
From: [REDACTED]
Sent: Monday, 4 May 2026 8:53 PM
To: Kingborough LPS
Cc: michellebylett@icloud.com
Subject: Tasmanian Planning Scheme - Kingborough draft Local Provisions Schedule (LPS)
Attachments: TPS representation - [REDACTED].pdf; In Days Gone By.pdf; Environmental Values Report.pdf; Email re PTR.docx

Dear Mr Heath

Please find attached our submission in response to your letter dated 2 April 2026.

Kind regards
William and Michelle Bylett

Submission to the Tasmanian Planning Commission

By Email: KingboroughLPS@planning.tas.gov.au

Name:	William Charles Bylett and Michelle Louise Bylett
Date:	3 May 2026
Property Address:	[REDACTED] Snug
Title Reference:	Volume [REDACTED]
PID:	[REDACTED]
TPC Reference:	DOC/26/36829
Exhibited Zone:	Landscape Conservation
Proposed:	Split zoned Landscape Conversation and Rural
Requested Zone:	Rural Living Zone D
Alternate Requested Zone:	Rural

To the Tasmanian Planning Commission,

Hello, my name is Michelle Bylett and I am making this representation on behalf of my husband, William, and myself. Thank you for the chance to speak about our property at [REDACTED] Snug.

We object to its rezoning under the Irenelnc review to the LCZ/Rural split zone. Applying split zoning is inconsistent with section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the LPS Section 8A Guideline No. 1, and the Southern Tasmania Regional Land Use Strategy (STRLUS).

We respectfully ask the Commission to apply the **Rural Living Zone (RLZ) D** to the **whole** of our property or, alternatively if the TPC does not agree that we should be zoned RLZ, we request the whole of our property to be zoned **Rural Zone**, in line with the original purchase, zoning allowances, and the site's current or future residential use. RLZ is also proposed for adjoining properties to our rural community settlement at [REDACTED], and [REDACTED].

Background

The Bylett family have lived on and farmed land at [REDACTED] since 1901. We are the fourth generation of the Bylett's to live and farm on this land and our daughters are the fifth generation. We continue to use the land as our residence, caring for natural values, running a farm, maintain fire safety and insurance, plan on retiring here.

I **attach** a copy of the story written by Madge Lowe in the book “*Days Gone By In the Channel Volume Three*”. This story outlines how my husband’s great-grandparents, William Henry Bylett and Ellen Bylett, came to Australia from England in 1900 and how William decided to settle at the land available above the Snug Falls.

The article talks about how the properties have been used including:-

- splitting shingles and palings;
- growing loganberries, raspberries, blackcurrants and gooseberries. Pickers were employed during harvesting season. Potatoes were also grown and sold locally;
- raising cattle both for the meat market and producing milk;
- saw mill – cutting apple cases until the saw mill was burnt in the 1967 bushfires; and
- cutting long spars and billets and delivering them to Boyer ANM Mill for chipping and grinding for paper pulp.

Our property at [REDACTED] was previously part of [REDACTED] (now owned by Annette Bylett). Over the years, we have continuously farmed the properties in conjunction with each other grazing both cattle and goats. Traditionally, the cattle have been able to roam freely between the properties and access the bush which gives them shelter from the weather and keeps the undergrowth low which helps mitigate fire risks.





In more recent years, we have also harvested our own hay for the animals. This also help us manage weeds on the property by not introducing hay from other properties. Below are photos of the grass being prepared to bale hay and the hay bales in the paddock.



While we agree that Tasmania's landscapes should be protected, we believe this is best done through RL Zoning. Rezoning to LCZ would harm our continuous use of the land and as you can see, our property at [REDACTED] has been continuously used for farming since our ancestors bought it in 1941 and since 2010 as our family home – having raised 2 children here, therefore should not be rezoned Landscape Conservation Zone.

Our latest notice of valuation issued by the Office of the Valuer-General list the Classification for our property as Residential. Although our property is greater than 10 hectares, there is no maximum size stated for RLZ. We do not intend to subdivide the land but wish to be able to utilize it all in the same manner we, and my husband's family before him, have used the land.

I also **attach** a copy of Environmental Values Report conducted by Andrew Welling, Ecological Consultant. The report notes there are no threatened species of flora or fauna. The report also notes the blackberry patches being short and in poor health as well as bracken. Part of managing our property is weed control and having goats run on the property has assisted with the removal of these blackberry bushes.

The bushland consists significantly of native regrowth following the 1967 bushfires and therefore not intact old growth forest. The IrenelInc report explicitly states that regrowth does not justify LCZ.

As owners of the land, we:-

- live here;
- graze cattle;
- cut timber for personal heating;
- grow some fruit and vegetables for our family's consumption;
- monitor and remove weeds, eg fox glove, bracken, thistles etc;
- fire protection and prevention.

We have undertaken a preliminary assessment in relation to applying for a Private Timber Reserve (PTR) which would enable us to continue to harvest trees within the PTR area.

As most of the timber is regrowth from the 1967 bushfires, it is now reaching a stage where selective milling may be appropriate in the future. Any milling would involve carefully selected individual trees and sustainable practices. Attached is an email from Amy Robertson, Independent Forester, which confirms my land is suitable for a PTR and we will be applying for a PTR in the near future.

LCZ DOES NOT COMPLY WITH LUPAA ZONE GUIDELINES

Section 34 of LUPAA says the Commission must check if the LPS meets the Act's criteria, including zone guidelines. LCZ 4(a) states that LCZ should NOT be used where the land's '**priority is for residential use and development**'. The guidelines say LCZ is not for large residential lots 'characterised by native vegetation cover and other landscape values.'

Originally, our property was zoned Rural Resources and then was changed to Environmental Management and Environmental Living. The changes to Environmental Living were unknown to my husband and I or his father, the previous owner. Our property is currently zoned Environmental Living (ELZ). The **primary use and strategic intention of**

the land is residential and operating a hobby farm. It has a dwelling built in 2009/10, has been occupied continuously, and is serviced by Telstra and Aurora Energy Pty Ltd. There's no evidence the land's primary use is anything other than residential or rural.

William and our children painting the cubby-house



LUPAA guidelines also state LCZ is not a replacement for ELZ. The priorities don't match: ELZ Living priority permits dwellings, but LCZ prioritises conservation with discretionary dwellings.

In correspondence with the Planning Authority, the TPC noted that the LCZ “appears to have been used ...to replace ELZ”, a policy or strategy shift which should be ‘comprehensively justified’. Neither the draft LPS nor Irenelnc’s review has provided detailed, site-specific reasons for changing my land’s priority. They based their decision on general landscape values and rural settlement judgments, neither had community input.

