

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Wed, 25 May 2022 22:13:52 +1000
To: hvc@huonvalley.tas.gov.au;robyngiec@gmail.com
Subject: Planning Representation - Robyn Giec - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)	Robyn Giec
Are you lodging as a Individual, Company or Organisation	Individual/s
Of Address	98 Maxfields Rd, Franklin 7113.
Address Line 2	PO Box 185
Town or Suburb	Sandy Bay
Postcode	7006
Email	robyngiec@gmail.com
Phone Number	0447710079
Comments	Please find attached my amended submission to reconsider the proposed rezoning of my property. I made a submission earlier and now need to edit that submission as I have researched further and realise that a more accurate rezoning is rural residential rather than agriculture.
File	<ul style="list-style-type: none"> • listmap-images-single25052022.pdf • incorrect-vegetation-report25052022.pdf • 20220521_1551581.jpg • 20220521_1551531.jpg • 20220521_1551491.jpg • 20220521_155144-11.jpg • 20220521_1229411.jpg • listmap-print1815174178334902934.pdf

- [rezone-final-letter25052022.pdf](#)

Submit Application

- Yes Submit

SUBMISSION REGARDING THE PROPOSED REZONING OF 98 MAXFIELDS RD, FRANKLIN 7113

I, Robyn Giec, am writing to strongly oppose the proposed rezoning of 98 Maxfields Rd, Franklin 7113 (from here referred to as the property). I propose that the property be correctly classified as RURAL LIVING in keeping with its function and its position with the surrounding properties.

My points to support this application are:-

1. The property was part of a much bigger farm enterprise prior to its being parcelled off and sold. I am not sure of the timing of this but it was prior to 1985, which is when the buildings were constructed by the then owner, Nigel Jones. He added horses to the property, which were housed in the main paddock. Therefore, it is clear that the property was already a farm rather than a conservation site.
2. I bought the property in 1998 from Ann Smith. At this time, the maintained paddocks, which were regularly slashed, farm/electric fencing, cattle yards, a livestock loading ramp and a dam were already in existence. The intention was always to continue the farm element when I retired from my career. This time is slowly approaching. Since our purchase, there have been cattle agisted on the property at various times as a favour to our neighbours. The livestock have been free ranged throughout the entire property.
3. When the 2018/2019 fires came through, I knew that I had to reduce the risk of fire damage in the future and had the paddocks properly cleared by Lindsay Doyle. The fencing was also upgraded to wallaby proof/electric fencing. The property was registered with DPIPW and a property identification code obtained for the purpose of running sheep, planting timber and growing saffron. I also obtained a national livestock identification system registration so as to be able to buy and sell livestock. My business, "Huon Homegrown", was also registered with ASIC. Since then, I have planted further pasture grass whilst maintaining a slashed paddock and have been working to convert one of the existing sheds to a sheering shed. I have also been working, by hand, to reduce the blackberries and african feather grass as well as other weeds from the property. I now have 6 dorper sheep on the land whose purpose is to help keep the weeds down prior to introducing the wool sheep. Ultimately, I plan to have 30 sheep in total. I also plan to plant slow growing timbers as an investment for my 4 children (or their children). I would hope to see an income from the property in the next 2 years, as a small "farm to you" enterprise which is an important, growing identity in the Huon Valley. With the advent of local wineries and cider production and sales within the Valley, I believe that local produce sale on a small scale, will have a positive impact on tourism for the region. Also, local produce and sales offers low "food miles" thus offering an ecologically friendly source of produce. My youngest daughter and I are registered to attend a sheep husbandry/sheering workshop in November 2022 to give us further skills to make this happen.
4. The property is surrounded by farming and rural land and is part of a farming community.

There are surrounding rural residential properties. It has not, for more than 35 years at least, been part of a conservation property, and continues to be a worked farm that will be productive again in the next few years. In fact, I have been told that the greater property from which my two titles were parcelled, has been farmed for more than 100 years. The farming and agriculture way of life is the backbone of this community and should not only be continued, but be encouraged.

