

# INLET FARM



Circa 1847

# A Brief History



- **1839 The Walton Family**
- **Early 1900's The McMullen Family**
- **1999 The Price Family**



# Auction Day June 1999

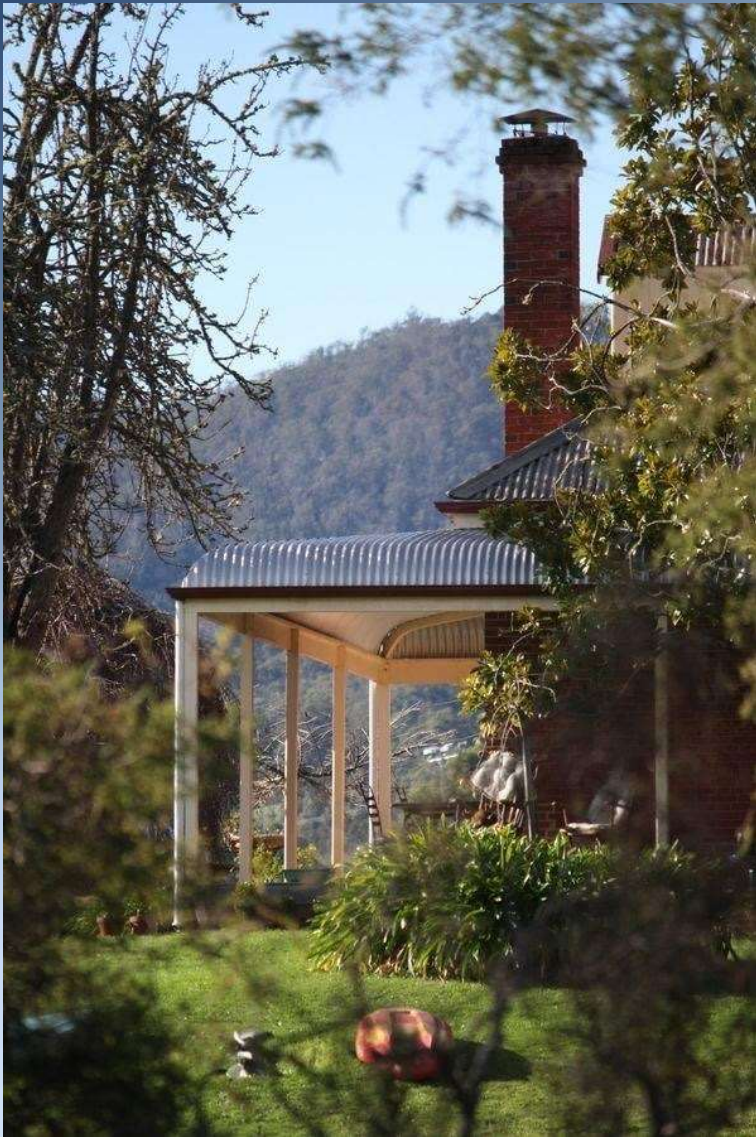


## Historic Huonville Landmark "Inlet Farm" Circa 1847

Idyllic private setting over 2 acres on the banks of Waitons Inlet. Restoration of this character homestead would be a labour of love. Built by the Waiton Brothers in 1847 of hand made bricks with a bull nose verandah on 3 sides. Residence comprises 7 main rooms, all with open fireplaces, 5 additional rooms and 2 large attic rooms. Its location 500m from centre of Huonville would render it suitable for many pursuits (STCA). On 2 titles and will be sold including an adjoining isthmus comprising 17½ acres bordered by the majestic Huon River & Waiton Inlet. Phone Geoff 018 127 423 for further details. For sale now or at auction June 4, 12 noon at our rooms, 2 Collins St, Hobart.