LCZ DOES NOT COMPLY WITH LUPAA OBJECTIVES

LUPAA Schedule 1, Objective (b), aims for ‘fair, orderly, and sustainable’ land use. Applying LCZ conflicts with this objective. It is unfair to remove permitted residential use; applying LCZ represents a **net reduction** in existing land use rights. The clear majority of Tasmanian councils moving to the Statewide Planning Scheme applied the LCZ sparingly or not at all. Only a few used it moderately or heavily. Most councils (such as Tasman)

translated ELZ directly to the Rural Living Zone, yet Irenelnc chose as their model three councils that applied LCZ heavily.

Many councils, including Kingborough in 2019, recognised that LCZ could lower property value, affect insurance and finance, and prevent future dwellings on empty blocks – not meeting the goal of sustainable development that supports communities to provide for their **social, economic** and cultural well-being...’ (clause 1 (a), Schedule 1 – Objectives).

RLZ IS THE APPROPRIATE ZONE

RLZ Guideline RLZ 1(a) suggests the RLZ should be applied to residential areas with larger lots used for residential and lower order rural activities, while prioritising residential amenity. This fits my property.

RLZ Guideline RLZ 2(b) states RLZ may be applied to ELZ land where the primary strategic intention is for residential use in a rural setting and a **similar** minimum allowable lot size is being applied. My property’s size of 28.7352 ha aligns with RLZ D with a minimum lot size of 10 ha as there is no maximum lot size. Lot sizes (>20 ha) are larger than typical RLZ, but the Irenelnc report repeatedly applies RLZ to large lots where the character, not the size, is the determining factor.

THE IRENEINC EVALUATION PATHWAY (DECISION TREE)

Irenelnc uses a decision tree to decide zones. On Day 2 of the review hearing, the Commission was told that it’s a tool, not a rule [Kate Heckelmann, 05:53:00], and alternatives can be used with good evidence. Even so, applying the evaluation pathway correctly, my property meets the RLZ criteria rather than LCZ.

EVIDENCE OF STRATEGIC INTENT FOR LIVING

Both the original LPS and Irenelnc’s report lack clear definitions of “primary strategic intent.” They ignore existing rural-residential settlements, historical land use, cultural attachment, community ties, and intergenerational living. Neither STRLUS nor the Kingborough Strategic Plan restrict rural living growth. Past land allocations, subdivision approvals, and development applications show that residential use is the ‘strategic intent’ of the land.

The review for my locality (Snug/Coningham) is stated as generally meeting strategic intent for living. My property has an established dwelling, outbuildings, and signs of residential and farming activity.

EVIDENCE OF RURAL LIVING SETTLEMENT

IreneInc's review states that the Snug Falls community meets the 'strategic intent for living' because there is 'evidence of residential uses scattered throughout'. However, Rural Living Settlement status has been mostly denied, with the report citing a 'lack of consistent subdivision pattern with lots of the size which would contribute to a rural living settlement'.

This assessment appears biased, primarily due to two judgments. First, it favours smaller lot sizes, disregarding RLZ subcategories that limit subdivision of lots under 20ha and also minimises development on larger lots through needs of access and services (note: there is NO maximum lot size in RLZ).

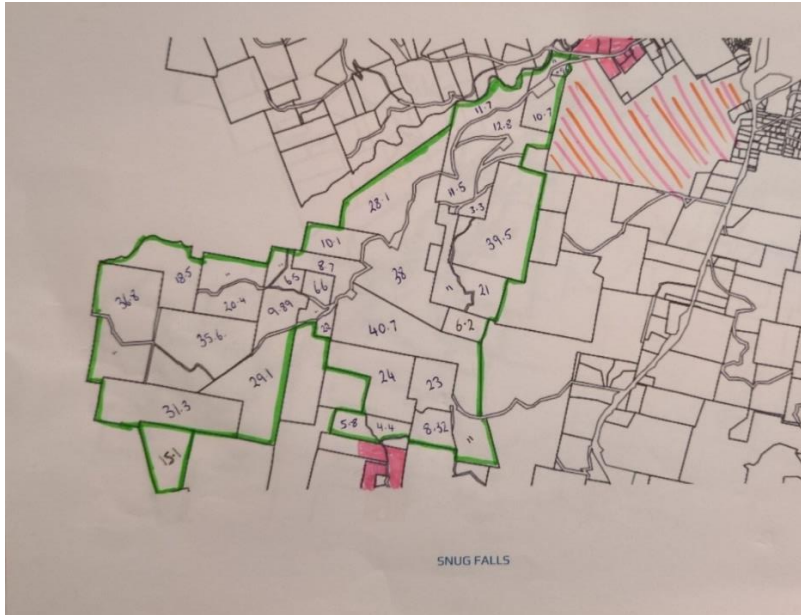
Secondly, the 'consistent pattern' is only recognised if it resembles urban cul-de-sacs or road clusters, ignoring rural and lifestyle properties that are naturally sited around topographical features, inherited large lots, or purchased with future rural living in mind. For example, in Snug Falls there's a clear pattern of large lot subdivision facing into the valley, on the northern side of the ridge.

These biases overlook the fact that residents live just minutes from Snug township, where they shop, support local businesses, send children to school, recreate, and work. The reliance on a desktop analysis, which can't see beyond tree canopies and often lacks on-the-ground insight, leads to subjective judgments about rural settlements. For example, the IreneInc report notes that three adjoining properties on Snug Tiers Road display 'a consistent pattern of rural living,' as does my property, yet it is still proposed to be part of the LCZ.

Without applying rural living settlement criteria consistently and with ground-truthing, the evaluation then fails to consider whether landscape values can be managed through planning codes **nor recommends any other outcome than LCZ**, unless the area has no landscape values, which is unlikely given its rural nature and the subjective, non-consulted definition of 'landscape values'.

Homeowners in our area **strongly disagree** with IreneInc's narrow assessment. We can demonstrate that the Snug Falls community meets all three rural living settlement characteristics:

1. A pattern of **at least** 10 smaller blocks, **generally** between 1–15 ha, with a consistent lot pattern. The attached map shows my property among 29 others in Snug Falls, with lot sizes from 0.96ha to 40ha, a pattern established since the early 1800's. Our settlement at Snug Falls adjoins property proposed for RLZ at [REDACTED] and [REDACTED]



2. A pattern of 'detached dwellings and outbuildings', which Irenelnc admits is "generally met, as many lots have identified residences and cleared areas". As you can see from the attached map, you can see that dwellings and outbuildings are located on nearly every property in my community. This also includes properties with development applications or strategic plans for living on empty blocks.