5. The 95394/1 title which is proposed to be classed as landscape conservation is cleared paddocks, a dam, farm sheds and a house with cattle yards, cattle runs and sheep. The trees surrounding the house are all introduced and include chestnuts, silver birch, ash, pine, wisteria, oak and cherry. None of this is native and certainly not threatened and predates my purchase. I have planted cider gum and robinia since owning the property. I strongly refute the claim in a priority vegetation report that there is *Eucalyptus ovata* on encroaching on my northern fence line. This is just not true. I have no trees on the fence line at all. If there were trees on this northern fence, it could not have been constructed.

6. The 95394/2 title is being called landscape conservation. Aerial photographs over the years show leaf cover. These photos are of such quality that it does not actually show the type of vegetation clearly, and certainly not the nature of the tree trunks and does not indicate the safety associated with them. The trees in this area are generally suckers and, because of this, are thin and nonestablished. Many of them have a trunk circumference less than 3 inches and are, therefore, considered shrubs. These shrubs are considered a fire risk. The trees and shrubs are dangerous due to their ease of falling in wind and dropping limbs. There are only a few trees that are of stronger build but even these are dangerous to us because of the fire risk and physical trauma due to limbs dropping. The nature of this is not evident from the sky and only visible from the ground. Therefore, I would suggest that the assessment of this area is not correct. Please note, that there is also no *Eucalyptus ovata* identified on either of the 2 titles associated with 98 Maxfields Rd, Franklin.

7. Please also note the images from maps.thelist.gov.au which confirms that the use of the land from 2002 was rural residential which is well after my purchase date of June 1997. With the obvious development in the Huon region, it seems incongruous for the HVC to place such restrictions on land which has been purchased in good faith to continue to produce and be valuable to both my family and the community down the track as productive land (in my case as local wool, rare timber and saffron production).


Again, I request that the rezoning of both of my titles be changed to rural residential.

Please feel free to contact me to discuss this issue further.

