

SUBMISSION TO CENTRAL HIGHLANDS DRAFT LOCAL PROVISIONS SCHEDULE

I share the concerns of the Central Highlands Council regarding the rezoning of land under the imminent Tasmanian Planning Scheme. With the Local Provisions Schedule as the only way Council can attempt to have the State Government institute area-specific regulation there is a worry ratepayers will lose control of ill-conceived or disruptive development.

The rezoning of Agricultural and Rural land is a worry.

The Government got this wrong when they unilaterally reclassified land across the State some years ago. This is from their Fact Sheet 4 – TPS – Rural and Agriculture: *“It is clear from resultant interim planning schemes that the Rural Resource Zone and Significant Agriculture Zone were not fit for purpose.”*

They are about to repeat the mistake. With no building allowed within 200 metres of an Agricultural Zone boundary, and no dwelling being allowed unless a 40 hectare , subdivided block, the possibility of expanding small settlements like Miena, Wiburville, or even Bothwell, will be severely restrained. Their settlement footprints will be forever constrained.

While not welcoming a vast incursion of people into our towns, there is a real need to provide suitably-sized blocks for sensitive development as housing stress increases. In addition, we have a Liberal Party which envisages Tasmanian’s population increasing by 150,000 in the next two decades, while also hosting 1.5 million visitors annually.

The reclassification of Agricultural Zones will also remove any consideration of Natural Values in these areas. While I understand the need for “the right to farm”, we are living in an era of climate change after profit-driven pressure on global ecosystems. Tasmanians should be alert to further unwarranted destruction.

Areas such as St Patricks Plains host a variety of rare and threatened flora, which in turn support endemic animal and bird life. The proposed SPP wind farm could be built without any consideration of endangered flora and fauna, with no avenue of appeal for concerned citizens.

Council’s view that this revision process should be the time to “tidy up... historical anomalies” and to “remove redundant components” is prudent. The alternative, should these matters be ignored, will be at a substantial cost to ratepayers in both time and money as the CHC is forced to make future representations to the Tasmanian Planning Commission.

Centralised regulation is a boon for influential lobby groups, but comes at a cost to local residents with a desire to preserve the intrinsic qualities of their region.

This is the Minister’s forward in the Scoping Paper: *“Good land use planning articulates a vision for our future: what we want our society, our settlements, our infrastructure and our landscapes to look like, and how we want them to work.”*

When he says “we” and “our”, I think he’s using the very dangerous, non-inclusive pronouns much-loved by autocrats.

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