3. Visual evidence of rural activities such as 'clearings, grazing and hobby farming etc'. Irenelnc states that "some residential uses are associated with farming", yet at the review hearing, it was clarified that the criteria list is only an example.

4. My property shows cleared areas, grazing and animals.



There is a strong community within the Snug Falls property owners. Attached below is a photo of a number of the property owners from Snug Falls Track up, gathering at one of the neighbours' houses. Another one of our neighbours regularly host "neighbour parties". We personally know all our neighbours from the top of [REDACTED] to the Snug Falls track and all will stop to chat, time permitting. We also personally know people who live on O'Briens Road, Snug Tiers Road, McQueens Road, Sproules Road, Snug and Lower Snug. This is what we would call a community.

Contrary to this, growing up in Howrah, a suburb on the Eastern Shore, we did not know many of our neighbours and did not socialise with them.



ASSESSING LANDSCAPE VALUES

The STRLUS CV 4.1 states that **community consultation** should determine landscape values. Irenelnc admits in review hearings that they didn't consult. This means the assessment of whether properties meet 'landscape values' is now entirely based on the Planning Authority's judgment.

Irenelnc's choice of dictionary terms 'hilly places' and 'bushland,' and focus on tree-centric descriptions, i.e.: 'predominantly bushland,' 'allotments set within native bushland,' 'dwellings are ... nestled into vegetation,' and 'bushland backdrop' are the main basis for our locality's landscape values.

This overlooks the value of other features like waterways, fields, foraging areas, and the importance of varied terrain (grasslands, clearings, open areas, trails) for different species habitat. Such diversity is vital for a healthy rural or biodiverse landscape and aligns with evidence that people prefer varied scenery, including homesteads, sheds, and domestic animals.

The lack of consultation and reliance on terminology that favours the Planning Authority's narrow definition results in a flawed or biased assessment:

1. Large areas of bushland and vegetation alone do not justify LC zoning. As confirmed at the TPC review hearing on 14/4/26, "LCZ is not for managing vegetation—that is the role of the Natural Assets Code", which applies to all properties. Irenelnc stated that for properties in our area proposed RLZ, overlays will likely (and logically) protect the natural values they identify.
2. Describing dwellings and large lots around topography as 'scattered' implies no strategic planning or intent, which is untrue. You can see on the attached map that there's intent/logic.
3. Biased reasoning: noting large vegetated spaces on rural properties (and comparatively less dwelling area, as set by development criteria) is worded in the report as though this is a choice or evidence that OUR preference was conservation over living: "integration of residential use ... is largely within a small proportion of a parcel", "the remaining natural setting reinforces the area's natural values".
4. Owning private property in natural settings doesn't mean residents prioritise landscape conservation over residential amenity. Irenelnc implies this repeatedly, both in review references to "built form" being "secondary to the natural landscape" and, in hearings, that lots in bushland reinforce or "contribute" to the area's "natural values". Snug Falls residents purchased homes in natural areas

because they **value the contribution this makes to their Rural Living**, not to add to Kingborough’s undefined scenic or “landscape values”.

5. Irenelnc relied on overlays in a **desktop assessment** to identify landscape or environmental features across the locality, ignoring the challenges of topography and identifying these (i.e., through the tree canopy) by aerial images alone. Evidence-based alternative reports or maps of individual properties’ natural settings are needed.
6. The scenic protection overlay is broadly applied to properties over 100m above sea level. The photos used in the report, sourced from [realestate.com](https://www.realestate.com.au), are aerial shots intended for sale and don’t accurately reflect what is seen from local roads, towns, or waterways. Even Irenelnc admits that in the locality “bushland, landform, and ridgeline features ... remain visually intact,” and the reality is that the siting of almost all homes on Snug Falls/O Briens Rd cannot be seen from vantage points and the scenic protection overlay will continue to protect these landscapes.

Channel Highway Central and Lower Snug



Channel Highway Kettering and Kettering Jetty



Our property has minimal (if any) visual impact from the Channel Highway or the water.

SPOT ZONING, SPLIT ZONING AND FRAGMENTATION

The TPS aims to prevent spot zoning, yet Irenelnc suggests Rural/LCZ split zones on my property, which could cause mismatched zone priorities and land use. It's also **more logical** that the rural activity forms part of an **overall Rural Living community pattern**. There is arguably less fragmentation created by leaving one spot zoned Rural property within an RLZ settlement, than proposing multiple restrictive split zonings.

Irenelnc have also shown that their application of this method is inconsistent. For example, a large lot of 108.84ha at 2274 Channel Highway is split zoned Rural/RLZ and abuts ELZ, RLZ, and Low Density Residential zones, while smaller ELZ parcels have been denied RLZ at all.

We believe split zoning will impact on many aspects including, how the Council administer the property for rates, mitigation of fire risk, insurance and ability to re-sell.

BALANCING LANDSCAPE VALUES AND LAND USE

In their S35F report, Kingborough council states that applying the Rural Living zone to rural residential areas **may** “risk that the predominant land use pattern and characteristics of the area could be eroded over time...”. This ignores the long-standing rural nature of the area and the fact that rezoning to LCZ would significantly restrict ongoing private land use, **absolutely guaranteeing** a change in “character and amenity”.

The report notes a “medium/high” risk of RLZ uses in this locality but doesn’t specify what those risks are, how **likely** they are considering the topography, vegetation, and existing settlement patterns, or whether they could be managed through overlay codes, SAPs, or other mechanisms. Irenelnc acknowledged that future reviews could reconsider RLZ decisions, and that any short-term risks could be mitigated. This supports the case that RLZ is appropriate for my property, not LCZ.

At the review hearings, Kate Heckelmann admitted there are **no land uses** that would impact landscape values which aren’t already managed by building codes or overlays. This suggests overlaps through stricter zoning isn’t necessary because landscape “values can be appropriately **managed through the application and operation of the relevant codes**” (Kingborough LPS guidelines, RLZ 4b).

Assuming LCZ is the only way to protect generic ‘landscape values’ ignores existing land management, bushfire mitigation efforts, biodiversity initiatives, and conflicts with the intent of the evaluation pathway of **balancing** landscape protection with existing land uses. It is illogical to rezone properties to LCZ to ‘protect’ the landscape that we’ve proven we can already care for on our own.