Yours sincerely

Robyn Giec

ph. 0447710079


rob yngiec@gmail.com

Identify Results

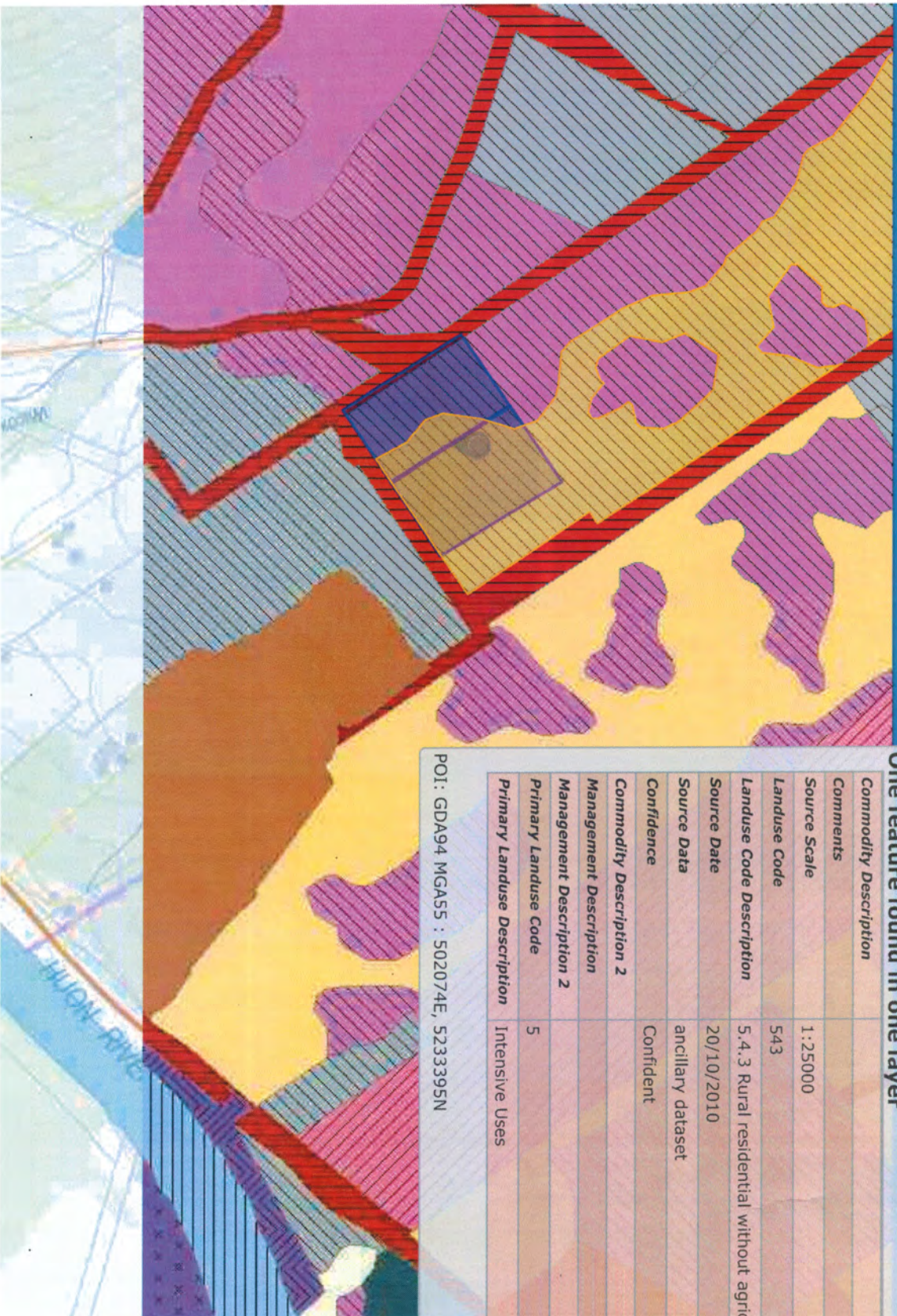
Disclaimer

One feature found in one layer

<i>Commodity Description</i>	
<i>Comments</i>	
<i>Source Scale</i>	1:25000
<i>Landuse Code</i>	543
<i>Landuse Code Description</i>	5.4.3 Rural residential without agriculture
<i>Source Date</i>	20/10/2010
<i>Source Data</i>	ancillary dataset
<i>Confidence</i>	Confident
<i>Commodity Description 2</i>	
<i>Management Description</i>	
<i>Management Description 2</i>	
<i>Primary Landuse Code</i>	5
<i>Primary Landuse Description</i>	Intensive Uses

POI: GDA94 MGA55 : 502074E, 5233395N

Identify Opt



GDA94 MGA55 : 502909E, 52333333N 1:6,771 **Disclaimer and Copyright Notice**

Providing **all** the information about **your property**

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
7454160	95394/2	98 MAXFIELDS RD	FRANKLIN	DWELLING	16120

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

Priority Vegetation Details

Relative Rarity



- (DOV) Eucalyptus ovata forest and woodland

Relative rarity, or extent, is scaled to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive. The threshold of 2,000 ha is used by the Forest Practices Authority.

Why is it included?