Agent on site Saturday 3-4 pm. Wilmot Rd, Huonville





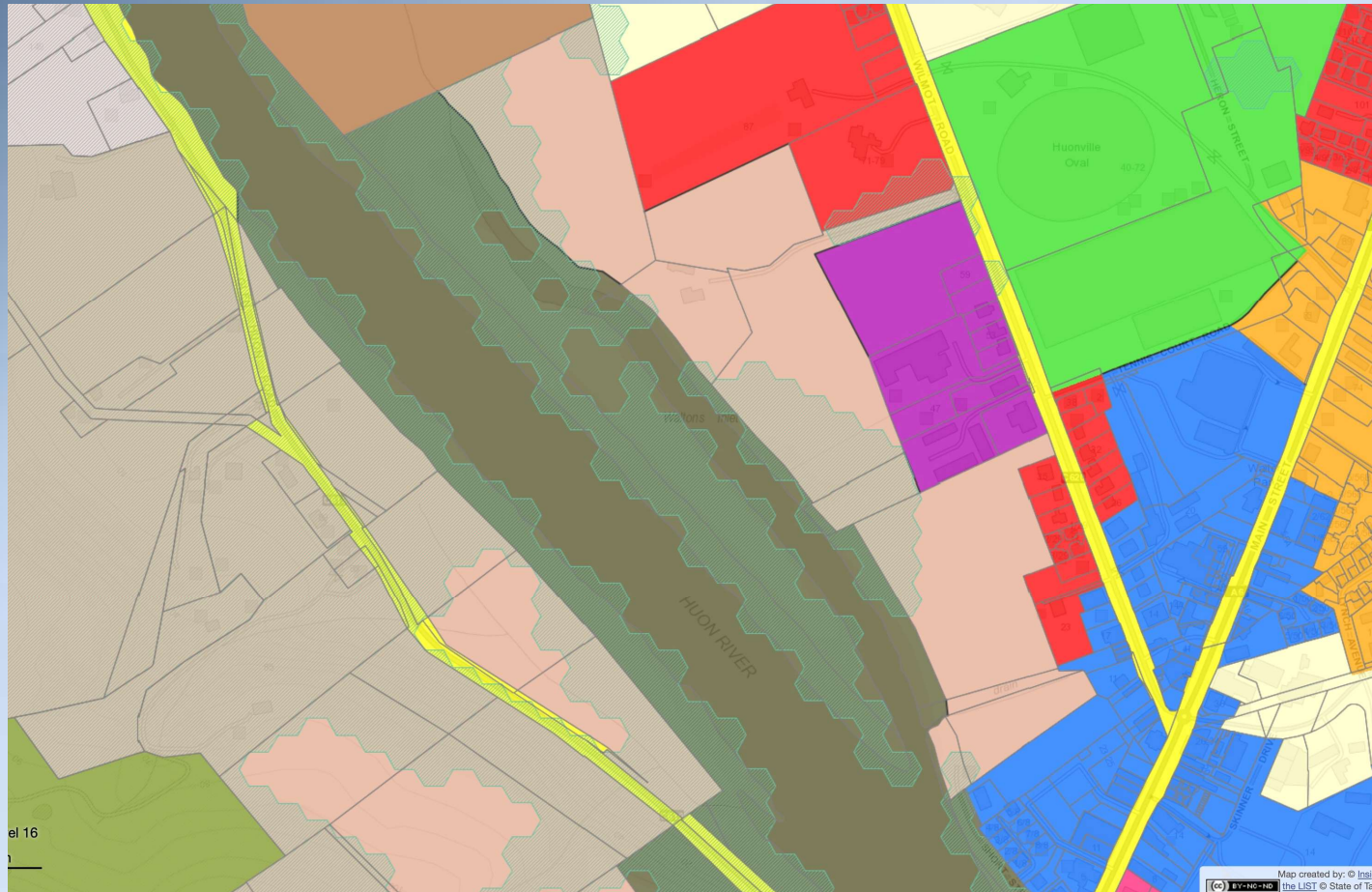
Happy Days on the Farm



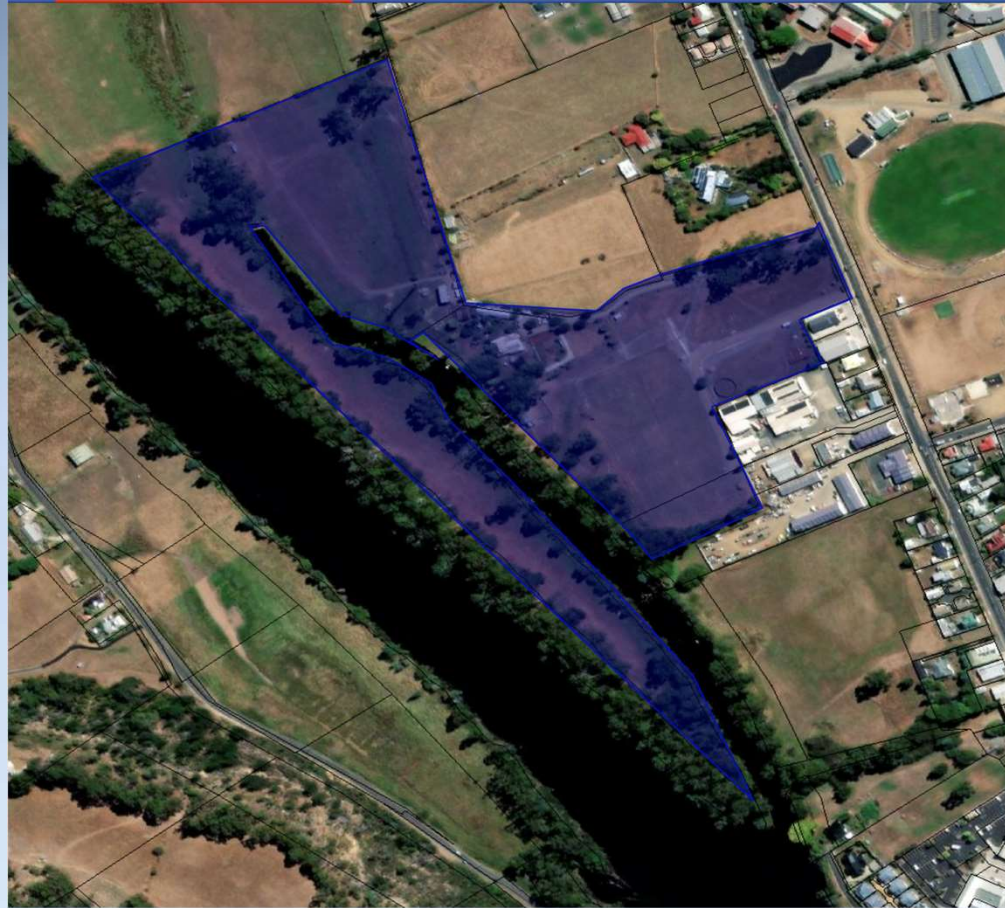
# Concerns Tabled Today

- **Tasmanian Planning Scheme Priority Vegetation Overlays**
- **Split Zone Property - Light Industrial & Rural**
- **Split Zone Property - Environmental Management Zone (EMZ) & Rural**