Irenelnc suggest that LCZ zoning near Snug Recreation Area is necessary to provide connectivity to the EMZ and act as a buffer between living zones. Not only have National Parks (EMZs) already been put aside for state management, nearly every other Tasmanian council placed other living zones: Rural Living, Residential, Rural, Agricultural, and even Industrial zones next to National Parks or EMZs. It is also contradictory to the placement of Low Density Residential lots beside Coningham’s EMZ reserve.

Rural Residential owners provide a significant free workforce to manage areas on the interface of bush, coast, country and town. They need to be able to continue to mitigate natural disaster, care for native species, maintain trails, carriage ways and fire access, and remove invasive pests, which is at risk in the LCZ. Our efforts help protect biodiversity, reduce financial and disaster risks, and improve resilience and food security for all - work that cannot be replaced by council staff or State Parks and Wildlife service.

A bushfire-prone area overlay applies to our property in accordance with any overlay map approved by the Tasmania Fire Service. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires. If part of our land is zoned landscape conservation zone this will inhibit our ability to mitigate the risk of fires.

Our dam, as well as serving as a water source for our stock, has been registered with the Tasmania Fire Service for access, when required, for bushfires and/or property/house fires.

Below is a photo of the Tasmania Fire Service truck sitting on our dam wall mapping the GPS.

The second a photo is one of the helicopter's accessing our dam to assist with firefighting efforts in the 2025 Snug/Margate plains bushfire.



SUMMARY

Throughout the LPS process, Kingborough Council has failed to consult the community and has not followed the objectives of LUPAA, which emphasise fair land use and community involvement. Their focus on environmental protection seems aimed at removing private land rights, risking long-term harm to residents' well-being and creating potential future financial and legal challenges.

We believe our land should be zoned “like for like” and as we are currently in a “living” zone should not be placed in “conservation zone” not even in part.

We appreciate the TPC listening to our concerns within this letter and respectfully ask for rezoning properties from ELZ to more restrictive zones to stop. Specifically, we request that the TPC direct our property to be zoned from the ELZ to the **Rural Living Zone D** or **Rural Zone**, with environmental priorities managed by existing natural values codes.

Yours sincerely,

William and Michelle Bylett

Ph: [REDACTED]

Email: [REDACTED]
[REDACTED]
[REDACTED]

From: Amy Robertson [REDACTED] >

Date: 4/5/26 7:09

pm (GMT+10:00)

To: "Annette L. Bylett" [REDACTED]

Subject: Report on proposed PTR at [REDACTED]

Hi Annette and family,

Thank you for seeking my advice as you continue to manage your forest and apply for a Private Timber Reserve (PTR) on your family's various properties in Snug. The draft report attached provides advice on your obligations in using your forest resources, based on a field visit I conducted on 3/5/26. Titles considered in this report include:

Title reference	Owner
[REDACTED]	Annette Bylett
[REDACTED]	Annette Bylett
[REDACTED]	William Bylett
[REDACTED]	William Bylett Michelle Bylett
[REDACTED]	Andrew Bylett
[REDACTED]	Andrew Bylett
[REDACTED]	Andrew Bylett (not visited; update in final report)

The PTR would provide you with both benefits and obligations with regard to the conduct of forest operations (including establishment, growing, harvest of trees and related land clearing, burning, road construction or quarrying) within the PTR area.

Forest operations need to comply with both the local planning scheme and the state's forest practices system, and may on occasion need to respond to Commonwealth Environmental Protection and Biodiversity Conservation (EPBC) legislation. This report goes through these regulatory requirements and details some on-ground observations and their implications.

We discussed that continuing your small-scale firewood production of up to 100t per calendar year is likely to be a low cost but profitable endeavour for your property. Some of your regrowth trees are becoming big enough to produce sawlogs, but adding another couple of decades of growth will give you an excellent sawlog yield from this productive site, either via clearfell or

patch-scale harvest of the tall trees. Road access for a large-scale operation may be an issue, but there are ways of managing this where high quality product underpins the operation.

On the dry forest site with poorer timber quality, gradual production of a smaller yield of firewood would be considered sustainable with attention paid to ensuring regeneration and retaining hollow-bearing trees.

I also identified that establishing a blackwood plantation on the wetter ground around your top paddock spring could be a useful investment, with guidance available from PFT's Info Sheet series.

Kind regards,

Amy Robertson
Independent forester

BEnvSci, DipNRM, GAICD, MFA, FPO (Planning)

Phone [REDACTED] / Email [REDACTED] / Mailing PO Box 177 Geeveston TAS 7116

UN Intergovernmental Panel on Climate Change (IPCC): "a sustainable forest management strategy aimed at maintaining or increasing forest carbon stocks while producing timber, fibre, or energy, generates the largest sustained benefit to mitigate climate change."

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Environmental Values Report

for proposed residential development at

d,

Snug

For W & M Bylett

August 2008

Andrew Welling
Ecological Consultant

434 Van Morey Road
Margate, 7054
Phone: (03) 62672630
Mobile: 0400 151205
Email: awelling@bigpond.net.au

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1. Introduction

The following *Environmental Values Report* has been carried out to accompany a development application as per requirements of the Kingborough Planning Scheme 2000 for development within the Environmental Management Zone. This report was undertaken to assess the impact of a proposed residence on the natural values of [REDACTED], Snug (Grid ref. 517050E, 5228850N-AGD66 (house site)).

The 71 acre lot is located on a ridgeline and associated south eastern slope at 350m ASL and approximately 5km to the west of the township of Snug (Figure 1). The site contains cleared agricultural land and wet forest.

An assessment of the natural values of the site (in particular around the proposed house site) was conducted on the 1st August 2008. The vegetation communities on the lot were determined, a list of vascular plants compiled, fauna habitat assessed and the impact of the proposed development investigated.

