

**Kathy Bradburn**

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**From:** voakes@internode.on.net  
**Sent:** Tuesday, 19 October 2021 10:51 AM  
**To:** development  
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**Subject:** Tasmanian Planning Scheme - Central Highlands - Feedback

To whom it may concern

To be brutally honest what is going on with this rezoning business. As a consumer of food I get the preservation of our agricultural land is critical. As a Horticulture teacher I understand the nuances of food security more than most. But why on earth is my tiny block proposed to be reclassified from 'Rural Resource' to 'Agriculture'.

My property is located at 168 Risbys Road, Ellendale Tasmania 7140. According to my council rates the property ID is 7147419. At present our land is classified as 26.0 Rural resource. Being a 12.17ha steeply sloped property, with approximately 50% natural bush, our property is not what anyone would call 'prime agricultural land'. I understand classifying adjacent allotments that are significantly larger as '21.0 Agriculture', but not ours. Yes, I know this sounds like a 'not in my backyard' type argument of which I hear a lot, especially when it comes to tree preservation on suburban blocks. The fact is that our property is too small, and too steeply sloped to be successfully used for anything more than a small scale hobby farm.

Were our property be reclassified to 21.0 Agriculture I am concerned that it will make out home unlivable. It will certainly significantly limit our ability to earn a living from our small block as enterprises other than those specifically classed as 'Agriculture' will be prohibited. I am also concerned that the 'No acceptable solution' bit in the regulations in regards to residential dwellings. I presume that existing dwellings will be exempted from this, but what happens if I have children and need to extend the house to fit more bedrooms in, or at some point would like to add a verandah so my home is more in keeping with a farm house.

And who on earth did the mapping for this? Was there any 'boots on ground' to 'ground truth' the arbitrary lines placed on a map? Our little property juts out from the line that is following the boundaries of the adjacent large properties, almost like someone sneezed while drawing the outline. There is also powerlines and associated infrastructure running through the middle of our property which has not been included on the plans available. This infrastructure owned by the utility company further limits the potential use of our property. Even if we were to be able to start large scale production of a valuable agricultural crop we are limited in the harvest machinery that can be brought onto our block, due to the steepness of the slopes, softness of the sand based topsoil and the clearance required for the powerlines.

To add to the challenge of all this the documents provided by the Planning Department are written in such verbose legalese that much of it is incomprehensible. My primary training is in Landscape Design and Arboriculture Consultancy. I have spent many years reviewing local, state and federal government legislation and planning policy documents. The maps and documents provided during this public consultation process are indigestible. The sheer number of documents to be waded through is daunting. When you actually then start to dive in the references to 'Criteria 1' and 'Guideline AZ' the document become a quagmire of cross-referenced cross-referencing. I swear there was one point where I went in a loop for a good 15 minutes bouncing from one document to the next to the next before I realized I was going around in circles.

And don't start me on the blasted formatting of these documents. If this were a student assessment task I'd send it back for a thorough review. Repeating table headings take 5 clicks to incorporate. If you don't know how to do this please google '[add a header row to a table](#)'. There will literally be over 48 million results, the first being the Microsoft guide on how to do this. If you get really stuck please call me and I'll talk you through the steps. In this day and age with copy and paste and autocorrect please stop using abbreviations. A paragraph full of AZ's, RZ's and ALMP's becomes a quagmire to decipher. I know you're trying to keep up with the youngsters and their DM speak, but really. This is an official government policy document. It should read as such. There should be proper captions

on all images, colour codes on maps should be clearly discernable with no colours that are close in tone, paragraphs should contain a minimum of 2 sentences, not one. And as an English teacher once said to me 'If you need to take a breath while reading a sentence it is too long'. And last point on basic grammar and communications, please set your dictionary to Australian English. The appearance of the letter 'z' should be significantly smaller than it is in these documents, or has someone been paid by the US government to speed up the subversion of the English language.

And for my last concern about this proposal who is the numpty in charge of deciding to take away the discretionary powers of local government as it relates to the management and protection of specific areas such as Lake Meadowbank. It's almost like the state government is attempting to do away with local government entirely. Who is better placed to know the opportunities, constraints and community sentiments in regards to managing locally significant areas such as Lake Meadowbank than the local council who has boots on the ground and ears in the community. The section in charge of managing say Mount Wellington has no concept of the necessities of managing Lake Meadowbank, and nor should they be expected to. Yes, I agree there needs to be a consistent, overarching, framework governing how decisions about managing areas of local significance are made, but to essentially take the minutia of daily management out of local government's hands is preposterous.

If you require any additional information please don't hesitate to contact me.

Regards

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