

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Fri, 27 May 2022 11:21:01 +1000
To: hvc@huonvalley.tas.gov.au;baldwindjm@gmail.com
Subject: Planning Representation - Mark B Baldwin & Ann M Baldwin - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Mark B Baldwin & Ann M Baldwin
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
32 Cloverside Rd
Town or Suburb
Lucaston
Postcode
7109
Email
baldwindjm@gmail.com
Phone Number
0408122260
References
Details contained in documents provided.
Comments
Please see attached submissions. They have also been emailed and copy delivered to HVC office in Huonville
File
<ul style="list-style-type: none">Zone-changes-submission-2022-draft-LPS.docxMB-AM-Baldwin-Representation-for-the-Huon-Valley-Councils-advertised-zoning-of-our-property-May-2022.docx
Submit Application
<ul style="list-style-type: none">Yes Submit

From: "baldys2" <baldys2@bigpond.com>
Sent: Fri, 27 May 2022 11:29:41 +1000
To: hvc@huonvalley.tas.gov.au
Cc: baldwindjm@gmail.com
Subject: ref: Draft Huon Valley Local Provisions Schedule
Attachments: MB AM Baldwin Representation for the Huon Valley Councils advertised zoning of our property May 2022.docx, Zone changes submission 2022 draft LPS.docx
Importance: High

General Manager
Huon Valley Council

Dear Sir,

Please find the attached Zone Changes submission request and Representation supporting document. We have lodged this through the Website and provided a printed copy direct to the HVC today.

If you require any further details, please do not hesitate to contact.

Kind regards,

Mark Baldwin 0408122260
Email: baldwindjm@gmail.com
Ann Baldwin 0477180685
Email: baldys2@bigpond.com



FORMAL REPRESENTATION ON COMPONENTS OF THE LOCAL PROVISIONS SCHEDULE

MB & AM Baldwin

This document contains information and objections regarding the proposed changes to our properties within the draft Huon Valley Local Provisional Schedule

