

Overview

I come from a long line of farmers who settled at Silverhill in 1864. The first farm was variously purposed over the generations from timber harvesting, sheep, dairy, and orchard to cattle grazing. I left school at the age of 15 years to work fulltime on the land, working for my father who had a small dairy which latterly became unprofitable and ruined his health. An orchard was then established and in 19 . Along with the other orchards in the Valley it went broke and was scrubbed, leaving us with no choice but to graze cattle.

Obviously moving from orcharding to cattle grazing was an enormous upheaval and life changing. At the age of 25 years, on my marriage, and whilst still managing my fathers' land, my wife and I bought a nearby farm and supplemented the farm income with farm contracting. These were hard years and we worked seven days a week year in year out to support our family and my parents.

In order to continue to live on the land and feed our family we took a huge risk and bought the land at Toby's Hill which had a slaughterhouse and we also bought a butcher's shop in Cygnet. We reckoned that it would be more profitable to grow, butcher and sell our own cattle and also provide a slaughtering service to other small farmers. In this way we were able to expand our land holding, provide for our 5 children.

Our children are better educated than we are: they have trades and some of our grandchildren have gone to university. Despite this, many of our children and grandchildren love the Huon and want to establish themselves here on the land and supplement their land income with their various skills and trades.

As a grandfather and patriarch of the family, I still support all my family through contracting but I am growing older and not able to do some of the hard work or take the enormous risks that I took when I was young and headstrong. I am no longer prepared to navigate 45 degree hillsides using a steel wheeled tractor or other equally dangerous activities. The use of toxic chemicals over the years take their toll on your health as does the heavy lifting associated with maintaining a farm. I am now 77 years old, my wife is 74 years and has recently been hospitalized and is less able to work on the farm.

It is now time to look at succession, ensure our children and 18 grandchildren have their piece of the Huon land that their great grandparents worked so hard to tame. They will be able to pursue other land use activities which are not open to Carole and myself. Land use changes, people and families change and we expect they will choose to utilize the land in different ways. We need to take it a bit easier, perhaps even having our first ever holiday. The longest we have been away

from the farm is a week in Melbourne to see our sons play football.

We are, I suppose, what some people would call workaholics. I work on practical things and my wife and children assist with our life on the land and with the paperwork. It was a complete surprise to me when I learned that there was some sort of land zoning occurring. We were not advised of land use reclassification in 2015 and was certainly unaware that the slaughterhouse land was considered significant agricultural which it is clearly not.