# Priority Vegetation Areas

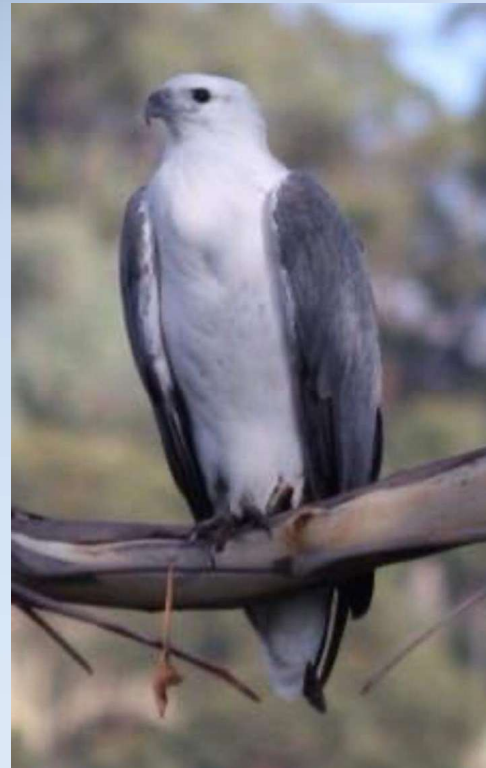


# Inlet Farm





# Priority Vegetation Areas



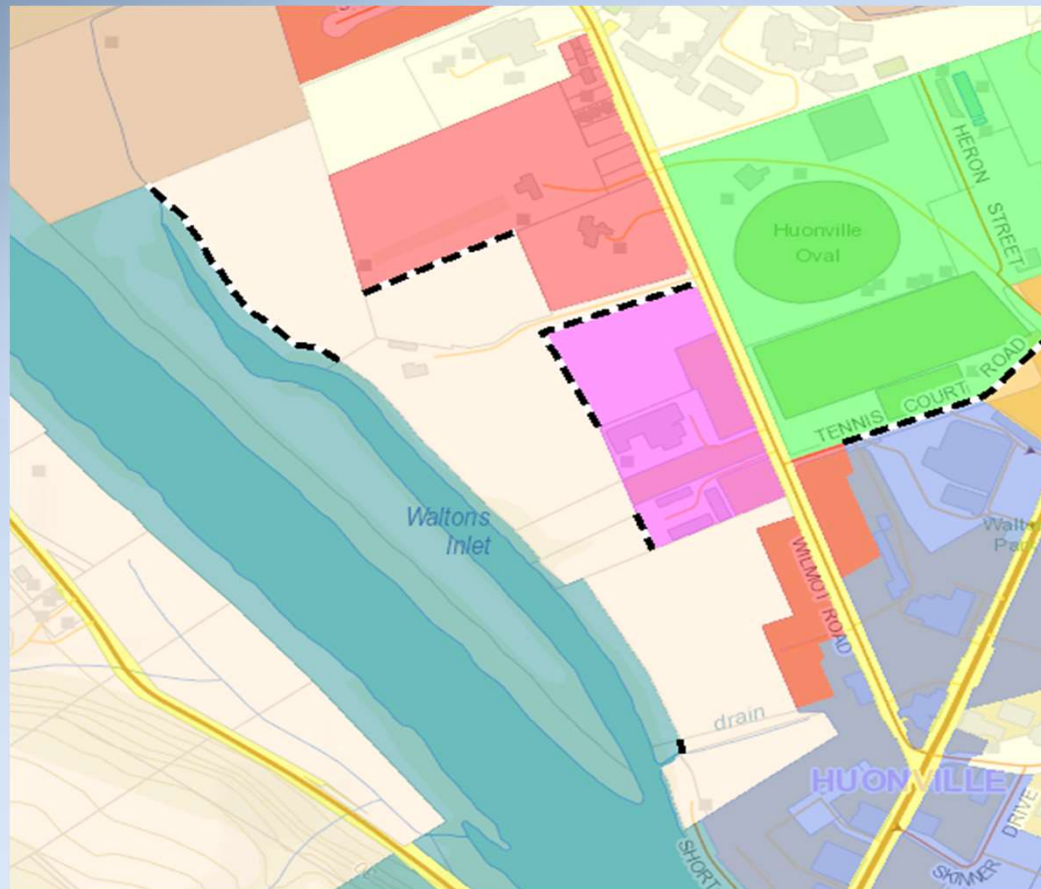


# Proposed Solution



**HVC/ Tasmanian Planning Scheme to revise Priority Vegetation Report with Verification from Actual Field Evaluation focusing on actual area of coverage, existence of protected flora and fauna.**

