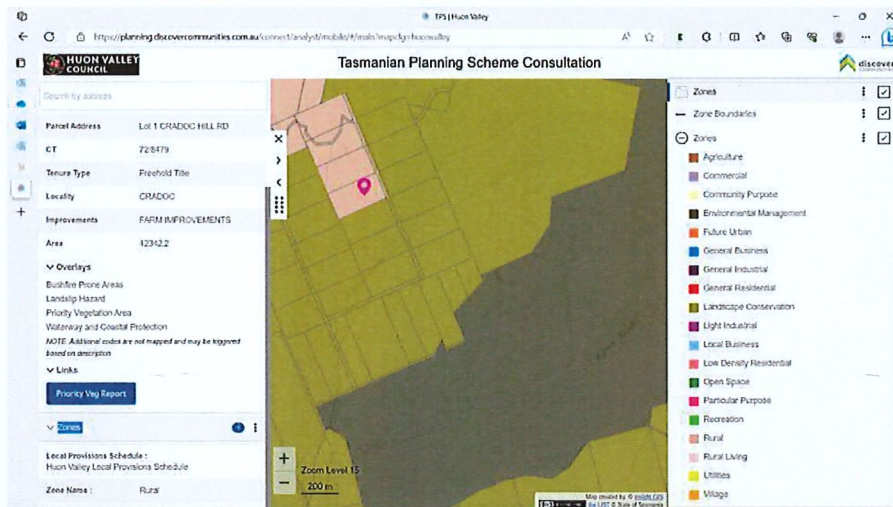
I can see why rural does not suit, as stated In the HVSC (35F Report) comments on my submission (191). however, my thoughts on what conservation means lead me to think that rural living is more suited to the area.

Conservation – to me the word conservation means ‘Active management of fire risks, invasive species (both plant and animal), and retention of all native vegetation.’, so by deeming my property landscape conservation, I will unwilling become a private citizen responsible for these duties. If it is due to a government authority that this zoning comes into place, I expect that there will be funds and physical / practical support from Local and State authorities to perform these conservation practices?

Listed purpose of L.C. is; **protection, conservation and management** of landscape values.

By calling the blocks with clearing Rural, due to having Farm Improvements, I presume that means clearings or pasture? In which case my place should also be considered with current aerial photography .





(The aerial photographs available on list are from the last year and does not show the recent improvements towards the berry farm which extends approximately 80 m to the west and 100m north of level parking area, or excavations that leveled the prior hand mattocked paths. I do intend for the majority to be unaffected native vegetation, but berry orchard and fire hazard measures/ vegetation reduction is well underway and not reflected in available 2022 photos.)

There is slightly less than 3 acres in various stages of vegetation reduction (where a waist high part of small trees is retained towards moisture and erosion control, regrowth on which will be kept to 1.5/2 meters for fire safety measures) Only larger gums deemed safety risk will be removed, so far approximately 20 have been identified and the building site is yet to be determined, as 'suggested' building envelope' when I bought the property was deemed irrelevant due after surveying showed the incorrect boundary assumptions had been used to position it (most of the suggested area was not even on my allotment, survey showed a 20 meter discrepancy between advertised boundary placement and correct ones.

So... With significantly less vegetation than shown, and a building site under evaluation, doesn't Rural Living (B) suit this property better?

My concerns -

First, how can it be deemed that solely a small pocket of properties conserve a waterway, as shire listed in their review of my place 191, while less than 200m uphill on the same waterway, a monoculture Bluegum farm can aerial spray herbicides? (Please see images included of recent landscape there, note directly feeds into Cygnet town waterways and no vegetation left)

It is insulting to put the onus on property owners of smallholdings previously zoned Rural Resource to conserve the landscape values while large tree farms on the same ridge and waterway are destructing

the very same landscape and waterways, with no buffers around (see images) valleys. With routine clear-felling and aerial herbicide blanketing occurring in their farm practices without consequence...meanwhile, under a landscape conservation zoning, my 10 acres gets scrutinized any developments no doubt incurring numerous fees from council and various specialist advisors in the hope that my future income source is deemed 'permitted'.