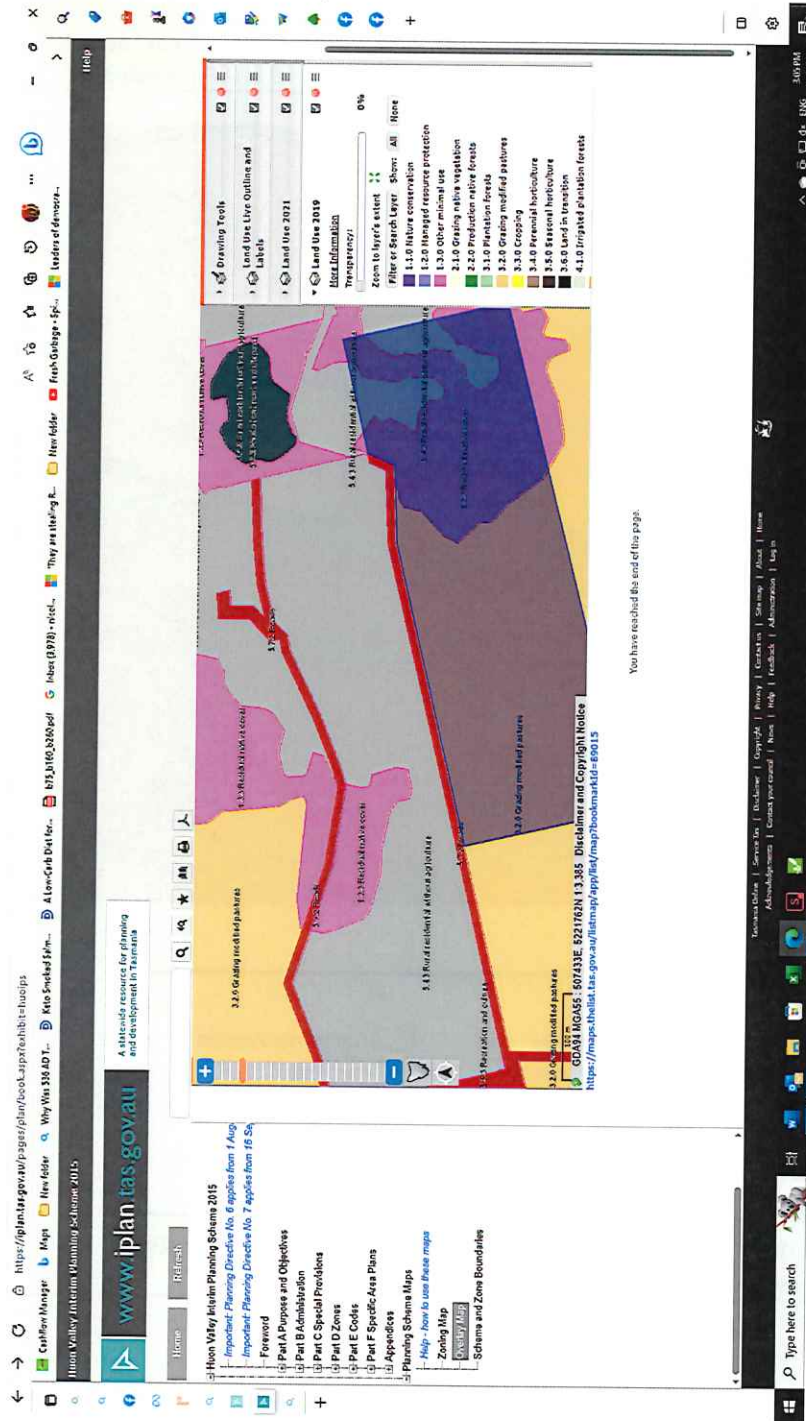
We have only recently heard about the overlays that may be present on our land today.

Summary

Huon Valley Local provisions Schedule Planning Submission relating to the following titles:

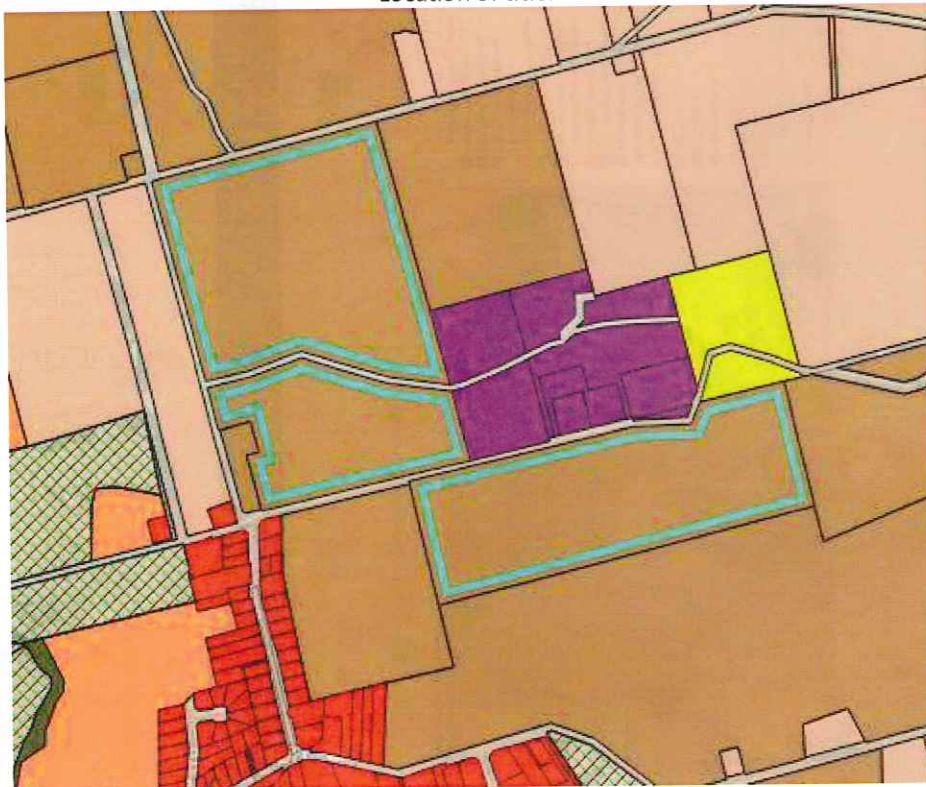
CT	PID	ADDRESS_	ADDRESS_	Current Zoning	Proposed Zoning	Requested Zoning	ILS Code Overalys
106711/1	5855892	GUYS RD	CYGNET TAS 7112	27.0 Significant Agricultural	Agriculture	1. General residential 2. Low density residential	Bushfire-prone areas
106711/1	5866460	36 TOBYS HILL RD	CYGNET TAS 7112	27.0 Significant Agricultural	Agriculture	1. General residential 2. Low density residential	Bushfire-prone areas,Low landslip hazard band,Medium landslip hazard band,Waterway and coastal protection area
22276/2	5866460	36 TOBYS HILL RD	CYGNET TAS 7112	27.0 Significant Agricultural	Agriculture	1. General residential 2. Low density residential	Bushfire-prone areas,Low landslip hazard band,Medium landslip hazard band,Waterway and coastal protection area
231900/1	2883935	SILVER HILL RD	LOWER WATTLE GROVE TAS 7109	26.0 Rural Resource	Rural	Rural Living	Bushfire-prone areas,Low landslip hazard band,Medium landslip hazard band,Priority vegetation area,Waterway and coastal protection area
139542/5	2226791	29 MISSING LINK RD	LOWER WATTLE GROVE TAS 7109	26.0 Rural Resource	Rural	Rural Living	Bushfire-prone areas
139607/1	2590462	359 SILVER HILL RD	CYGNET TAS 7112	26.0 Rural Resource	Rural	Rural Living	Bushfire-prone areas,Low landslip hazard band,Medium landslip hazard band,Priority vegetation area,Waterway and coastal protection area
139542/4	2226783	SILVER HILL RD	LOWER WATTLE GROVE TAS 7109	26.0 Rural Resource	Rural	Rural Living	Bushfire-prone areas,Low landslip hazard band,Priority vegetation area
Owner / Representer: Martin and Carol Brereton					Location address: 36 TOBYS HILL RD/Guys Rd, CYGNET TAS 7112 et al		
CT	PID	Area Size		IPS	Council LPS (Post 35F)	Requested Zone/s	
22276/1	5866460	12.02 ha		27.0 Significant Agricultural	Agriculture Zone	Formerly rough grazing and rural	
106710/1	5855892	13.13 ha				Request General Residential / Low density residential	
106711/1	5855892	6.10 ha					

Historical List map of Zoning



Owner / Representor: Martin and Carol Brereton			Location address: 36 TOBYS HILL RD/Guys Rd, CYGNET TAS 7112		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
22276/1 106710/1 106711/1	5866460 5855892 5855892	12.02 ha 13.13 ha 6.10 ha	27.0 Significant Agricultural	Agriculture Zone	Preference 1: <i>General residential</i> Preference 2: <i>Low density residential</i>

Location of title.