# Split Zone – Light Industrial and Rural

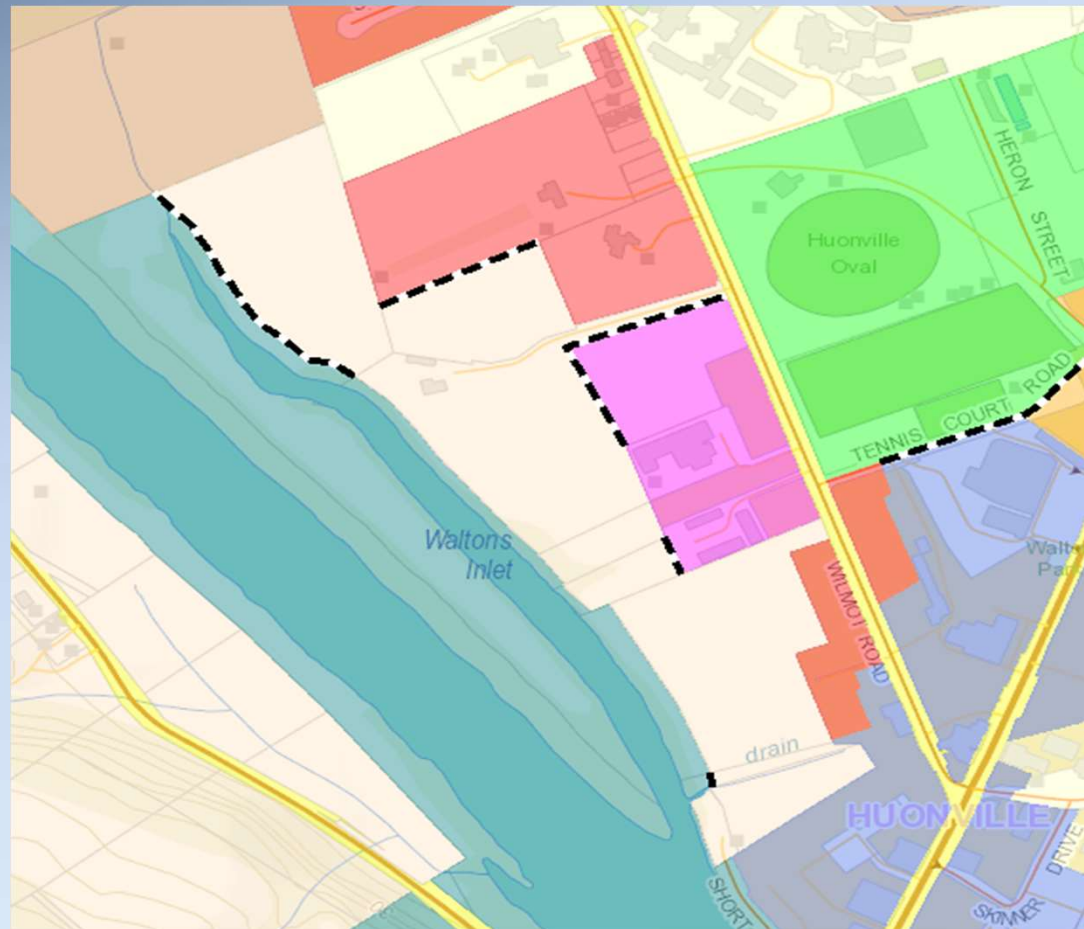




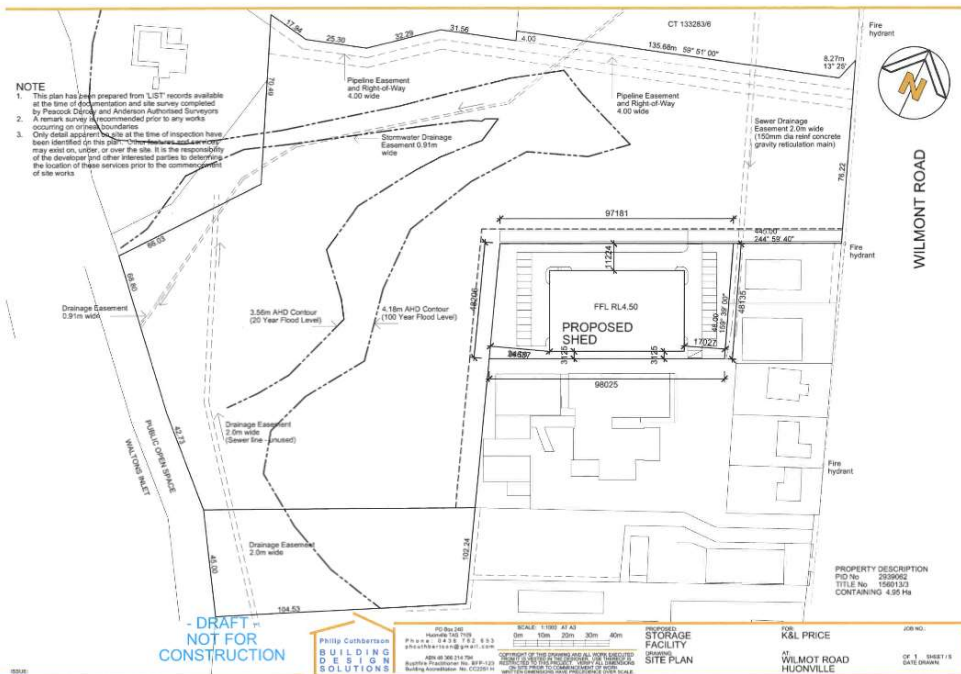
# Discussions with Huon Council

- **No Guidance regarding sub-division of split zones from in the proposed TPS or from the LGA for the current Interim Planning Scheme (IPS)**
- **HVC refused to provide advice regarding regulatory guidelines for sub-divisions within the split zone other than the need to comply with both zoning regulations**
- **Precedence set with prior approval of 2 Light Industrial sub-divisions under the HVC Planning Scheme 1979 (sold in 2012)**
  - **2<sup>nd</sup> time our Light Industrial investment has come under jeopardy from the HVC. HVC Advised that they had created a by-law to prevent Landowners from seeking financial compensation**
  - **During the development of the IPS, HVC planning dept revised the Light Industrial zoning to Rural without considering the financial impact on the Landowner.**

# Split Zone – Light Industrial and Rural







## Local Government (Building and Miscellaneous Provisions) Act 1993

Version current from 1 December 2022 to date (accessed 5 April 2023 at 13:07)

### 84. Council not to approve subdivision

(1) The council is not to approve a plan of subdivision if –

- (a) any proposed lot has not the qualities of a minimum lot; or
- (b) it includes any lot or other block of land smaller than is required or permitted by a finally approved planning scheme; or
- (c) the subdivision includes any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, unless the Minister administering the Roads and Jetties Act 1935 has first approved so much of the application as affects the drainage.

(1A) A planning scheme –

(a) may specify –

- (i) an acceptable solution, in relation to subdivisions, that relates to a matter referred to in subsection (1)(a), (b) or (c); and
- (ii) performance criteria, in relation to subdivisions, that relate to a matter referred to in subsection (1)(a) or (b); and

(b) may enable a permitted development permit or a discretionary permit to be issued if such an acceptable solution or performance criteria are complied with in relation to a plan of subdivision.

(1B) If a planning scheme specifies an acceptable solution, or performance criteria, in relation to subdivisions, that relate to a matter referred to in subsection (1), that subsection does not apply in relation to the matter in respect of a development that complies with the acceptable solution.

# Proposed Solution

- **TPC to provide guidance to the LGA through the TPS, on how to facilitate sub-division of Light Industrial Land from Rural Land (or other zoned land) to encourage development and investment in Light Industrial Infrastructure in the Local Community.**
- **Allow the separation dual zoned land via sub-division to remove the ambiguity of multiple (and often conflicting) Zoning Requirements.**