This property, like mine, has the overlays of;

Priority vegetation areas

Landslip hazard

Bushfire prone area

Waterway and coastal protection.







And the other side of the Wylies rd./ Slab rd. Junction, 1.5 km downstream, is agricultural zoning where there is cattle and strawberry farming on the waterway after it joins the main tributary between gray mountain and Cygnet town?

Why should I have to conserve the landscape while uphill (and downhill) can decimate it?

Surely, if Landscape Conservation is felt to be the correct call, a central strip of 5 acres should be zoned differently and available for me to utilize. I want to take the time to choose the best siting for orchard and house related infrastructures. In a Landscape Conservation zone, I cannot even collect storm water or put in solar without shire involvement. I am more than happy to accept a split zoning or overlays to protect the water way/ part closest to ridge top.

I understand the need to protect waterways and ridges as this is long known best practice, but 1 ha or larger lots that are not a strip along such areas should have LC zones within the allotment and owners be left with a choice to make the other areas profit bearing if desired.

Secondly, does what constitutes as 'farm improvements' as seen in attached images below, that means several of these blocks are being deemed Rural rather than Landscape Conservation mean that, if my

finances had allowed for earlier works, my property would be assessed by shire differently, and is the shires suggestion based on out-of-date aerial photography?

Thirdly, considering the various overlays of landslip, etc. and the ability to build a residence in an approval manner, would it not be more appropriate to have only a partial conservation zone?, protecting the waterway and ridge tops while allowing people with 10 acre allotments to do more things with part of their acreages?

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I am unfamiliar with all the parts of zoning regulations, but I tried to compare the different zonings in a table in relation to my property's future plans.

Taken From Huon Valley Interim Planning Scheme 2015

And From TPS State Planning Provisions doc 2022

Zone	11.0 Rural Living Zone (B)	22.0 Landscape Conservation Zone	My uses
Intentions / Purpose	<p>To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained.</p> <p>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>To provide for other use or development that does not cause an unreasonable loss of</p>	<p>To provide for the protection, conservation and management of landscape values.</p> <p>To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values</p>	<ul style="list-style-type: none">• Residence• Utilities (Solar Power, Dam/ Tanks, Stormwater)• Small commercial Orchard• Beehives• Processing/ Equipment Shed• Accommodation

	<p>amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p> <p>To provide for Visitor Accommodation that is compatible with residential character.</p>		
No Permit required	<p>Residential If for a single dwelling. (Building codes met and approval still required)</p> <p>Resource Development If for grazing.</p> <p>Utilities If for minor utilities. (off grid solar/power system, dam, storm water collection)</p>		<ul style="list-style-type: none"> • Residence • Utilities (Solar Power, Dam/ Tanks, Stormwater) • Small commercial Orchard • Beehives • Processing/ Equipment Shed
Permitted	Visitor Accommodation	Utilities If for minor utilities	<ul style="list-style-type: none"> • Accommodation • Utilities (Solar Power, Dam/ Tanks, Stormwater)
Discretionary	Resource Development If: (a) not for intensive animal husbandry or plantation forestry	<p>Residential If for a single dwelling.</p> <p>Resource Development If not for intensive animal husbandry or plantation forestry.</p> <p>Visitor Accommodation</p>	<ul style="list-style-type: none"> • Small commercial Orchard • Beehives • Residence • Accommodation

So, I find the LC zone very restrictive... I may never be allowed to build a house, let alone sheds etc. at all, let alone support myself.

My History with the property.

Purchased in March 2011, the size, location and zoning were all critical aspects of my decision, as was the price, which was low due to these things, but due to poor, unshire-maintained access, it is 4wd only

up to 9 months of the year. Ideally it would have been a pasture/ bush mixture but, now that I know the land there, I can see it is less suited to livestock grazing due to the slope. 10 acres gave enough to maintain a private and bush setting while also having plenty of room for a small income through food production, which the zoning suited.

I would not have bought a smaller block that I could not build a house *and* income on.

