

**From:** [Debra Oliver](#)  
**To:** [TPC Enquiry](#)  
**Subject:** Fwd: Letter and plan to state commission  
**Date:** Tuesday, 19 September 2023 4:56:18 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[2023-09-14 - Letter to state commission.pdf](#)  
[2023-09-14 - Arguments against split zone.pdf](#)  
[51924BP-1 \(Mapping\).pdf](#)

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Our response accompanies this email

There are three documents:

1. Covering letter from BradyPaul to the Commission stating our disagreement
2. Arguments against split zoning
3. Mapping of split zone with our comments

Please advise if not received or unable to be opened

Thank you for your consideration  
Gary oliver (husband)on behalf of debra oliver (wife)

Begin forwarded message:

**From:** Brady Paul <Brady.Paul@pda.com.au>  
**Date:** 14 September 2023 at 3:25:50 pm AEST  
**To:** Debra Oliver <debra42@icloud.com>  
**Cc:** dr@well.com  
**Subject:** Letter and plan to state commission

Hi Gary,  
As currently discussing, here are the letters and plan we prepared together today.  
Please don't hesitate to get in touch if we can be of further assistance.  
Yours kindly,  
Brady.  
Regards,



[www.pda.com.au](http://www.pda.com.au)

**Brady Paul** Registered Land Surveyor, Bgeom  
Huonville Office Manager | Senior Surveyor

Phone: +61 (03) 6264 1277  
[Brady.Paul@pda.com.au](mailto:Brady.Paul@pda.com.au)  
11/16 Main Street, Huonville TAS 7109



**NOTES**

This plan has been produced to support a representation to the commission against their proposed planning scheme changes.

This plan highlight a large area of land proposed to be zoned as rural instead of agricultural although this land has been turned into pasture.



Area of land cleared of forest and sown with seed.

HUON RIVER

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
BP	BP
DATE	
14 September 2023	

**MAPPING AND PROPOSED ZONING**  
 129 JETTY ROAD  
 WATERLOO  
 FOR GARY OLIVER



**PDA Surveyors**  
 Surveying, Engineering & Planning  
 ABN 71 217 808 325

Incorporating  
**WALTER SURVEYS**

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SCALE	PAPER
	(A3)
JOB NUMBER	DRAWING
51924BP-1	

**Our Ref:** 51924BP

14 September 2023

Arguments against the proposed split zoning for 129 Jetty Road, Waterloo:

- 1) The owner operates a pastoral/livestock business as their sole source of income and uses this title to run their cattle.
- 2) There is potential that additional buildings, or replacements for existing buildings may need to be constructed on this title in the future. These will be critical to enable continue operation of this business and land use.
- 3) Any application made to construct in the area proposed to be zoned as Rural would make an application more difficult due to the requirement for an offset to the remainder of the title which would be zoned agricultural. (See section 20.4.2.A2).
- 4) Gary is in the process of seeking organic certification for the feed for his livestock. All this land proposed to become rural is ideal for this use due to the lack of the application of superphosphate. The intention is for this operation to expand to the southern pastures over time.
- 5) He has always maintained a formal program whereby the herds of cattle are rotated through this northern section of bushland. This allows the livestock free choice access to medicinal plants located in the bush area and the cattle will access these plants as and when they require. The livestock are not given antibiotic or other treatments solely due to this routine and it is imperative to his operation that this can continue.
- 6) A routine to conduct ongoing soil tests has been commissioned since circa 2016 which have revealed that the land proposed to be zoned as rural contains superior soil to that in the south.
- 7) The area of bushland is less that shown in the available satellite images. In 2021/2022 a permit was granted to clear a section of bush land directly north of FR23253/1. This clearing has since been completed, the soil has been sown with grass seed and is currently in the process of being turned into productive pasture land.

**HOBART:**

C.M. Terry, BSurv (Tas.), M.SSSI (Director)  
H. Clement, BSurv (Tas.), M.SSSI (Director)  
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)  
T.W. Walter, Dip. Surv & Map (Director)  
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)  
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)  
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)

**KINGSTON:**

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Consultant)  
M.M. Stratton, BSurvSpSc, GradDipLandSurv (Tas.) (Associate)

**LAUNCESTON:**

L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T. (Senior Associate)  
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**BURNIE/DEVONPORT:**

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- 6 Queen Street, Burnie, TAS 7320  
(03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310  
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- 8) It is noted that the commission is proposing this change to provide protection for the natural values located in this bush area. In response to this we point out that there are existing mechanisms to protect these values already.
- 9) These mechanisms include the biodiversity overlay as well as the threatened communities overlay and additional legislation protecting the clearing of threatened species.
- 10) The bushland remains because Gary and Debra have been managing the natural values of this area since it was purchased in 2012. This includes caring for it during the 2018 bushfire where it was under significant threat of destruction. There is no intention to remove the bushland in this area due to the benefits it provides for their cattle and future plans for the business.

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**Our Ref:** 51924BP

14 September 2023

Dear Samuel,

I write on behalf of Gary Oliver. His recently deceased wife has received a letter from you dated 4th September 2023 where you seek feedback from the landholder of FR168260/1. The Commission has directed the council to change the proposed zoning of the title to be that of a split zone. Gary has requested that I prepare a letter to outline some of his concerns regarding this proposal.

Gary strongly disagrees with the idea to make this title a split zone for several reasons which I will outline in the attached letter. His wish would be for the title to remain zoned entirely under the agricultural zone as it currently is.

Should the commission and/or council intend to proceed with the dual zoning proposal we reserve the right to be invited to the next round of hearings to argue the case in more detail.

Thank you kindly.

Yours faithfully,  
**PDA Surveyors, Engineers & Planners**

Per: 

Brady Paul  
SENIOR SURVEYOR

Email: [brady.paul@pda.com.au](mailto:brady.paul@pda.com.au)

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