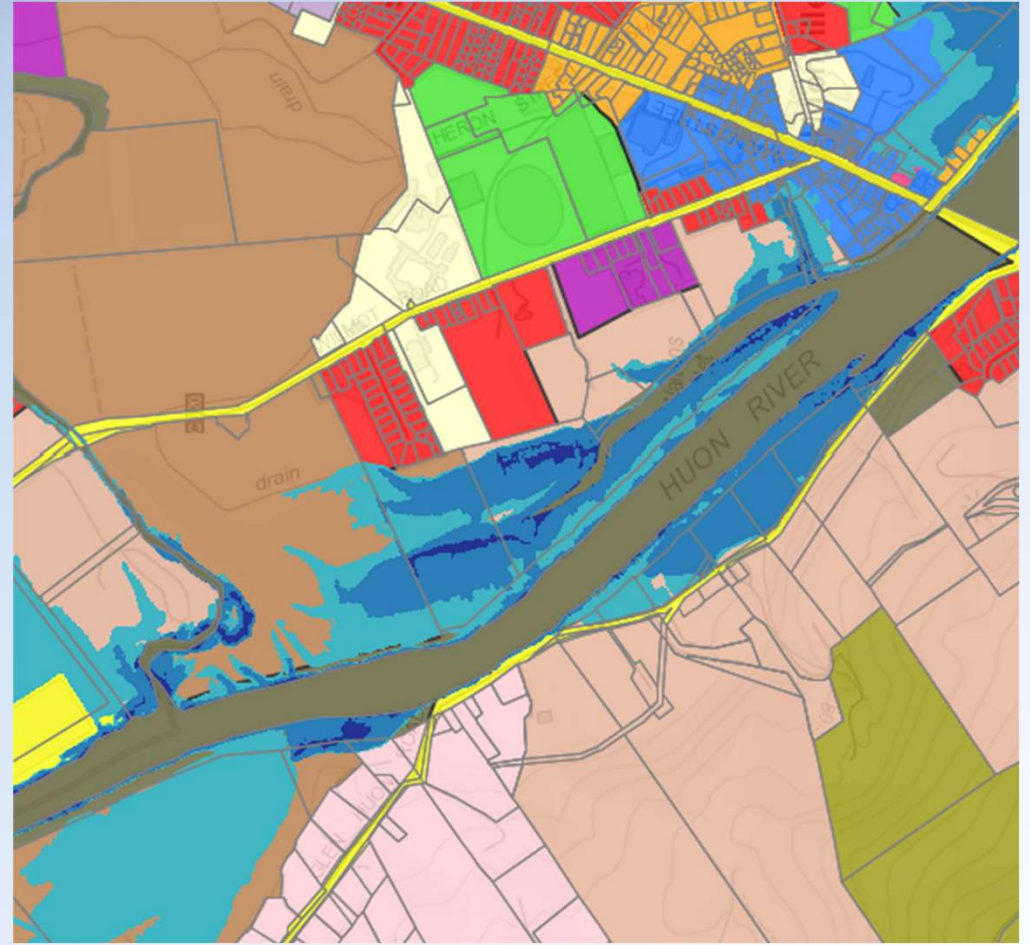
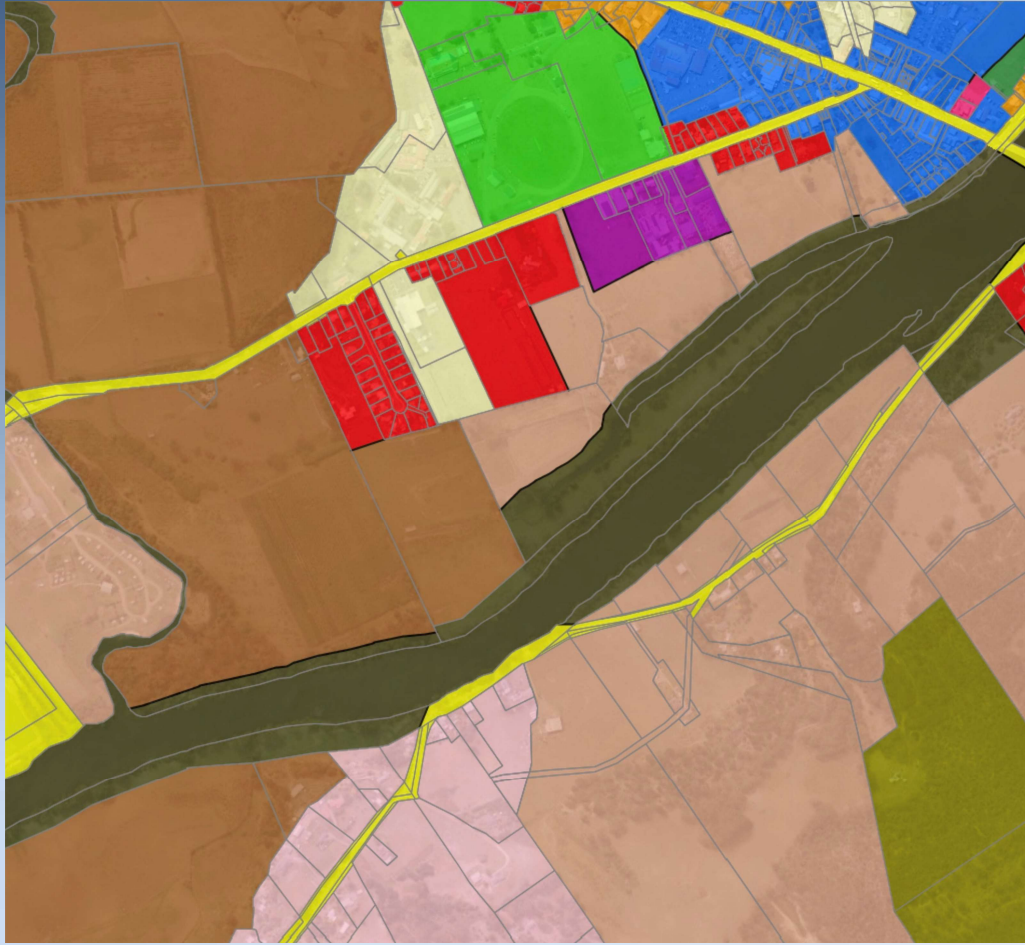
# Split Zone – EMZ and Rural