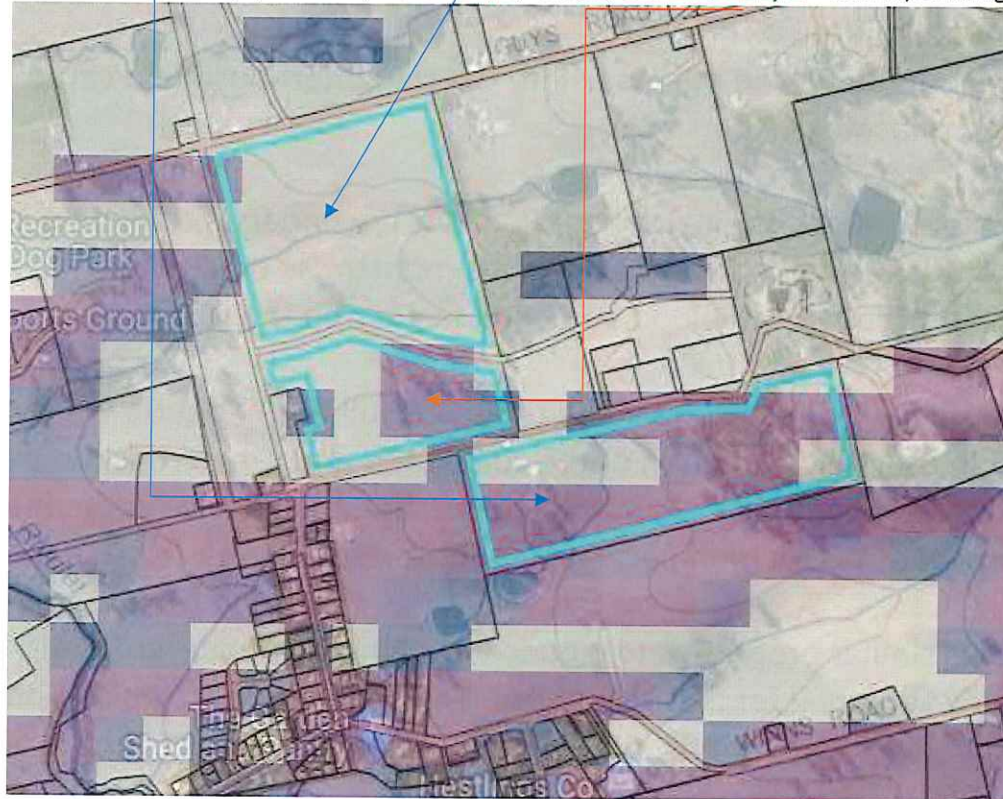
LEGEND

■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61 and later 35F documentation.

**Light Blue Border shows owner's land in question.

Viewshed: CT:22276/1, ~71.05%; CT:106710/1, ~3.37%; CT: 106711/1 ~46.72%; Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

HVZA-ViewShed

No. of Viewpoints

< 3

3 - 5

5 - 8

8 - 10

10 - 13

13 - 15

15 - 18

18 - 20

20 - 23

> 23

HVC-LCZ-Post35F

VIEWShed

Landscape Conservation

Landscape Conservation Split Zone

*Light Blue Border shows owner's land in question.

*** The HVZA-Viewshed indicates how visible parts of the subject title is from a viewshed based off of verified scenic road corridors. The colour shade represents how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

CT:22276/1 12.02 Ha Request 1. General residential. 2. Low density residential

The long title to the right is where the slaughterhouse and cattle ramp is located.

As stated in my original submission, it is my understanding that this land was formerly classed as noxious industry as there was a slaughterhouse and blood and bone factory on the site.

The slaughter house and cattle ramp are still there, but obviously not in use. The condition of the soil on the majority of this property is such that you would not be able to use it for agricultural purposes, it is rocky in parts with poor top soil.

It has similar properties to a quarry, with no clay underground which you need for agriculture use. The land is gently sloping and has a town water supply running through it. The sewage line is not far away.

