

26 Victoria Esplanade
Bellerive 7018

Mr John Ramsay (Chair)
Tasmanian Planning Commission
144 Macquarie Street
Hobart 7000

01 May 2023

Re: Draft Huon Valley Local Provisions Schedule No 283

Representation - 385 Scotts Rd, Cairns Bay, PID:5261330

Dear Mr. Ramsay

I wish to add further comment to my previous submission re the rezoning of the aforementioned property.

At the directions hearing on 21 March 2023, there was a discussion regarding the weight given to expert evidence in decisions regarding rezoning. It was acknowledged that if expert advice is obtained and provided by representors this will be given due weight. Unfortunately, due to my financial position I have been unable to obtain expert advice (consultants, soil testing etc.) to support my submissions as engaging consultants to give expert advice is extremely costly. The current Tasmanian Planning Commission (TPC) process therefore discriminates against low-income earners (including some low and some retirees). I request that the TPC address how this discriminative process will be addressed i.e. extension to review process and funding of consultants.

The points raised in the original submission to the Huon Valley Council (HVC) have not been addressed and I include this submission (30 May 2022) as attachment 1. I request that the TPC address these points at the upcoming hearing on Day 12, 15 May 2023.

Furthermore, I would like to include the following comments based on my original submission and further comments from RMCG (Environmental & Agricultural Consultants) 2nd round review for submission 5 Planning Authorities Response.

Point 1:

Lack of access to a water source sufficient to conduct small and medium scale agriculture has not been addressed by RMCG with no clear indication as to how this could occur. (ie. will HVC or the Tasmanian

Government be providing water that is free or at a greatly reduced cost from the Tas Water mains supply?)

Point 2:

In relation to RMCG's Comment 2nd round review 02/09/2022. I find this statement to be predominantly misleading. The premise of the review is based around the property sharing approximately 60% of its NE boundary with an orchard. The comment refers to the fact that any nonagricultural development on my property within 200m of the orchard would create a conflict of interest with the orchard. This statement is totally inconsistent with the rezoning of the adjacent property at 20 Dawson Rd, Cairns Bay - PID:525979. That property shares the remainder of my NE boundary and the majority of the SE boundary. It is currently zoned under the interim planning scheme as Significant Agricultural and is being rezoned as Rural. 20 Dawson Rd, Cairns Bay - PID:5259791 also shares a much greater northern boundary length with the same orchard that has been referred to in the RMCG's assessment that supports the Huon Valley Council (HVC) zoning of my property. The property at 20 Dawson Rd, Cairns Bay - PID:5259791 also contains a sizable water source that would be capable of supporting agriculture whereas my property does not have access to water for irrigation. I request that HVC provide reasons for their decision to rezone 20 Dawsons Road, Cairns Bay – PID:5259791 from Significant Agricultural to Rural and my property from Significant Agricultural to Agriculture.

Point 3:

Due to the size of my property and the percentage of unfarmable land (estimated to be 25% of the total) any future small scale agricultural use would need to look to a very niche market such as organic small scale production. The RMCG's statement regarding conflict with the adjoining orchard seems to indicate that they support practices such as uncontrolled over spraying of chemicals and cross contamination from neighboring properties. Development of future organic small scale agricultural (only financially viable option) would be at greater risk of contamination from the orchard than what has been suggested in comments from RMCG.

Point 4:

It is my understanding that the grandfather clause which is covered in the proposed planning scheme allows for the continued use of cattle breeding and hay production. This clause would be broken on the future sale of my property to my son, or another party, meaning that any future use of the property would be required to comply with the requirements of agriculture zoning. This would result in significant devaluation of my property as anyone wishing to develop a small scale niche agricultural enterprise as mentioned in Point 3 above would be looking to also reside on the property (residential dwelling). I request clarification as to how the Tasmanian Government or HVC will be providing financial remuneration for the devaluation of the property.

I thank you in advance for taking my representation into consideration.

Please do not hesitate to contact me, should you require any further information.

Regards,

Jenny Robinson
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