Mark Baldwin
baldwindjm@gmail.com

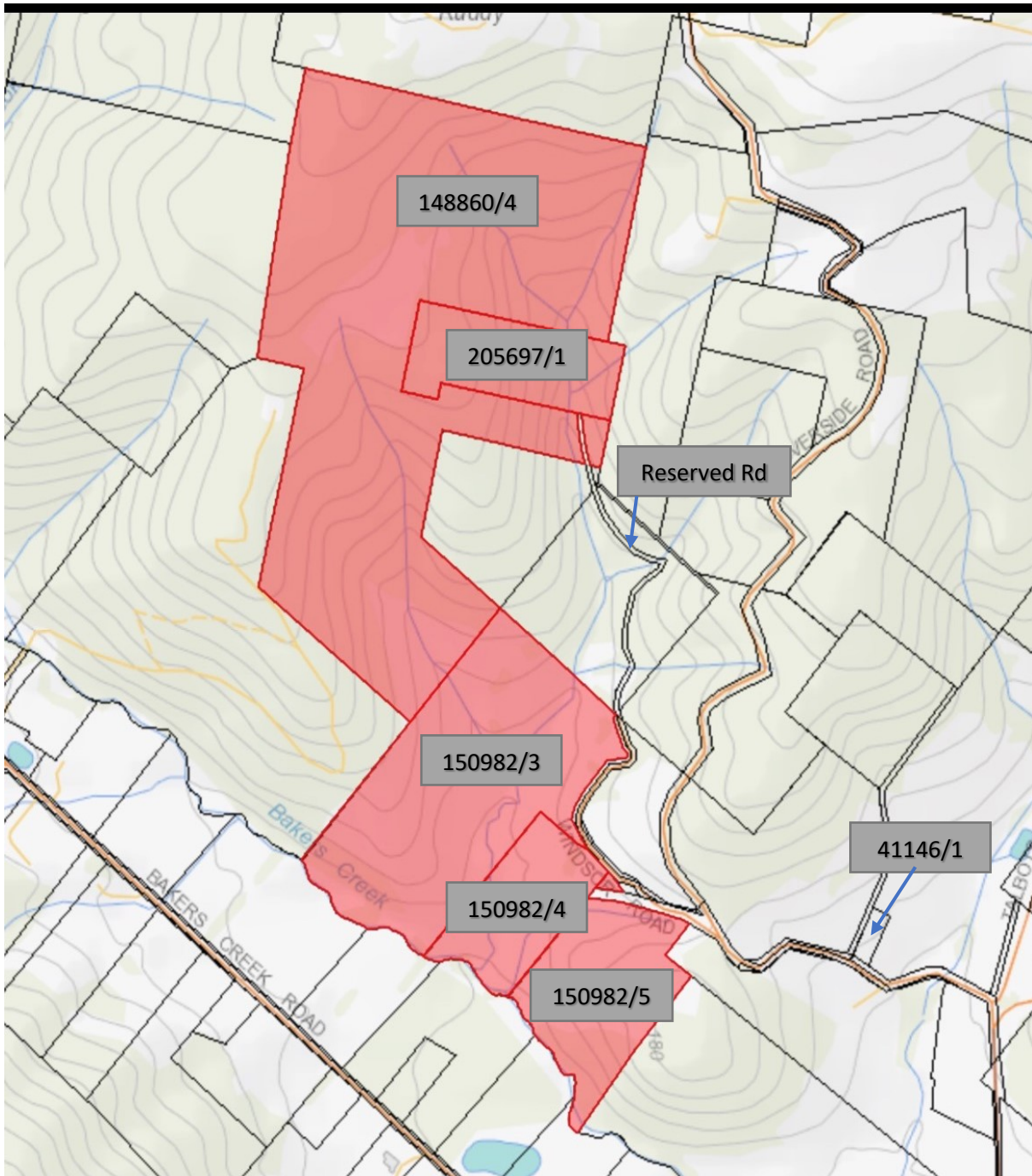
Contents

- Exec Summary
- Overview and background of property
- Objections and reason for formal representation
- Summary of claims and recommendation



Exec Summary:

- We operate our farming partnership MB & AM Baldwin trading as Pipers Hill. The farm consists of beef cattle production, silage and hay production with some small-scale wood cutting. We rotate cattle across all our land titles and have numerous farm buildings including a Stockyard, Dairy and a large machinery Shed
- The property and farm are our livelihood; we lodge business tax returns accordingly
- All the titles were previously zoned as Rural Resource
- Noting that CT 148860/4 has a dual zoning under the Interim Planning Scheme of Rural Resource and Environmental Living. The size of the environmental zone is less than 1% of the total 55.7 ha
- There is no residence on the property
- Three CT titles 150982/3,4 & 5 have access to a registered maintained road with CT 205697/1 and CT 148860/4 showing possible access via a reserve road which continues from Windsor Rd but is not maintained. In the main CT 148860/4 and CT205697/1 are accessed via 150982/3 and a maintained track to the cleared area
- Titles 150982/3,4 & 5 are proposed to change to Agricultural Zone but most of the land is unlike the adjoining titles on Bakers Creek Road Lucaston. The land is cleared and has both flat and hilly aspects
- We request that CT 148860/4 and CT 205697/1 be classified as either Rural Zone or Agricultural Zone along with our other titles. In addition, that our residence CT 41145/1 be classified as Rural Living
- Please note that we have been unable to engage a professional to assist at short notice and trust that we have addressed the criteria to secure an initial formal representation



Title reference: 41146/1

M B & A M Baldwin residence: 32 Cloverside Rd Lucaston

Title references: 148860/4, 205697/1, 150982/3, 150982/4, 150982/5

M B & A M Baldwin Rural Farming, Beef Cattle, silage, firewood cutting; trading as Pipers Hill Windsor Rd Lucaston

ABN: 82 012 309 304

Overview and background:

The property has been in the family since 1963 and operated as apple orchard, piggery, dairy and subsequently beef cattle. We took over the farm in 2010 and have undertaken farm improvements and building breeding stock numbers.

The farm had 5 titles and this formed part of our decision to ensure our retirement and form future superannuation. In addition, we had scope to allow for our children to build on the property with the knowledge of having a separate title and being able to boundary adjust.

We do not reside on the property but live nearby, which means that we do not have someone on-site. The zone of our 1-acre residence is proposed to change to Agricultural along with surrounding paddocks which are not owned by us.

The area of land cleared in 1980 on the top of CT 148860/4 was 4 hectares (ha), which forms part of our grazing land remains an integral part of our viable farm. There is also 3.10 ha of paddock at the base of CT 148860/4 (adjoins CT 150982/3).

The Dry Sheep Equivalent (DSE) or Cattle Livestock Unit (CLU) which is used to calculate our stocking rate on the farm for those 7.10 ha of pasture is currently at 4 per ha. This means that we would be unable to graze 21 of our stock.