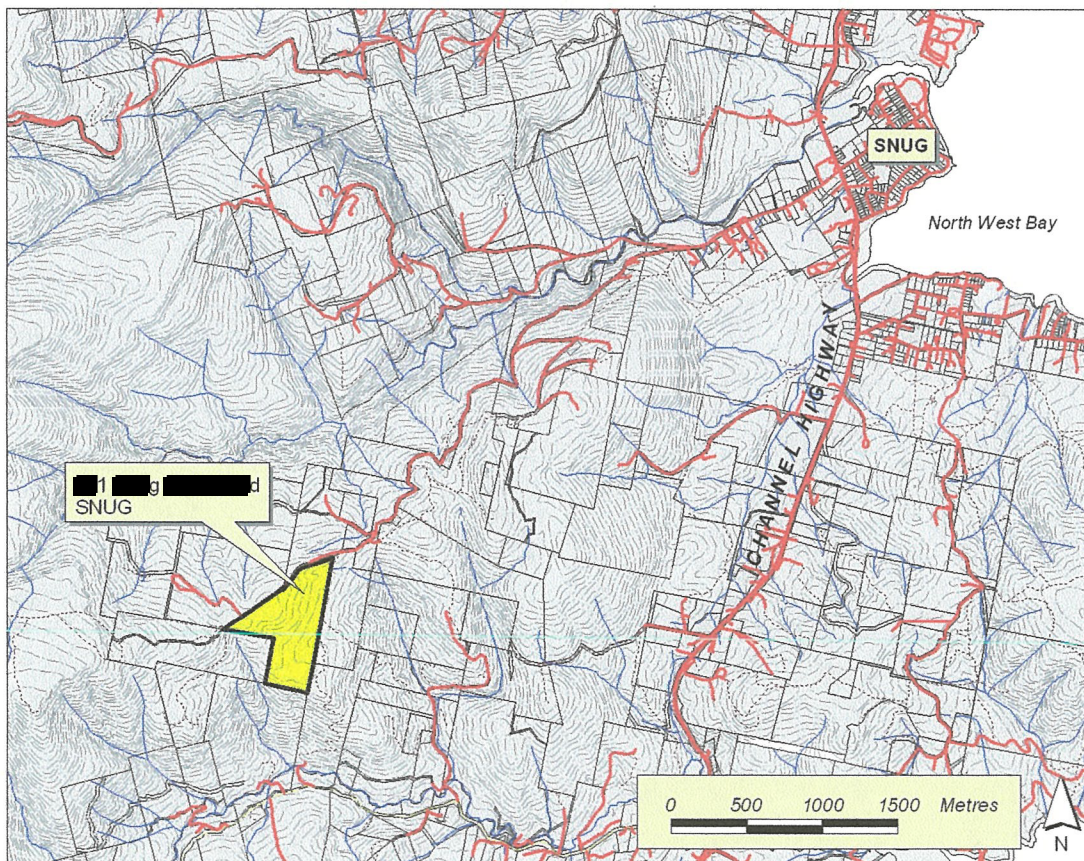


Figure 1 - Location Plan

2. Natural Values Assessment

Vegetation Communities

The site contains one (1) dominant vegetation community and one altered community as per the TASVEG (v1) vegetation classification system (Figure 2)

TASVEG Unit – *Eucalyptus obliqua* forest and woodland

Community Description – Tall eucalypt forest with a dense understorey of broadleaf shrubs

TASVEG Code – WOU

Eucalyptus obliqua wet forest is a tall to very tall wet sclerophyll or mixed forest community. It is one of the most widespread forest communities in Tasmania and is found growing on a number of different substrates. This forest community is characterised by emergent *E. obliqua* trees over a wet sclerophyll or rainforest understorey. This community occurs extensively throughout the north-west, central north, north-east, east and south-east of Tasmania in regions of relatively high rainfall.

Across its distribution range *E. obliqua* wet forest often occurs in pure stands. In areas with fertile soils and high rainfall *E. regnans* may co-occur with *E. obliqua*. The forest is often composed of tall to very tall trees with well-formed trunks that are approximately two-thirds of the total height of the tree. In regrowth trees, the crowns are relatively small. Mature trees can form large spreading crowns.

In wet sclerophyll forest the understorey is typically composed of broadleaf shrubs, the most common including *Pomaderris apetala*, *Nematolepis squamea* and *Olearia argophylla*, with a high number of ground ferns.

This community occurs across the lower south eastern facing slope of the subject site. The dominant tree species is *E. obliqua* with *E. regnans* occurring as a sub dominant species. The dominant tall shrub species are *Acacia dealbata*, *Pittosporum bicolor* and *Olearia argophylla* with *Cassinia aculeata*, *Leptospermum scoparium* and *Coprosma quadrifida* the dominant lower shrubs. The ground layer is dominated by bracken and *Senecio linearifolius* with scattered sedge and grasses such as *Juncus sp.*, *Carex sp.* and *Dichelachne sp.*

The vegetation community within close proximity to the proposed residence is regrowth bushland following from the 1969 bushfires. There are widespread infestations of blackberry and hawthorn around the margins of the bushland and on adjacent properties.