This land is separated from CT: 106711/1 by a road which abuts a property which is zoned rural residential and the top of the block is opposite the waste transfer station which used to be the Cygnet Tip and lower down light industrial.

The title is currently used for in frequent cattle grazing to keep the grass down. It is not suitable for cropping. The area identified as biodiverse is low value secondary vegetation and should be removed.

**CT:106711/1 Request 6.10 Ha Request 1. General residential
2. Low density residential**

Before 2015, this land was classified as rural residential and had minimal use. I was not advised of any change to the classification and whilst the historical map 2021 states there is farm infrastructure, that is incorrect except for fences.

It is noted that it abuts a residential block that appears to be incorrectly classified as rural resource as it is a small rural block consisting of a dwelling, a shed and garden. This block abuts what was formerly urban residential and is now zoned general residential.

On the other side, the it abuts land zoned as light industrial land. There is town water supply and sewage infrastructure close by.

This land is not agricultural land and prior to this LPS has never been classified as such.

It is poor land that has been used for minimal grazing. This this land is not suitable for agricultural zoning as the soil type which is cement based dries out and requires high amounts of fertiliser to produce anything. The cost of fertiliser has significantly increased and it is not viable to continue this practice.

As it already borders a residential property this would seem to be better suited for General Residential Zoning. I would like consideration to be given that our property be rezoned from Significant Agriculture to General Residential Zone based on the information I have provided above.

CT:106710/1 13.13 Ha Request 1. General residential 2. Low density residential

Before 2015 this land was classified as grazing modified pasture.

I was not advised of the change of its classification to significant agriculture which it is not.

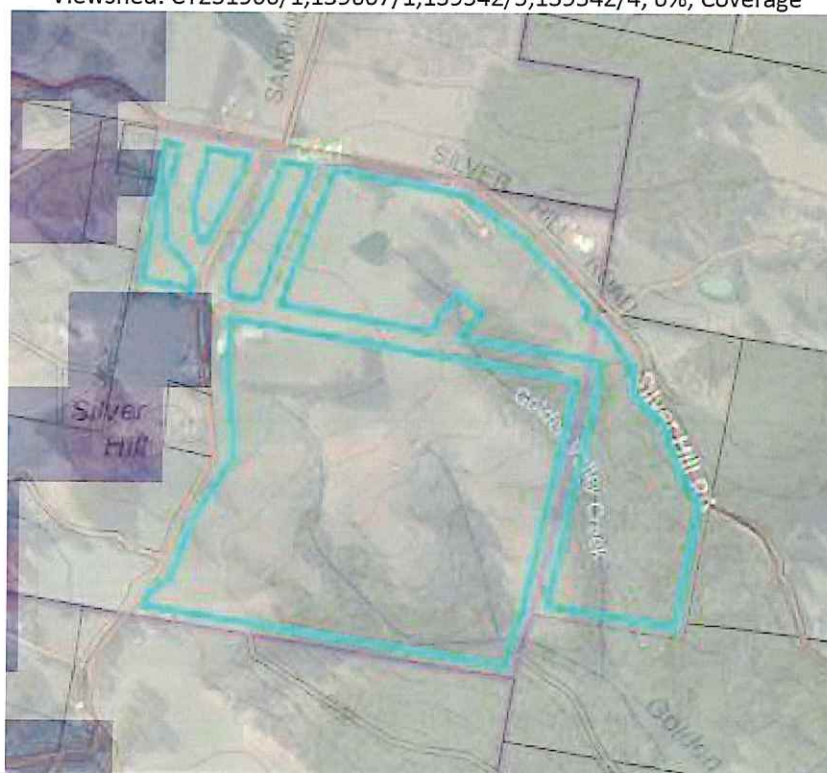
It is poor land which can barely fatten a cow after application of copious amounts of fertiliser and lime which is now too expensive to purchase.

This land is gently sloping and is separated from Ct 106711/1 by a reserve road. It abuts Guys Road and land formerly zoned rural resource.