- Less than 2000 hectares of the community in the bioregion

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

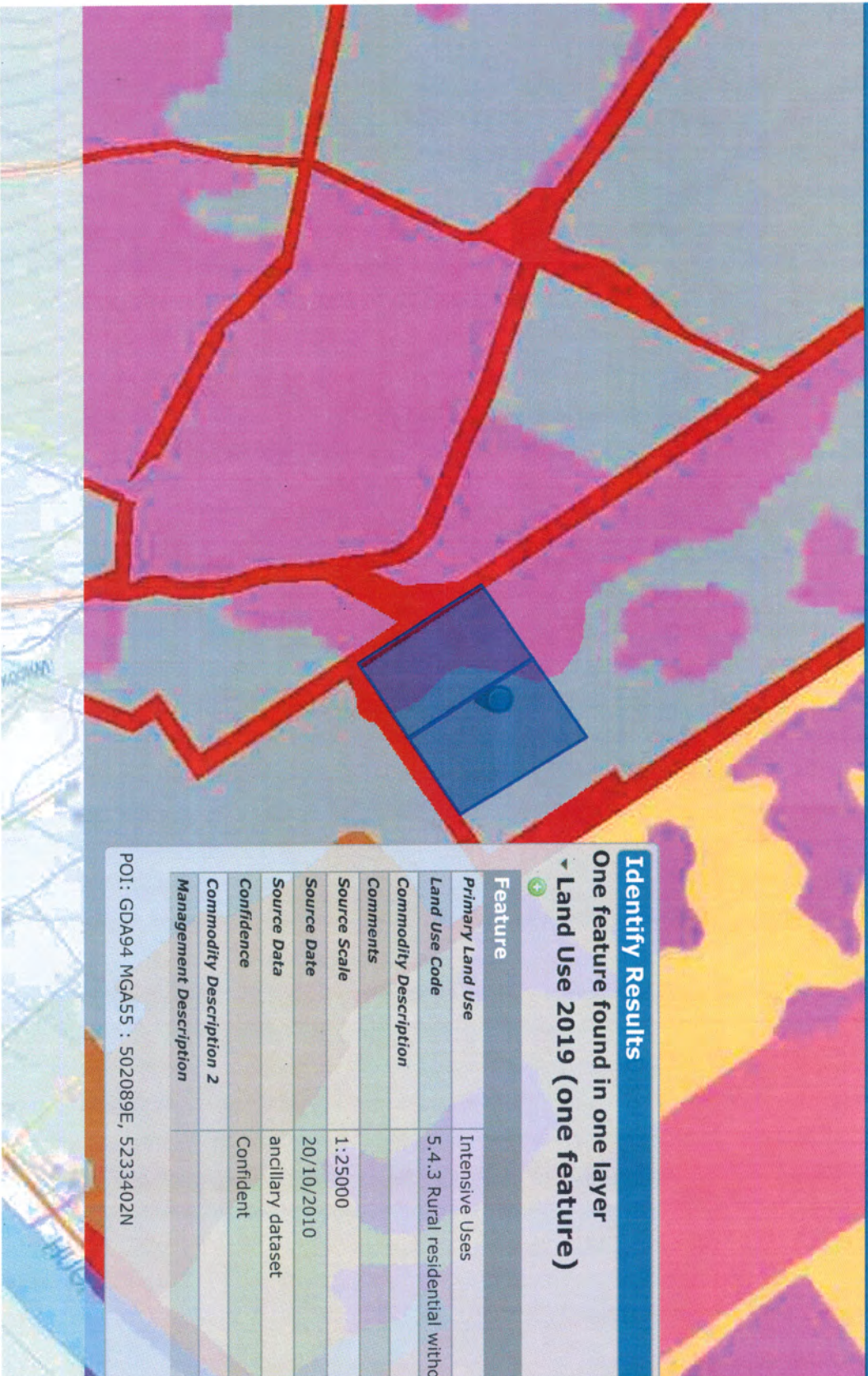












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+ Land Use 2019 (one feature)