We utilise the land for firewood on both CT 148860/4 and CT205697/1 for our domestic use and small sales to supplement income. We are selective in our small approach and continue to ensure we have adequate fire trail capability. This includes removing fallen trees and removing dangerous trees as we ensure the safety of ourselves and stock.

Our farm is not fenced to correspond with the titles, we have 2 areas within CT 150982/3 and CT 150982/4 which we lock up for hay/silage production from September to December. This means our CLU is reduced during this time and we rely heavily on CT 148860/4 and CT 150982/5 for cattle grazing/calving.



Cattle on CT 150982/3 22/4/22



Silage CT 150982/3 & CT150982/4 12/12/



Cattle grazing on bottom side 3.10 hectares CT148860/4





4-hectare Paddock top of CT 148860/4



4WD track and Fire Break trail to cleared 4 hectares top CT 1488860/4

Objections and Reasons for representation:

- Commitment to operate the farm in its entirety thus ensuring the legacy continues
- We have an expectation that our 2 children will be able to build on the farm and be able to secure loans
- If both CT 148860/4 and CT 205697/1 move to zone Landscape Conservation, it is unlikely that CT 1488806/4 would be able to have any permitted residential building/home-based business. The discretionary criteria would also not be met and the standards for building works either. There is no legal access, right of way to a road maintained by a road authority. Both CT 148860/4 and CT 205697/1 have a reserve access. The reserve road, which is part of Windsor Rd is not maintained. The reserve road travels past the last residence on Windsor Rd
- The value of CT 148860/4 and CT 205697/1 would diminish considerably if zoned LSZ; and if we were unable to continue utilising these 2 titles as part of our farm, we are unsure how we could even sell these 2 parcels of land
- We have also considered the other three titles CT 150982/3, CT150982/4 and CT 150982/5 are noted as moving to Agricultural Zone. The residential conditions that are permitted pertain to a home-based business in an existing dwelling or alterations or extensions to an existing dwelling. The discretionary residential conditions, building conditions, subdivision with Agricultural Zone appear restrictive in relation to setbacks existing buildings and possible subdivision of being not less than 40 ha
- Farm improvements consist of wallaby fencing around the hay/silage paddocks with other fencing improvements splitting areas of pasture to better rotate cattle
- Currently we have a crop protection permit as we are not able to wallaby and vermin proof all the farm. Moving CT 148860/4 and CT 205697/1 to LSZ would mean that we would not be able to protect our crop of hay/silage and grass
- CT 148860/4 has dual zoning, and the Environmental Zone represents less than 1% of the whole property. It is separated where the reserve (Windsor) road access enters and follows through to CT 205697/1 (see attachment A)
- We understand that LSZ is not like-for like replacement for Environmental Living but consideration for the bulk of the land and its uses has not been considered
- The whole area surrounding CT 148860/4 and CT 205697/1, which is known as Cloverside has been logged since settlement, had dairy farms, cattle and local mills and we understand that the landscape and environmental values are already protected within the Scenic Protection Code and Natural Assets code
- There are two other properties that adjoin CT 148860/4 that are proposed to be zoned as Rural under the TPS. There are also other surrounding properties that clearly operate under the proposed rural zone which are being zoned LSZ. The two adjoining properties are not dissimilar from CT 148860/4 and CT 205697/1 (see attachment B) although there is no cleared land on those properties
- CT 148860/4 is 55.7ha, our largest area of the 5 titles and zoning changes would reduce our grazing land by 7.10 ha; cease any further resource development on both CT 148860/4 and CT 205697/1

Summary of Claims and Recommendations

- We need to have all our land CT 148860/4;205697/1;150982/3;150982/4 and 150982/5 available to run our business partnership MB & AM Baldwin trading as Pipers Hill Lucaston
- Our farm contributes to the economy of the not just the Huon Valley, but we sell our cattle which are bred as part of Never Ever Beef program to Greenhams, who export cattle
- Our livelihood will be greatly affected by the loss of income and de-valuation of our property. We estimate the loss of being unable to graze 21 cattle would exceed \$30,000
- Our residence CT 41146/1 would be de-valued by being zoned as Agricultural

Recommendation:

We make these recommendations accordingly in relation to the draft Huon Valley Local Provisions Schedule:

(b) the draft LPS should, or should not, apply a provision of the SPPs to an area of land:

- The draft LPS should not apply a provision of the SPP to the area of land CT 148860/4 to the zone Landscape Conservation
- The draft LPS should not apply a provision of the SPP to the area of land CT 205697/1 to the zone Landscape Conservation
- The draft LPS should not apply a provision of the SPP to the area of land CT 41146/1 to the zone Agricultural

We recommend the following:

- CT 148860/4 be zoned Rural Resource or Agricultural
- CT 205697/1 be zoned Rural Resource
- CT 41146/1 be zoned Rural Resource or Rural Living

Signed

Mark B Baldwin

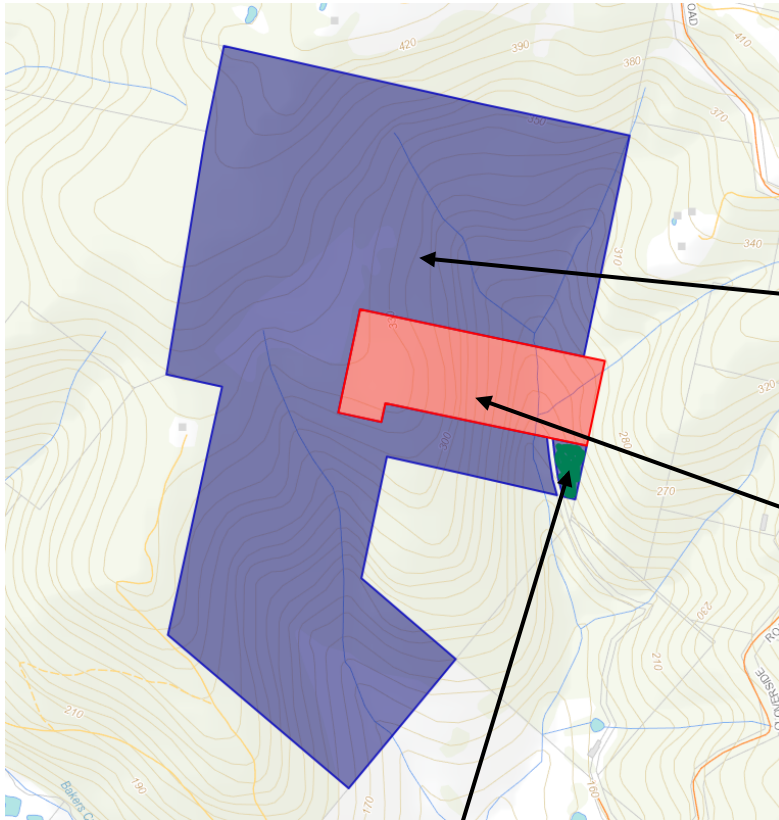
Ann M Baldwin



Date 27/5/2022

Attachment A

CT 148860/4 has dual Zoning as per Interim Planning Scheme



CT 148860/4 this area zoned as Rural Resource under Interim Planning Scheme

CT 205697/1 this area zoned as Rural Resource under Interim Planning Scheme

CT 148860/4 this area zoned as Environmental Living under Interim Planning Scheme

Attachment B



Tasmanian Planning Scheme Consultation

WINDSOR RD LUCASTON

lon: 147.034364 lat: -42.957569

Titles

PID	3227681
Parcel Address	Lot 1 BAKERS CREEK RD
CT	106235/1
Tenure Type	Freehold Title
Locality	LUCASTON