There is town water and sewage infrastructure close by and it makes sense that this land is zoned general residential as it is not suitable for cropping.

	Owner / Representor: Martin and Carol Brereton			Location address: 36 TOBYS HILL RD/Guys Rd, CYGNET TAS 7112 et al	
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
231900/1	2883935	27.35 ha	26.0 Rural Resource	Rural Zone	Request Rural living C
139607/1	2226820	18.51 ha			Rural living C
139542/4	2226783	3.11 ha			Rural living A
139542/5	2226791	2.11 ha			Rural living A

Viewshed: CT231900/1,139607/1,139542/5,139542/4; 0%; Coverage

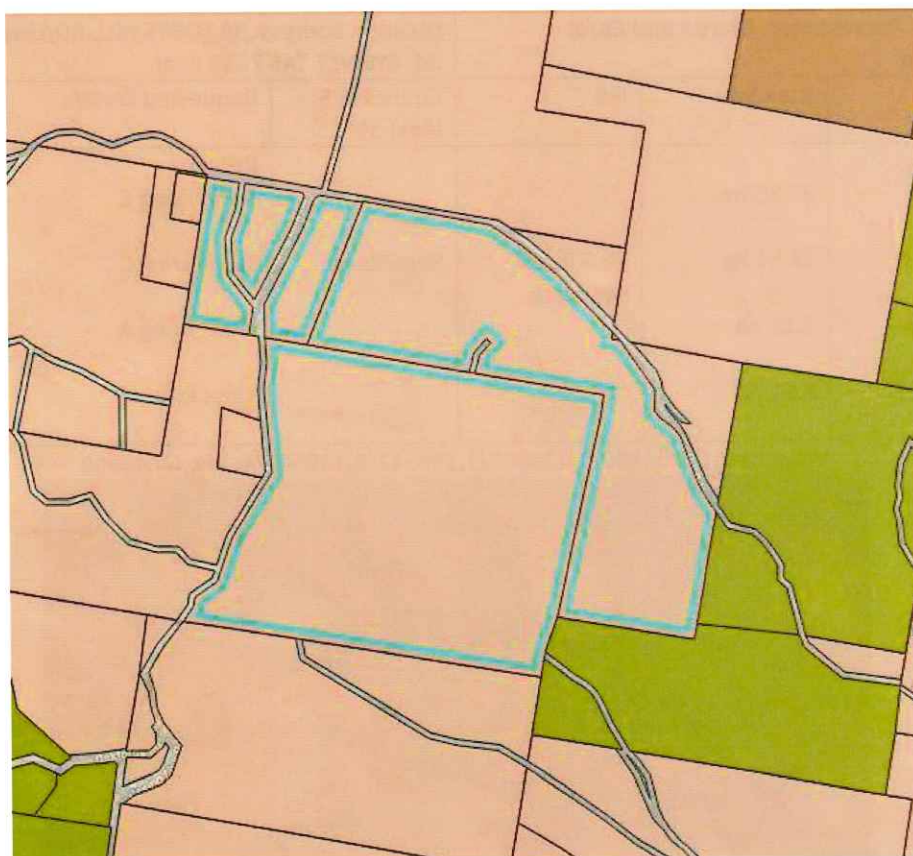


LEGEND			
HVZA-ViewShed	8 - 10	18 - 20	Landscape Conservation
No. of Viewpoints	10 - 13	20 - 23	Landscape Conservation Split Zone
< 3	13 - 15	> 23	
3 - 5	15 - 18	HVC-LCZ-Post35F	
5 - 8	VIEWShed		

- Huon Valley Zoning Association's Viewshed Map:

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LEGEND

General Residential	Light Industrial	Community Purpose
Low Density Residential	General Industrial	Recreation
Rural Living	Rural	Open Space
Village	Agriculture	Future Urban
Local Business	Landscape Conservation	Particular Purpose
General Business	Environmental Management	Split*

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