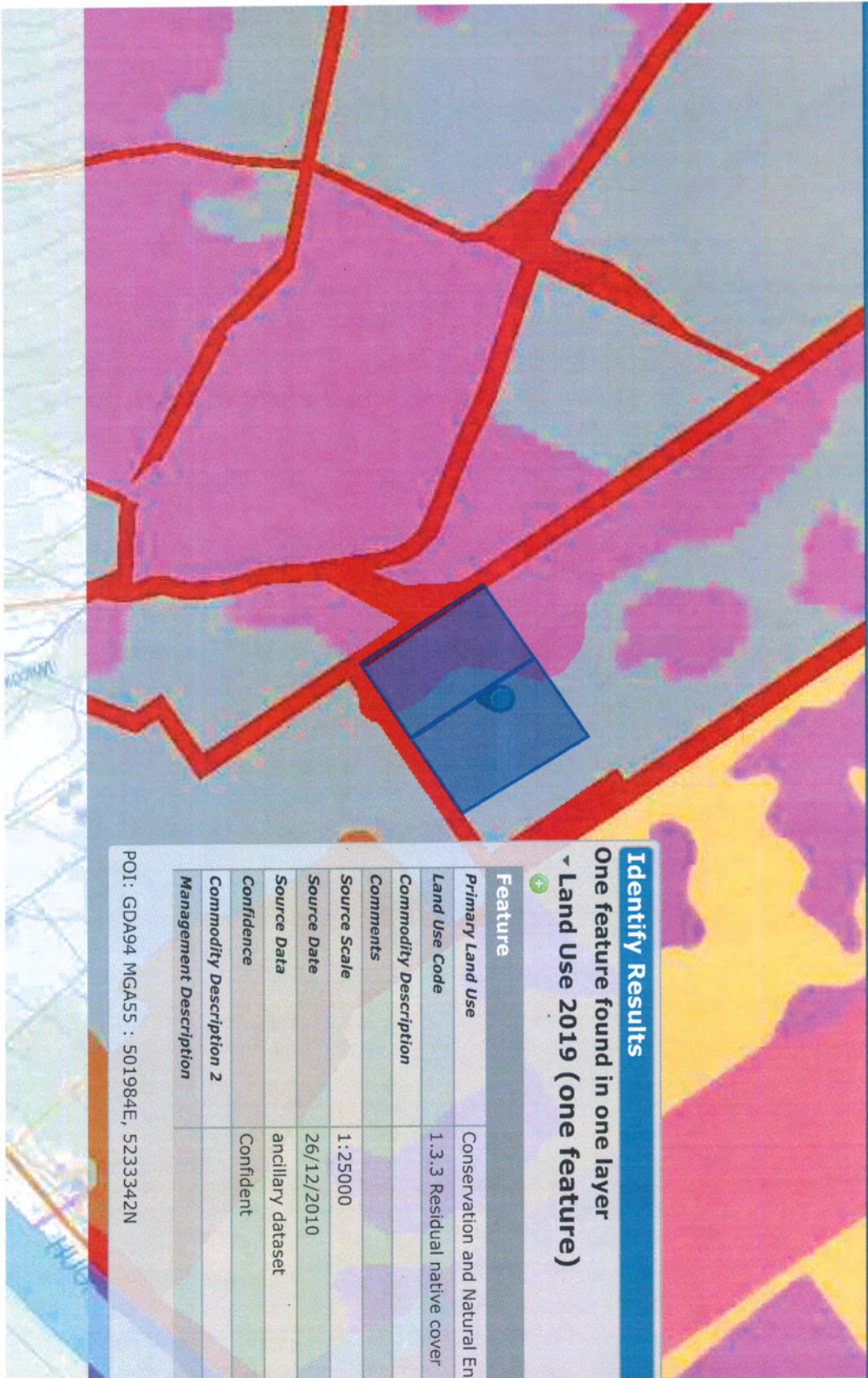
Feature	
Primary Land Use	Intensive Uses
Land Use Code	5.4.3 Rural residential without agriculture
Commodity Description	
Comments	
Source Scale	1:25000
Source Date	20/10/2010
Source Data	ancillary dataset
Confidence	Confident
Commodity Description 2	
Management Description	

POI: GDA94 MGA55 : 502089E, 5233402N

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GDA94 MGA55 : 502089E, 5233402N 1:6,771 Disclaimer and Copyright Notice



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- Land Use 2019 (one feature)

Feature	
Primary Land Use	Conservation and Natural Environments
Land Use Code	1.3.3 Residual native cover
Commodity Description	
Comments	
Source Scale	1:25000
Source Date	26/12/2010
Source Data	ancillary dataset
Confidence	Confident
Commodity Description 2	
Management Description	

