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**Sent:** Tuesday, 2 May 2023 6:58 AM  
**To:** TPC Enquiry  
**Cc:** Social Ecology  
**Subject:** TPC Huonville representation

**Categories:**

Chairperson  
Tasmanian Planning Commission  
Huon hearings.

Representation Overview

(Without prejudice.  
To new information, new understandings and errors of fact)

Title reference.  
CT 237661, Folio1, Edition 3, 21 July 2004, Duncan Charles Mills

Introduction.

My now, regrowth wet Eucalypt forest block is 18.46 ha top of Guys rd on a Southern shoulder of Galleries Hill altitude 350m.

A block regrown after abandonment from grasslands subsequent to 18century harvesting of tall oldgrowth canopy of grassy open forest; Evidence: decaying large stumps and barbed fencing .

Sold to me as a Freehold rural residential forest block with 1976 shack and shed.

I purchased the block after retiring from 30years farming in Nth Tas, to reside on and grow native forest, following Agro Forestry and close to nature forestry principles, and to leave to my successors/grandchildren in system of trust following these principles.

I use the block for passive recreation, food gardening and my contribution to ecosystem services, to offset my other personal impacts.

It is my intention to leave my family/successors the options of a residence and ecocabin development in an agroforestry context, if they choose to undertake the trusted duty of care, if not other qualified and committed trustworthy people approved by a planned trust.

1.History of Galleries Hill locality and implied continuing blockholder rights.

- This property was subdivided last century by Port Cygnet Council, as one of many residential bush blocks to meet new settler demand in the 70s.
- Council planners approved subdivisions for this purpose.
- Amalgamation legislation Australia wide requires current councils to honour all past decisions.
- Subsequent rating as for residential block recognises the fact.
- Integrity of the Torrens title land tenure system depends on respect for implied attached rights to fee simple titles created at subdivision.

Objection 1. The HVC as the delegated planning authority did not take these rights into account, as they should have in common law, when applying the zoning reclassification. Unlike other councils state wide as the Huon Valley Zoning Association comparative analysis shows

2.LandscapeConservationZoning social ecological problems.

"Landscape", Implies preserving subjective visual amenity for public benefit. That being the case, loss of value is to be compensated appropriately.

A) visibility: This block, and most others on Galleries and Toby's Hill are not normally visible to the public. So this element of LCZ does not apply in this case.

B) Visuals are only a snapshot in time. Relevant to the prevailing culture of the moment, and not often relevant to goals of ecological vitality and health.

In 1900 this locality was grassy forest grazed by cattle, as remnant barb wire fencing and 2metre stumps show. Following perhaps 500 generations of Aboriginal strategic cultural burning for grassy tall forest ecosystem maintenance. Ref:SETAC

This can only now be achieved by close to nature forest management, which requires harvesting of positively selected mature trees and thinnings, having regard to maintaining the whole forest provision of ecosystem services; and management of catastrophic wildfire risk by controlling midstorey ladderfuels with ecologically informed herbivore use. Ref:Benambra Agroforestry Network, Rowan Reid etal. Or occasional use of cultural burning.

C) .  
In the context of ecological science, "Conservation" means, if it is degraded in terms of biological and structural diversity (as it his block has been since colonisation with exclusion of indigenous cultural care), then restoring its diversity and its sequestered living carbon and its primary productivity requires nuanced active management; The soil under grassy forest conditions, being the greatest site for secure and productive storage of organic carbon and genetic diversity. Only possible if the full suite of species: plants, animals and hydrology of tall canopy are protected and or reinstated.

"Conservation" cannot be defined by abstract vegetation or threatened species mapping and their arbitrary definitions without holistic site specific dynamic systems analysis.

Conservation of this dynamic complexity is vital to the whole community as ecosystems services. Specialist planning support is required free of charge to small landholder stewards in support their contribution to the common good through ecosystem services.

3.Given that land use is strategically a Critical system, "worst case" must be part of systems design.

The obvious implied worst case outcome of LCZ given its "discretion of planners" would prevent the development of personally accountable and site specific stewardship. (Planning Act drafting guidelines warn against unspecific wording such as "discretion")

A deeply informed stewardship lost two centuries ago with Aboriginal dispossession, and impossible to replicate administratively; but with cultural reconciliation, possible in the future with the application of a process of cultural/scientific dialogue and adaptation.

4. Profound philisophic failure of the planning act.

A) to require a dynamic social ecological risk and impact framework.

B) to define and effectively communicate, ecologically, what its goals are, and thus the permissions of local provisions schedules.

C) to define what knowledge systems must inform planning ie) cultural care of country, scientific, community needs and vulnerabilities.

#### Summary

If the Act can not be amended in time, then a more appropriate zone must be found, or a Special Provisions zone declared that facilitates the intended purpose of this Port Cygnet Subdivision of last century.

This critique is purely functional, being personal gives a chance for clarity as a fractal of a complex system. It wishes to acknowledge the necessity of a Tasmanian Planning Commission , and the well intentioned efforts of all actors to plan for best ecologically sustainable use of Lutruwita/Tasmania in a profoundly complex and dynamic field.

However we must be aware, in our self reflection of the old adage "the road to hell is paved with good intentions" and to avoid cynicism and embrace early each mistake as an invitation to learn and adapt.