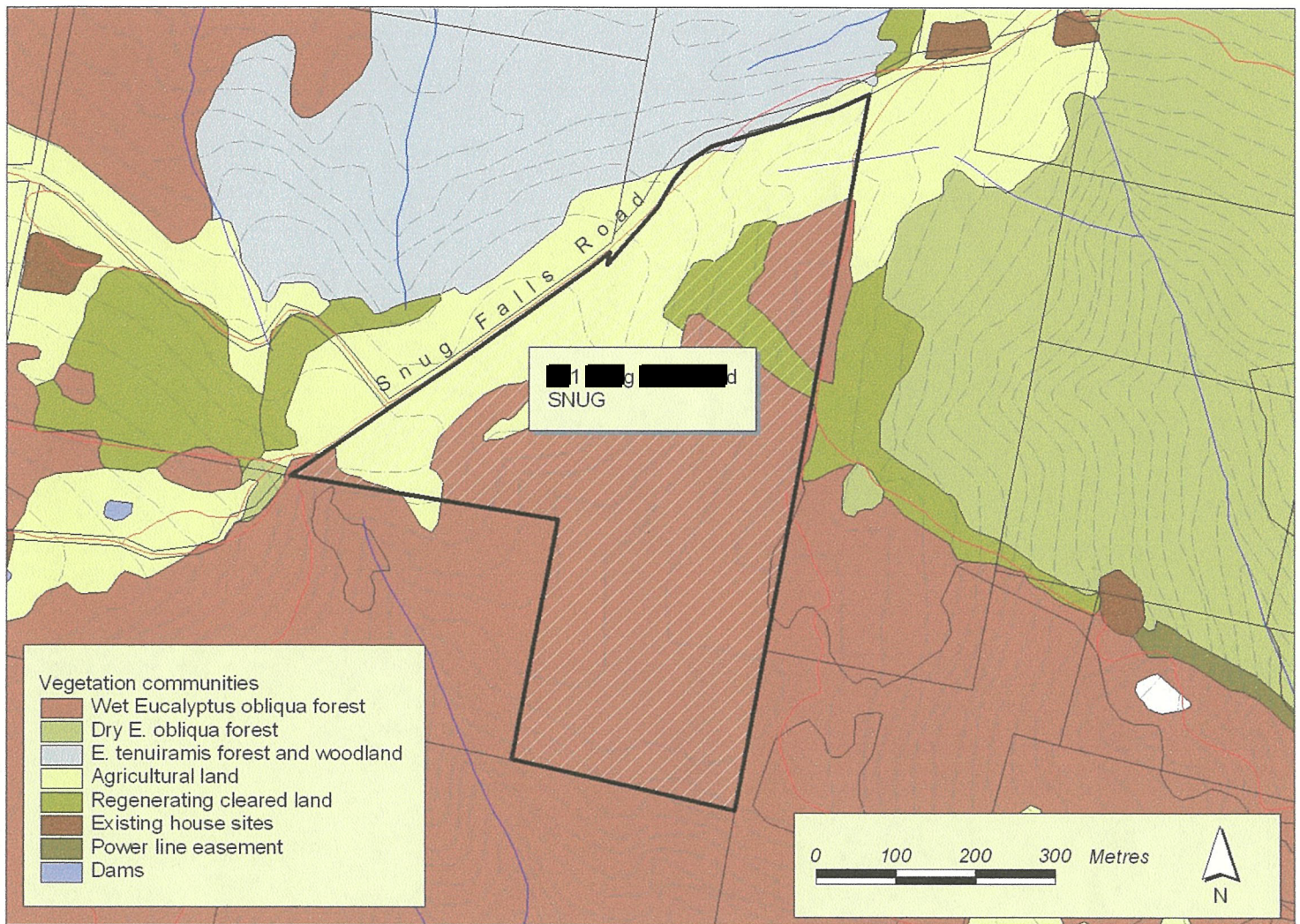


Figure 2 – Vegetation Communities

TASVEG Unit – Agricultural Land

Community Description – Cleared land used for agricultural pursuits.

TASVEG Code – FAG

The spine of the ridgeline adjacent to the road contains cleared agricultural land. The dominant plant species are exotic pasture grasses and herbs such as *Agrostis sp.*, *Bromus sp.*, *Dactylis glomerata* and *Hypochoeris radicata* (Figure 2 & 4). The cleared land also contains scattered patches of blackberry which are short and in poor health as well as bracken, *Senecio sp.* and scattered *Coprosma quadrifida* and *Ozothamnus ferrugineus* plants.



Figure 3 – Cleared land and approximate house site.

Flora of Conservation Significance

The proposed house site and associated fire protection zones are situated entirely within cleared land and contain few native species. No threatened flora species listed under Schedule 3, 4 or 5 of the *Threatened Species Protection Act 1995* or under the *Environmental Protection and Biodiversity Act 1999* were recorded during the survey.

Fauna of Conservation Significance

The proposed house site and associated fire protection zones contain no native fauna habitat. The pasture area provides foraging habitat for mammals such as the wallabies, pademelons and bandicoots however the development of the site will not impact on these species as there are significant areas of pasture around the site.

Impacts of Proposal

Under the Kingborough Planning Scheme 2000 any development in the Environmental Management Zone should be '*located in an area where the least possible disturbance of bushland or other environmental*

values will occur'. As such the location of any development should where possible be located in areas of previous disturbance.

The proposed residence is being constructed within the cleared area of the site and as such there will be no impact on the natural values of the site.

As the site is surrounded by bushland, a Building Protection Zone (BPZ) and a Fuel Modified Buffer Zone (FMBZ) must be created around any proposed new residence.

A *Building Protection Zone* (BPZ) is required to ensure that potential fuel surrounding a dwelling is minimised. This zone is adjacent to the building and has a significant amount of fuel reduced so that there is little or no material available to burn around the dwelling when bushfires approach.

- The width of the BPZ is based on the slope of the land and at this site needs to be a minimum of 20m wide (Figure 4). No vegetation will need to be removed within the BPZ.