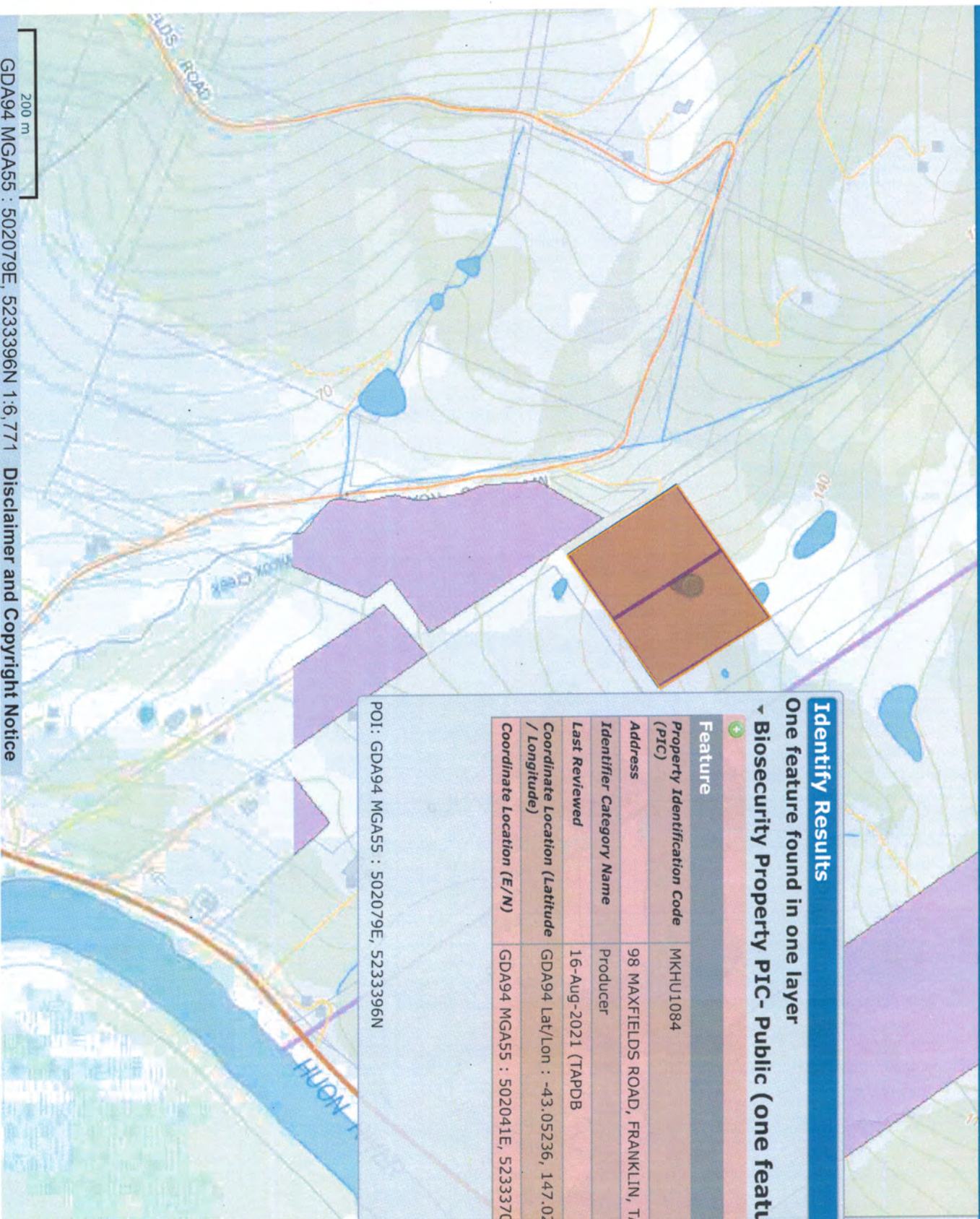
POI: GDA94 MGA55 : 501984E, 5233342N

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▶ Biosecurity Property PIC- Public (one feature)