## **Split Zone – EMZ and Rural**

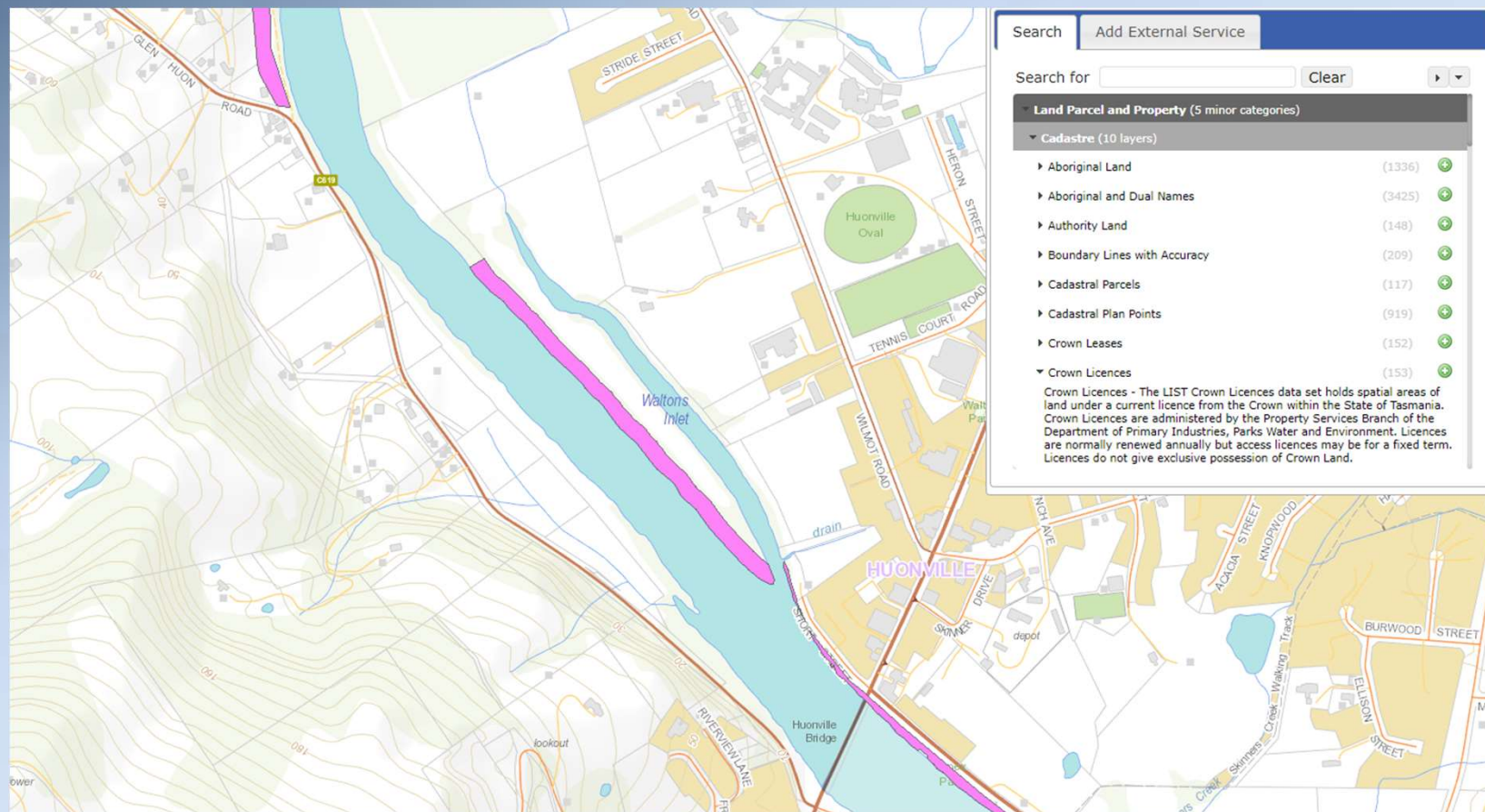
- **Rezoning of Rural Land without prior notification or consultation with existing Landowners, or provision of an opportunity to appeal decision or contribute to a more suitable outcome.**