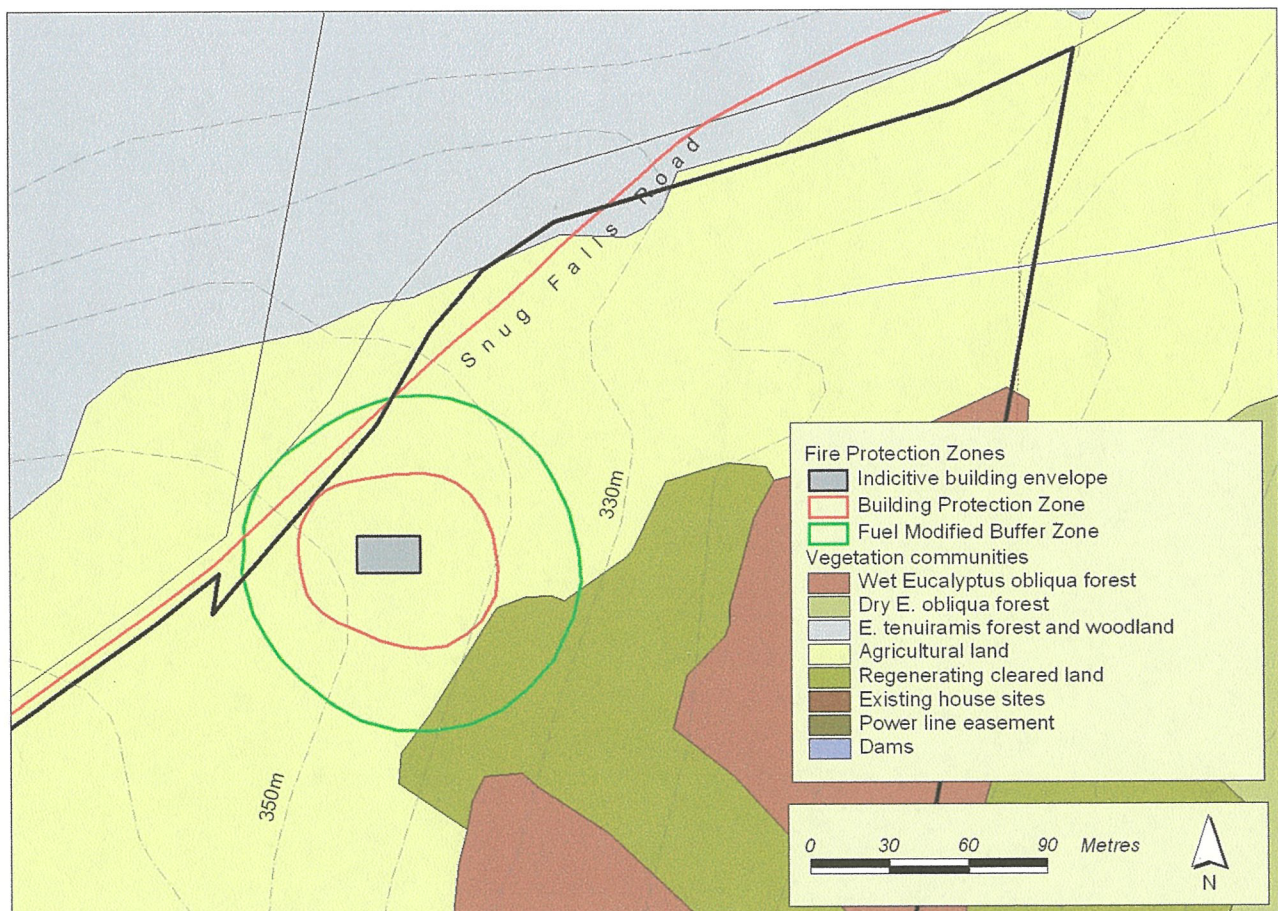


Figure 4 – Fire Protection Zones

A *Fuel Modified Buffer Zone* (FMBZ) is required to separate the *Building Protection Zone* from the bushfire hazard. In the *Fuel Modified Buffer Zone*, fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire.

- The FMBZ will need to be 20 – 40m wide around the BPZ (Figure 4). The edge of the south eastern side of the FMBZ will contain some regenerating native vegetation which is dominated by *Coprosma quadrifida*, *Acacia dealbata* and *Cassinia aculeata*. Some of this vegetation may be removed to form the FMBZ however it has no significant natural values.
- A proportion of the FMBZ will be contained on the adjoining property (Figure 4) however this area contains cleared land and therefore no clearance is required.

3. Summary

The proposed development of a residence at [REDACTED] 1 [REDACTED], Snug will have no impact on the natural values of the lot. The proposed house and fire protection zones will be located largely within existing areas of cleared land which contains no native vegetation.

Overall the development of the house site at this location will have no impact on natural values of the site.

It is recommended that no plants that are listed as environmental weeds under the *Weed Management Act* or the Kingborough Planning Scheme 2000 (Schedule 9) be utilised for landscaping on the site. The control of blackberry around the house site should also be undertaken, however given the widespread nature of the weed on the property and on adjoining properties the wider control of this species is not considered to be practical.

Appendix 1 – Cursory species list for 501 Snug River Road, Snug.

Recorder: A. Welling

Date: 29th July 2008

e = endemic

i = introduced

Dicotyledonae

Family name	Species name	Common name
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ASTERACEAE

	<i>Cassinia aculeata</i>	Dolly Bush
i	<i>Hypochoeris radicata</i>	Cat's ear
	<i>Olearia argophylla</i>	Musk
	<i>Ozothamnus ferrugineus</i>	Tree Everlasting
	<i>Senecio linearifolius</i> var. <i>arachnoideus</i>	

CONVOLVULACEAE

	<i>Dichondra repens</i>	Kidney-weed
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MIMOSACEAE

	<i>Acacia dealbata</i> subsp. <i>dealbata</i>	Silver Wattle
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MYRTACEAE

	<i>Eucalyptus obliqua</i>	Stringybark
	<i>Eucalyptus regnans</i>	Swamp Gum, Mountain Ash (Vic)
	<i>Leptospermum scoparium</i> var. <i>eximium</i>	Large Manuka

PITTOSPORACEAE

	<i>Pittosporum bicolor</i>	Cheesewood
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ROSACEAE

i	<i>Crataegus monogyna</i>	Hawthorn
i	<i>Rubus fruticosus</i>	Blackberry

RUBIACEAE

	<i>Coprosma quadrifida</i>	Native Currant
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Monocotyledonae

Family name	Species name	Common name
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CYPERACEAE

Carex sp.

JUNCACEAE

Juncus sp.

Rush

Juncus pallidus

Pale Rush

POACEAE

i *Agrostis sp*

Bent Grass

i *Bromus sp*

Brome grass

i *Dactylis glomerata*

Cock's Foot

Dichelachne sp.

Plume Grass

Pteridophyta

Family name	Species name	Common name
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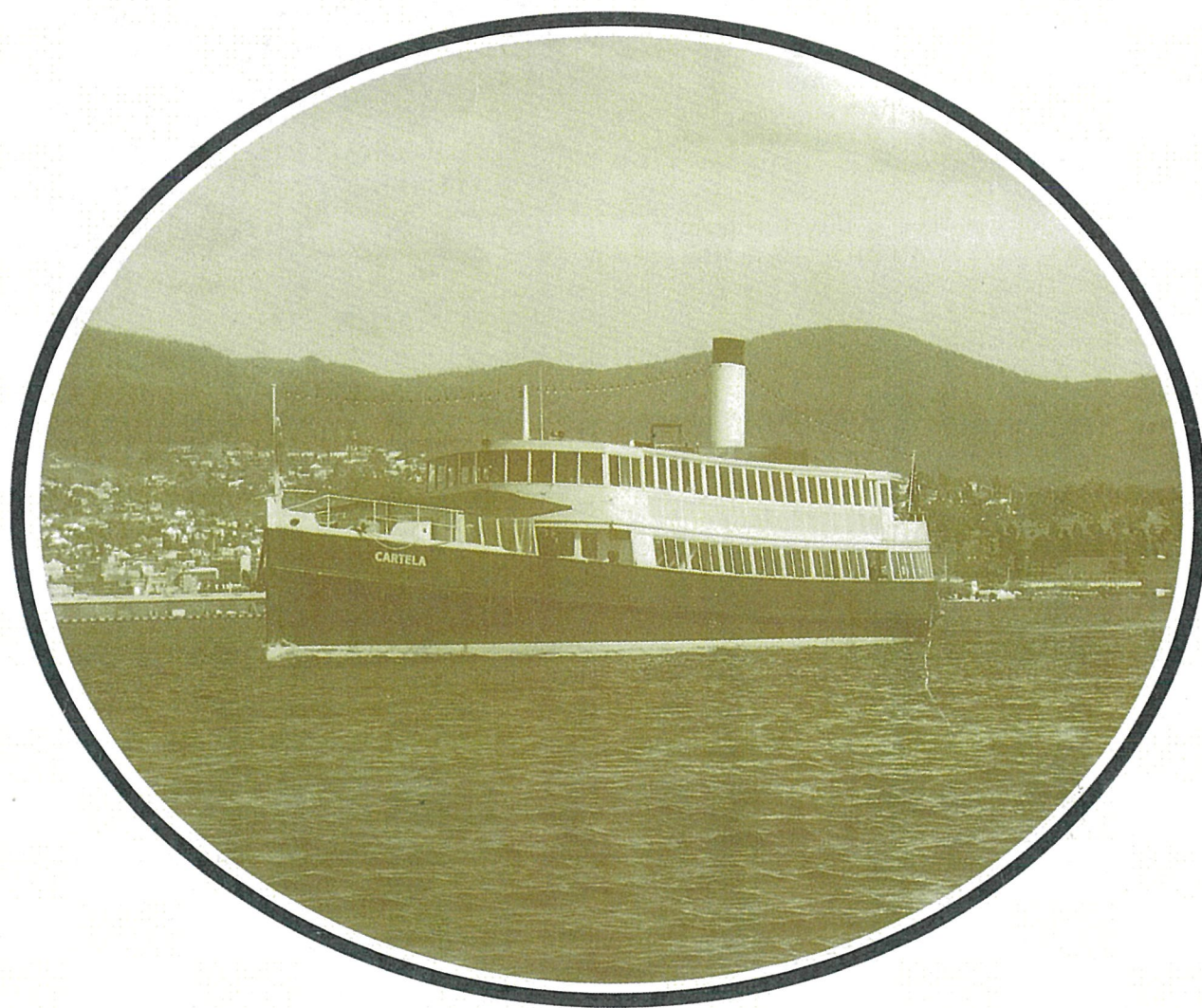
DENNSTAEDTIACEAE