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Feature	
Property Identification Code (PIC)	MKHU1084
Address	98 MAXFIELDS ROAD, FRANKLIN, TAS, AUSTRALIA, 7113
Identifier Category Name	Producer
Last Reviewed	16-Aug-2021 (TAPDB)
Coordinate Location (Latitude / Longitude)	GDA94 Lat/Lon : -43.05236, 147.02506
Coordinate Location (E/N)	GDA94 MGA55 : 502041E, 5233370N

POI: GDA94 MGA55 : 502079E, 5233396N

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GDA94 MGA55 : 502079E, 5233396N 1:6,771 Disclaimer and Copyright Notice

TASMAP's new
1:50 000 Topographic
Mapping Series
LandTasmania

Identify Results

One feature found in one layer

Commodity Description	
Comments	
Source Scale	1:25000
Landuse Code	543
Landuse Code Description	5.4.3 Rural residential without agriculture
Source Date	20/10/2010
Source Data	ancillary dataset
Confidence	Confident
Commodity Description 2	
Management Description	
Management Description 2	
Primary Landuse Code	5
Primary Landuse Description	Intensive Uses

POI: GDA94 MGA55 : 502074E, 5233395N

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200 m

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<i>Commodity Description</i>	
<i>Comments</i>	
<i>Source Scale</i>	1:25000
<i>Landuse Code</i>	133
<i>Landuse Code Description</i>	1.3.3 Residual native cover
<i>Source Date</i>	26/12/2010
<i>Source Data</i>	ancillary dataset
<i>Confidence</i>	Confident
<i>Commodity Description 2</i>	
<i>Management Description</i>	
<i>Management Description 2</i>	
<i>Primary Landuse Code</i>	1
<i>Primary Landuse Description</i>	Conservation and Natural Environments

POI: GDA94 MGA55 : 501986E, 5233341N

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One feature found in one layer

Feature	
Vegetation Community Group	Modified land
Vegetation Community Code	FAG
Vegetation Community Description	(FAG) Agricultural land
Canopy Tree	
Forest Structure	Other
Source Date	24/02/1996
Field Checked	
Source Type	Photo
Source IRS	4.
Project	PRE_TASVEG_1_2-DPIPWE-2005
Shape Area	4777741.556741

POI: GDA94 MGA55 : 502082E, 5233396N

Identify Opt



200 m

GDA94 MGA55 : 502126E, 5233405N 1:6, 771 Disclaimer and Copyright Notice

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Identify Results

One feature found in one layer

Feature	
Vegetation Community Group	Modified land
Vegetation Community Code	FAG
Vegetation Community Description	(FAG) Agricultural land
Canopy Tree	
Forest Structure	Other
Source Date	24/02/1996
Field Checked	
Source Type	Photo
Source IRS	4.
Project	PRE_TASVEG_1_2-DPIPWE-2005
Shape Area	4777741.556741