- **Loss of predominant Rural Land, impact lifestyle Horse Breeding, grazing, farming**
- **Uncertainty of EMZ impact on Riparian Restrictions**
- **Implications of the EMZ**
- **Inconsistent application of EMZ and possible intent of HVC**

# EMZ





# Crown Licence

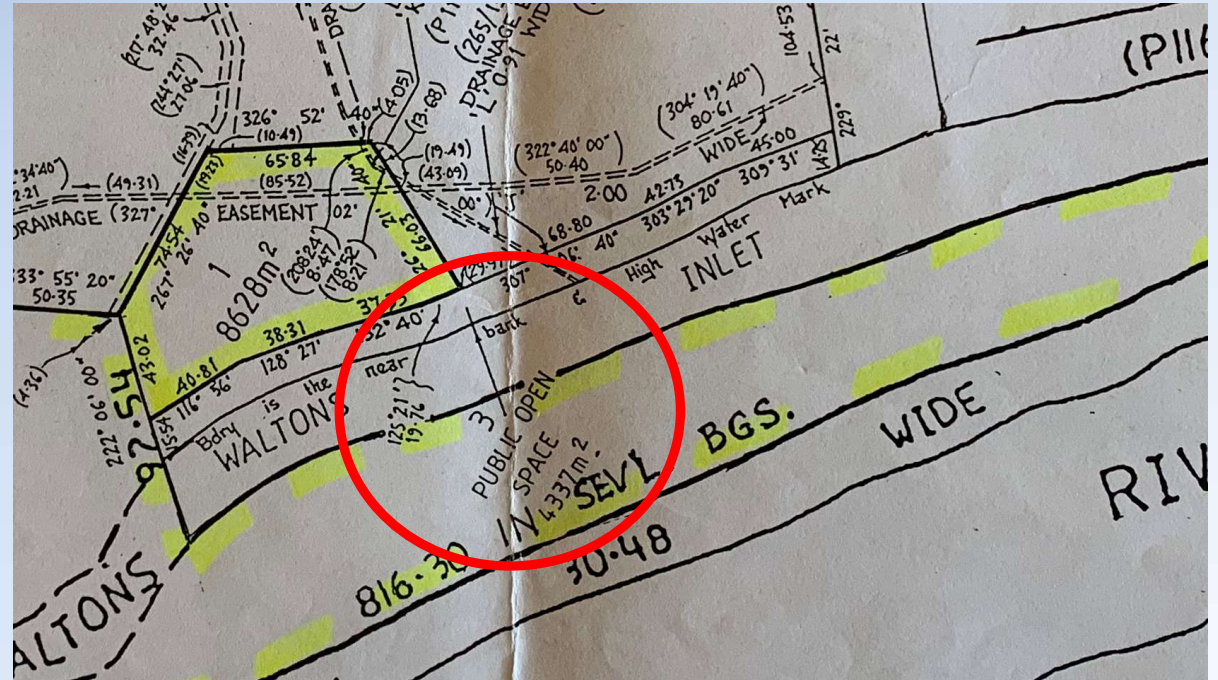
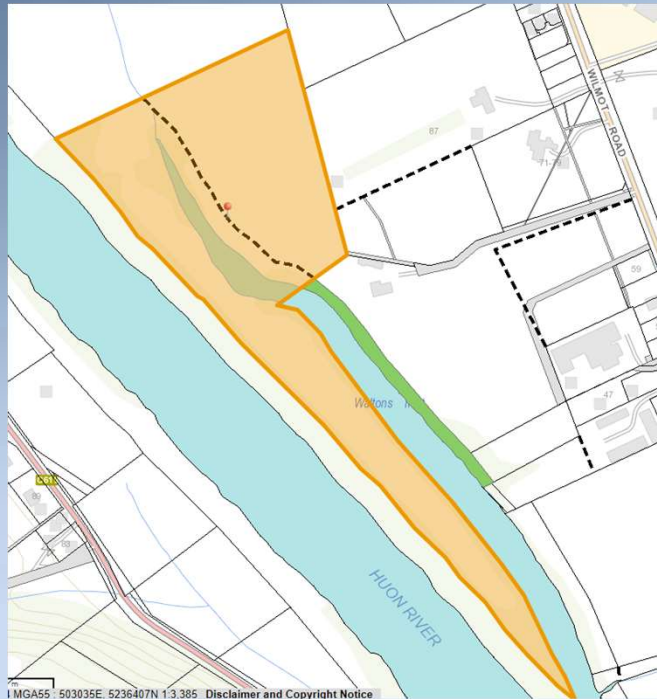


