

From: "Joanne Dance" <jodancesports@live.com.au>
Sent: Mon, 30 May 2022 10:59:04 +1000
To: "stateplanning@dpac.tas.gov.au"
<stateplanning@dpac.tas.gov.au>; "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Subject: FW: planning scheme changes - Draft Huon Valley Local Provisions Schedule

Sorry one email address below was incorrect – so resending – see below.

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From: [Joanne Dance](#)
Sent: Monday, 30 May 2022 10:54 AM
To: planning.unit@justice.tas.gov.au; hvc@huonvalley.tas.gov.au
Subject: planning scheme changes - Draft Huon Valley Local Provisions Schedule

To : whom it may concern
& The General Manager, Huon Valley Council

Hi,

We are concerned about how the new proposed draft will affect our property at Petcheys Bay, Title reference 142410/2. With a proposed zoning of rural, it appears that it will still have a minimum of 40 ha sub division applied to it. This is problematic as a large part of the property is not suitable for farming. Also with increasing complaints from neighbours now in close vicinity, with noise, operating hours etc, the zoning would be better being rural lifestyle? with 10ha blocks ; especially given the topography of the site, 80% being unsuitable for farming. This is because it is too steep, poor soil, no water availability or storage potential. You can not farm without these. With ever increasing input, labour costs and decreasing returns, the viability of small farming enterprises is becoming non profitable. The ever changing weather also is playing a huge part in farming this site, nil/low rainfall during late spring to mid autumn, increasing temperatures and wind events, requiring more irrigation from limited resource, No stream on this site, totally reliant on natural run off. There is a reserve road providing access to back of property. An alternative zoning of rural lifestyle is sought to maximise the full potential of the property, particular those areas that are not suitable as rural.

Your help appreciated.

Robin & Joanne Dance.

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