Pteridium esculentum

Bracken

Days Gone By
In The Channel

Volume Three



By Madge Lowe
(Worsley)

LOUISA FLORENCE BYLETT

William Henry and Ellen Bylett came out from Grimsby, England arriving on Christmas Eve 1900, as free settlers in Hobart. Their son William Rudyard was born in June 1900 six months earlier.

William was looking for land, of some acreage, so visited the Lands Department where he was informed of land available above the Snug Falls. He walked there and back, which was some miles, and decided to settle there.

He fell and cut a tree a day for ninety days to get enough timber to build a house.

Sometimes, William and Ellen walked through the bush to Oyster Cove to catch a boat to Hobart for supplies.

When William Junior left school, he joined his father splitting shingles, advancing to splitting palings when market demands dictated. When demand dropped off with the advent of galvanised iron he like others in the district went to Electrona.

After clearing the land, they grew raspberries for a living, and when the harvest time was finished, William split shingles.

William Junior, worked at Electrona, rode a bike home each weekend, and stayed in a hut through the week, next to the boarding house.

He purchased his first motor car in 1923 an overland tourer.

In 1926 William R. Bylett installed the first private telephone in Snug. The first being the store. The telephone number was easy to remember being No 2. He erected all the poles and topped the trees



Louisa Flo Bylett and her sister Gertrude

for three and a half miles or five kilometers. The department only erected the first half mile from the Post Office.

I was born Louisa Florence Wiggins, on the 26th October 1908, my father and mother were James Tasman and Louisa Wiggins (nee Hayers) of Nugent, (fourteen miles past Sorell) I had a brother Douglas, who is deceased, but my sister Gertrude lives at Sorell.

We always walked two miles to school, and two miles home. I was seven when I went to school, and when I was eight I helped to milk cows night and morning before and after school.

As I grew older, I made butter and have always made bread until the family grew up. I also crocheted, knitted and made all the clothes by lamplight and kerosene lamps. Electricity was installed at [redacted] [redacted] in 1953.

All through my life I was good with a rifle, at Nugent and at Snug, and always carried it with me, and have shot a lot of snakes.

My mother's brother Jack lived near the boarding house at Electrona with his family. I went for a visit and met William R Bylett. After fifteen months we were married in 1931. Jim was born in 1932 and Margaret in 1935.

After our marriage, we lived in the little old house, at Snug Falls, until we built a new home in 1957 nearby. William R continued to work at Electrona and travelled on a motor bike daily. In his spare time, he planted loganberries, raspberries, blackcurrants and gooseberries. William worked at the works for thirteen years, until 1939, when he joined the Army, and was a sergeant at Brighton

During the war years, I drove a Maple Leaf Chevrolet truck, (while William was away) two and three times a week to Hobart with fruit. We advertised for fruit pickers, and after delivering the fruit, I would pick up between ten and fifteen pickers and transport them back to Snug Falls on the back of the truck. It's four miles of windy hilly narrow road from the township of Snug. The pickers, who brought their families stayed in the pickers hut, and brought their children. A picnic atmosphere appeared.



William at Back, Jim , Flo and Margaret and pickers.



William in 1940 at Brighton

When Jim and Margaret went to school, they had to walk four miles to Snug, each way, until a track was cut through to Oyster Cove; which meant they only had to walk two miles, where Jim (aged twelve) caught a bus to the Hobart Technical College. When Margaret was old enough, she boarded at "Westella" Elizabeth Street, Hobart, and went to the Domestic Arts College, and learnt cake decorating. She also taught, at Launceston, Carrick and Huonville.

I had one cow and gradually the herd grew to twenty, sold them for fat cattle, at the sales, and I milked four cows day and night. I walked a mile, to collect the cows and kept them overnight in a shed. I milked, separated made and sold the butter locally.

My husband also served on the Kingborough Council, he was a terrific athlete. He won the Burnie Mile race in 1926. He went to Ararat to compete in the mile there but being a poor sailor had a bad



Margaret taken with one of her cakes

trip across Bass Strait so didn't compete at his best. He occasionally ran to work .

When Jim grew up, he joined his father, in a saw mill venture, cutting apple cases to orders, until the 1967 bush fires; which burnt the mill. Jim cut dry spars for paper pulp for Boyer ANM Mill. The timber was cut in long spars, and Jim delivered the loads to Boyer. Jim cut the fire killed regrowths in to billets transporting them in packs to Boyer for chipping and grinding for paper pulp.

Jim married Jenny Stevenson, and had two sets of twins, Annette and Denise (twins) then Andrew, then another set of twins Maree and William. Jim and Jenny live in the homstead, and I live in a granny unit near by.

Margaret married Trevor Griggs, and had four children, Steven, Julie, Glenys and Suzanne and lived at Huonville. Margaret died in 1988, Trevor in 1984.

I loved my garden and worked hard and long in it, and even used a rotary hoe, but it got too much for my back. I received a lot of enjoyment from my garden, and miss working in the good earth.

My husband died in 1973 after forty two wonderful years of marriage.

In 1979 my mother Louisa (nee Hayers) Wiggins lived and celebrated her one hundredth birthday and received a letter from H.R.H. Queen Elizabeth II. My mother died three months later.



Jim with Denise one of the twins



Flo, William and Jim on the Farm