# Threatened Species





# Split Zone – EMZ and Rural

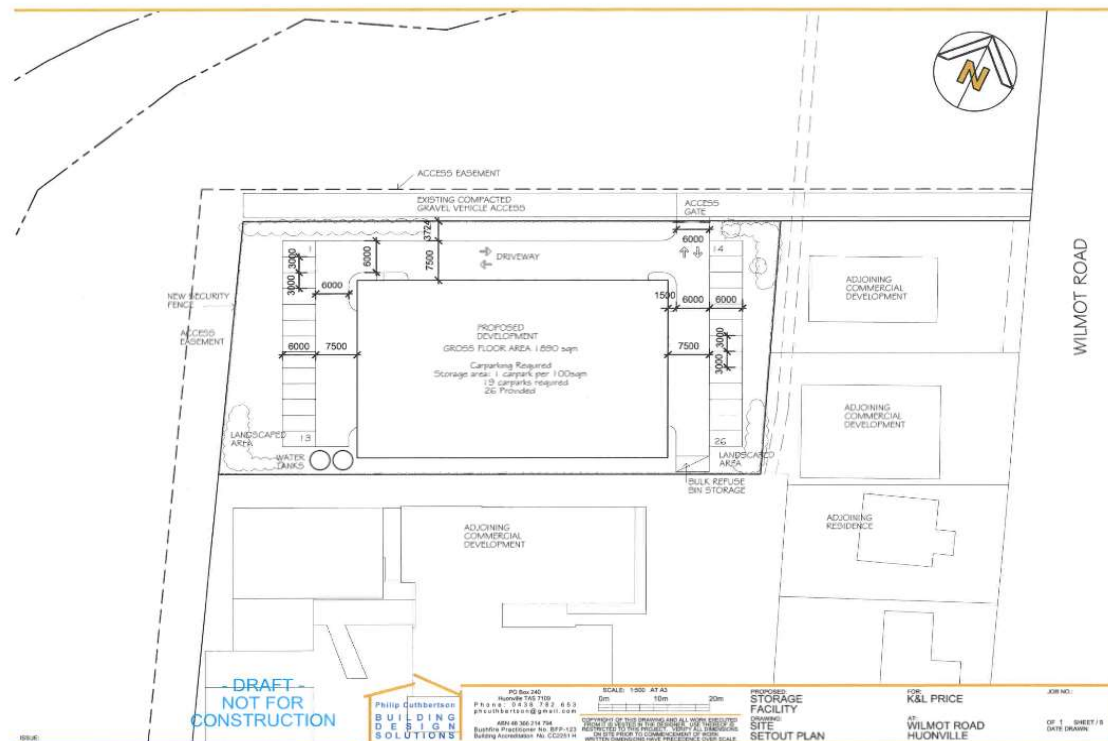




# Proposed Solution

- **EMZ not to apply over the whole area, but rather over the Crown Licence (Riparian Strip)**
- **Protection of Raptor Nesting areas, prevention of development and restriction on Public Access**
- **EMZ should not infer Public Recreational Activities, it should be there for protection of the area in view of it's risk of flooding and protection of threatened fauna.**
- **EMZ should not be applied to Walton's Inlet frontage of Inlet Farm. This land was previously obtained by HVC for use as Public Open Space under the act of 1993.**
- **We propose that Council considers allowing the current owners of Inlet Farm to acquire this strip of land and absorb it back into the current landholding..**

# Our Future Plans



Thank You