As a 'rural resource zone', It was suggested after purchase that I could harvest tree ferns and sell timber, until there was none left...I took this to mean 'clear for profit' or, 'utilize the existing resources to their fullest potential', and was glad I had purchased the property and not someone who would do just that, to me the natural surroundings are priceless.

The intention of myself and my late husband was to put a 2wd driveway in, up to a suitable house site (it is doubtful that the location of the building envelope suggested on the property at purchase time is best, or even fully on this title as the access was incorrectly surveyed and placement was based on supposed access location), clearing only enough area to provide timber for the building with a Lucas mill and room for dam, shed/ workshop, food production in a 'wilderness' styled food forest and appropriate fire buffers, as required to gain approval to build.

Since his death later in 2011, I have slowly built my skills and financial security to be able to take on this monumental task myself, while raising my 4 children. Several orchards have been planted and perished (unfortunately, wilderness style does not provide enough sunlight or protection from brush tailed possums) I have had soil tests and several lots of earthworks done, as well as being advised by many parties as to what is site appropriate.

Not least of which, I have been working at the property several days a week for the last 10 months on improvements towards the 'final picture' which is that of the original plan, a residence and food production sufficient for my family, with 2wd access, and sources of income via campsites and a 1-2 acre agricultural use section netted berry orchard with supporting infrastructure of beehives, dam and agricultural shed in which to process and pack harvest and store equipment. Such an income would be beyond the scope of "Home Based Business" because, seasonally, it would require the employment of more than 2 workers not residing on the property. Total development area for the orchard would be around 2 acres. Infrastructure survey to be conducted prior to earthworks for dam etc. As a low-income single mother, I have invested heavily on these outcomes. I currently spend up to 3 days a week working there by hand, have put myself through various course to upskill. The beehives and the hundreds of berry plants, and several massive rolls of netting waiting at my Ranelagh property for access improvements booked in for late Feb 2024, when the dry weather should make for a window of heavy vehicle accessibility.

The cost of which has been quoted at 80 thousand plus gravel, which was to be financed by a subdivision of my Ranelagh property, which was knocked back by shire, resulting in my putting the entire residence up for sale to finance the long awaited Wylies road developments. It would be devastating if, as I finally get the money to see my dreams come to fruition, the rules change and do not allow it. It feels like, If I had already done the earthworks and tree works required for the residence and berry farm, the proposed zone would be different, meaning your decision is based on a supposed lack of action from me, yet I have been working in a focused manner towards this goal for the last 13 years.

I have dreamt that I could have short stay accomodation there in my later years for tourists and to house season workers for the berry orchard, if permitted.

Feedback on the process in general.

My experience of this process is not ideal, as I was out of the state for a prolonged time, only hearing about the proposal through another community members social media discussion., allowing me to send a personal letter of concern, many who this affects directly are still unaware that any change is occurring, this has not been a fair and equitable process.

If and when new zones take effect, accurate, up to date information and aerial photography must be used to ensure that no one is adversely effected by their shires rulings/ compliance to new zone regulations ...people must be notified in writing, not just by digital means as many do not have reliable access to internet and emails can be accidently marked junk/ spam which would leave the owners of properties unaware (as many still are) that there have been any changes to historiacl zonings on their land.

Referenced documents

maps.thelist.tas.gov.au/listmap/app/list/map

huonvalley.tas.gov.au/wp-content/uploads/2022/01/State_Planning_Provisions.pdf

huonvalleycouncil-

my.sharepoint.com/personal/hvc_huonvalley_tas_gov_au/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fhvc_huonvalley_tas_gov_au%2FDocuments%2FHVC_Website_PublicShared%2FCouncil%20Meetings%2FCouncil%20Meetings%202023%2F01-January%2025%2FAttachments%2F10%2E003%20Combined%20Attachments%2035F%20Report%2Epdf&parent=%2Fpersonal%2Fhvc_huonvalley_tas_gov_au%2FDocuments%2FHVC_Website_PublicShared%2FCouncil%20Meetings%2FCouncil%20Meetings%202023%2F01-January%2025%2FAttachments&ga=1