POI: GDA94 MGA55 : 502082E, 5233396N

Identify Opt



200 m

GDA94 MGA55 : 502126E, 5233405N 1:6,771 Disclaimer and Copyright Notice

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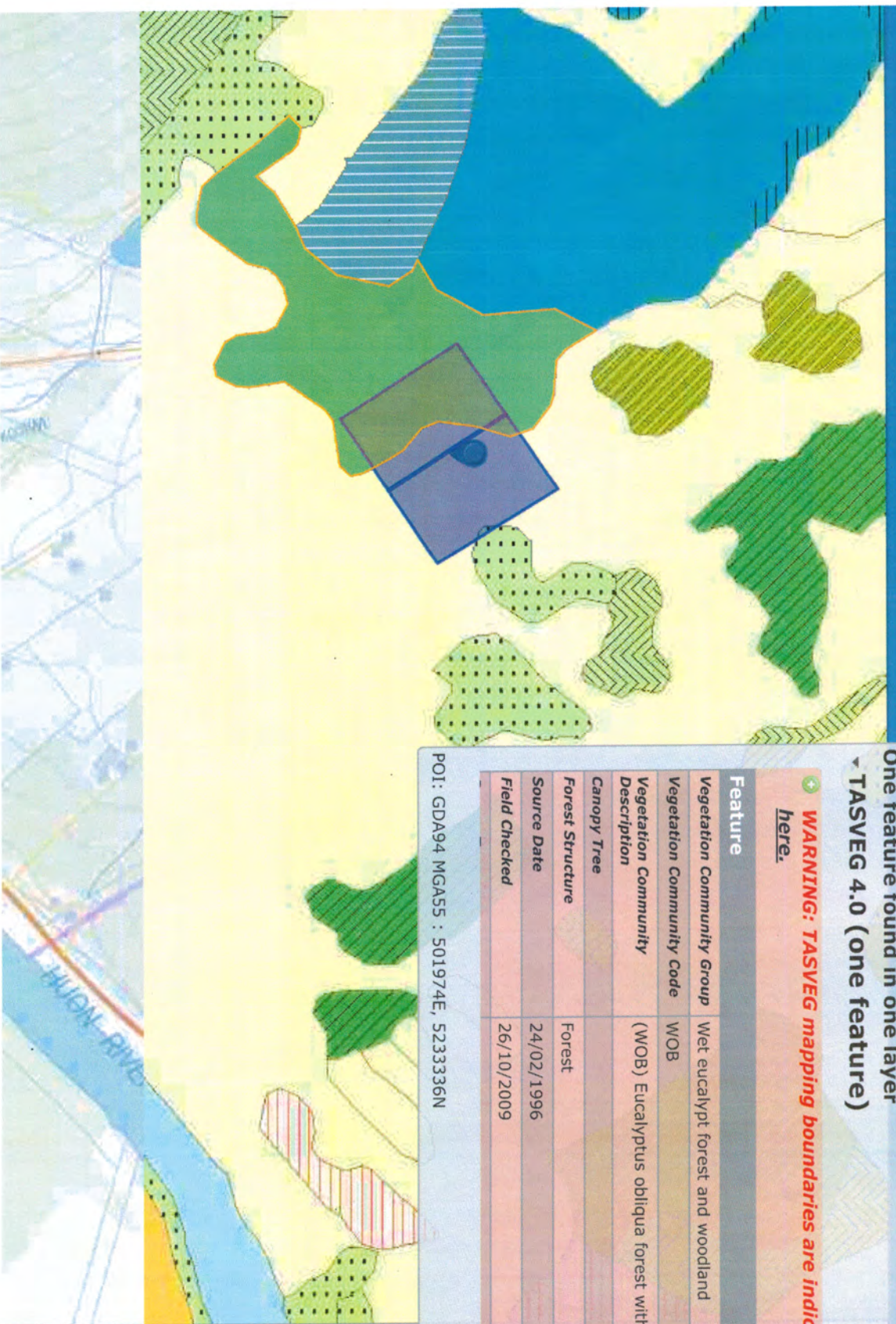
One feature found in one layer
- TASVEG 4.0 (one feature)

WARNING: TASVEG mapping boundaries are indicative only. See explanation here.

Feature	
Vegetation Community Group	Wet eucalypt forest and woodland
Vegetation Community Code	WOB
Vegetation Community Description	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs
Canopy Tree	
Forest Structure	Forest
Source Date	24/02/1996
Field Checked	26/10/2009

POI: GDA94 MGASS : 501974E, 5233336N

Identify Opt



200 m

GDA94 MGA55 : 501986E, 5233330N 1:6,771 Disclaimer and Copyright Notice

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One feature found in one layer

Feature	
Vegetation Community Group	Wet eucalypt forest and woodland
Vegetation Community Code	WOB
Vegetation Community Description	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs
Canopy Tree	
Forest Structure	Forest
Source Date	24/02/1996
Field Checked	26/10/2009
Source Type	Photo
Source IRS	4.
Project	HUON_VALLEY-HVC-2009
Shape Area	122539.820549

POI: GDA94 MGA55 : 501974E, 5233336N

Identify Opt



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