
From: Fiona McOwan <fiona97@optusnet.com.au>
Sent: Friday, 9 September 2022 12:50 PM
To: TPC Enquiry
Cc: Michael Stevens
Subject: TUES 20SEP22 - Submission Addendum - 370 Strickland Road Strickland 7140

Categories:

Good Morning,

Thank you to Linda Graham for returning my inquiry telephone call on FRI 9SEP22.

This entire email is to be utilised as an addendum, in compliance with the required 7 (seven) days notice prior to TUES 20SEP22.

Please refer to the following links, which are to be utilised in addendum to our Submission for our property, to remain as Rural Resource:

[Central Highlands draft LPS Representation 11 - Michael Stevens and Fiona McOwan 7 October 2021 \(planning.tas.gov.au\)](#)

And

[Submission - Planning Authority - Agricultural assessment by Pinion Advisory 25 July 2022](#)

Page 36: Reference 3.10 Strickland.

As previously advised to the TPC, I will be speaking in support of our Submission to the TPC delegates on TUES 20SEP22. We request to be the first presenters of the advised time frame of 09:30 – 13:30. Speaking and presentation time requested is 15 to 20 minutes. **Please confirm via return email this can be achieved.** Thank you.

Reiteration of nil advisement (to the best of our knowledge) for this entire LPS Central Highlands. We did not receive any flyer in the mail or by email. I was reading the CHC Meeting Minutes and discovered, the LPS-CHI-TPS was being undertaken. An email sent to the CHC, with reply response 3SEP21 16:26, provided a copy of the flyer detailing CHC LPS Public Consultation 23AUG21-22OCT21.

Engagement of Agronomist Services:

Both Michael and I are retired with the nil funds availability to expend on the engagement of and for Agronomy services. The availability of this would provide expert advice in support of our Submission. Please take this into consideration for final decision making.

Water availability:

Very limited and we and our property are totally dependant on rainfall. Our water tanks are supported by private purchase of water through a water carrier company. We pay a premium living where we do for extra delivery and mileage costs. Please take this into consideration for final decision making.

Addendum Inquiries:

Advised by Planner CHC in an email dated 23AUG22 15:24 -the re zoning is classified “commercially” - **Quote:** The initial plans have shown your property changing zoning from Rural Resource to Agriculture. However, Council have questioned the suitability of properties such as yours and many others in the municipality, is the property really suitable for **commercial agricultural purposes?** In doing so, Council has commissioned several studies to determine areas of land which meet the criteria for the agriculture zone. This report was recently supported by Council and has been sent to the Commission for final approval. If the Commission approve and accept the findings of the report, then your property will be zoned Rural, which is the same as the previous zone, Rural Resource. **End quote.**

TPC response required:

Why or how is this now “commercial agricultural purposes” re zoning for our property?

Up to date property photographs:

We note the property photographs provided on our Submission (page 5) were taken upon our initial purchase in MAY19. The property has regenerated and more than 75% is over grown with Pteridium aquilinum (bracken fern). Chemical or pesticide action is not an action we wish to undertake, in protection of and to the soil and surrounds. This is not conducive for “commercial agricultural purposes”. Please take this into consideration for final decision making.

TPC response required:

If additional or up to date property photographs are required, please advise prior to TUES 20SEP22.

Value of our Property:

The value of our property could be significantly impacted upon the re zoning. Future generational legacy could be turned away from this property. This would inhibit any amendment to the current home or additional whether temporary or not, homes are built on the property. Only building in support of agriculture could be erected on the property. This is not conducive to ongoing future legacy of this land. Please take this into consideration for final decision making.

TPC response required:

Impact of property value upon possible property re zoning.

CHC Rate Increase/s:

If our property is re zoned, there is a possibility of CHC rate increases. As advised previously, we are both retired. Any property rate increases would be an additional future burden on what is already steadily increasing costs of living. This also would impact future generational legacy for the property. Please take this into consideration for final decision making.

TPC response required:

Impact of CHC property rate increases.

Who exactly makes the final re zoning decision:

We express our concern as to who will exactly make the re zoning decision. Has at any stage any TPC delegate/s and/or staff physically been to or seen our property? What core indicators will be utilised for this decision? How can a decision so critical to our future and our properties future be made from a desk (if this is the case)? Do any of the TPC understand fully the holistic impact and future generational legacy the possible re zoning will have?

TPC response required:

Confirmation TPC delegates or staff have physically been to our sighted our property to assist in the holistic decision making process. Inclusive of core indicators.

How will and when will the re zoning decision be made:

There is differing communication and advice as to be will and how the final decision will be notified to us as property owners.

TPC response required:

How will and when will the re zoning decision be made? Inclusive of notification format.

Right of Appeal:

Why is there no right of appeal? Advice received is only on an aspect of law can an appeal be lodged. This in our opinion does not comply with full transparency, procedural fairness, due diligence or governance.

TPC response required:

Provision of full response detailing why there is no right of appeal.

I look forward to and speaking with the Tasmanian Planning Commission delegates on TUES 20SEP22.

Thank you and regards,
Fiona McOwan and Michael Stevens
370 Strickland Road
STRICKLAND TAS 7140
M: 0402405531/0410433150.