Improvements

Area: 336731.82

Overlays

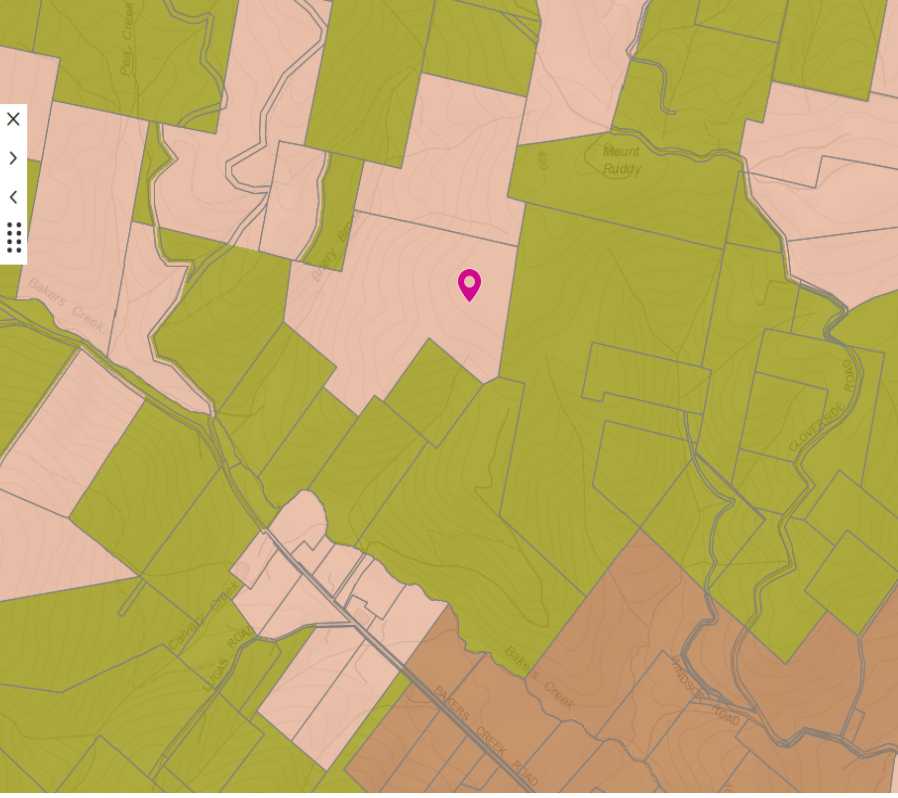
- Bushfire Prone Areas
- Landslip Hazard
- Waterway and Coastal Protection
- Priority Vegetation Area

NOTE: Additional codes are not mapped and may be triggered based on description

Links

[Priority Veg Report](#)

Zones



Tasmanian Planning Scheme Consultation

WINDSOR RD LUCASTON

lon: 147.034364 lat: -42.953329

Titles

PID	3227702
Parcel Address	Lot 1 BAKERS CREEK RD
CT	204260/1
Tenure Type	Freehold Title
Locality	LUCASTON

Improvements

Area: 218551.988

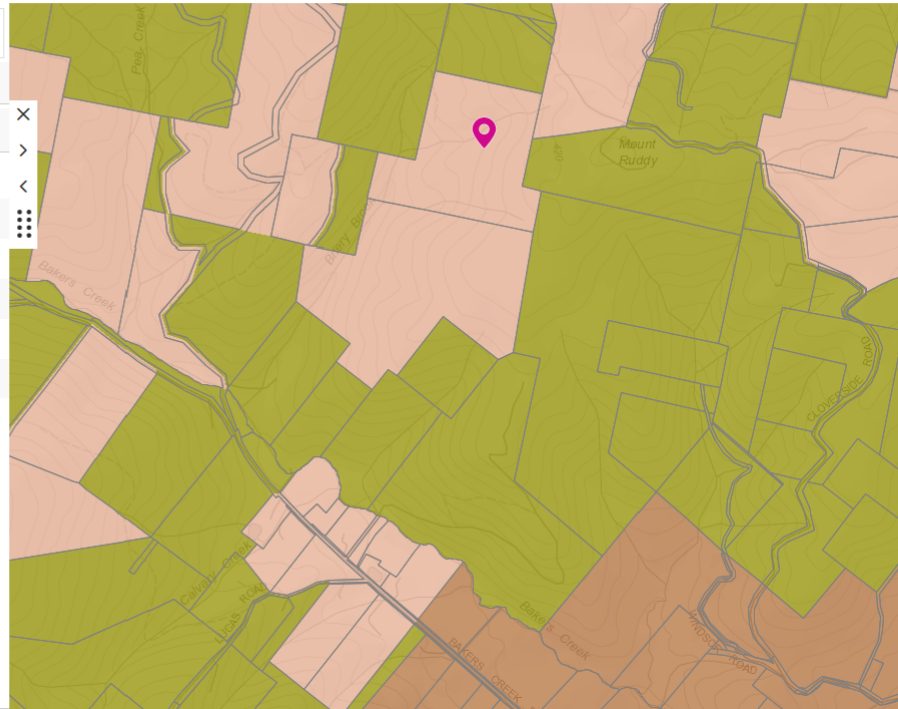
Overlays

- Priority Vegetation Area
- Landslip Hazard
- Bushfire Prone Areas
- Waterway and Coastal Protection

NOTE: Additional codes are not mapped and may be triggered based on description

Links

[Priority Veg Report](#)



Attachment B cont



WINDSOR RD LUCASTON

lon: 147.039213 lat: -42.956894

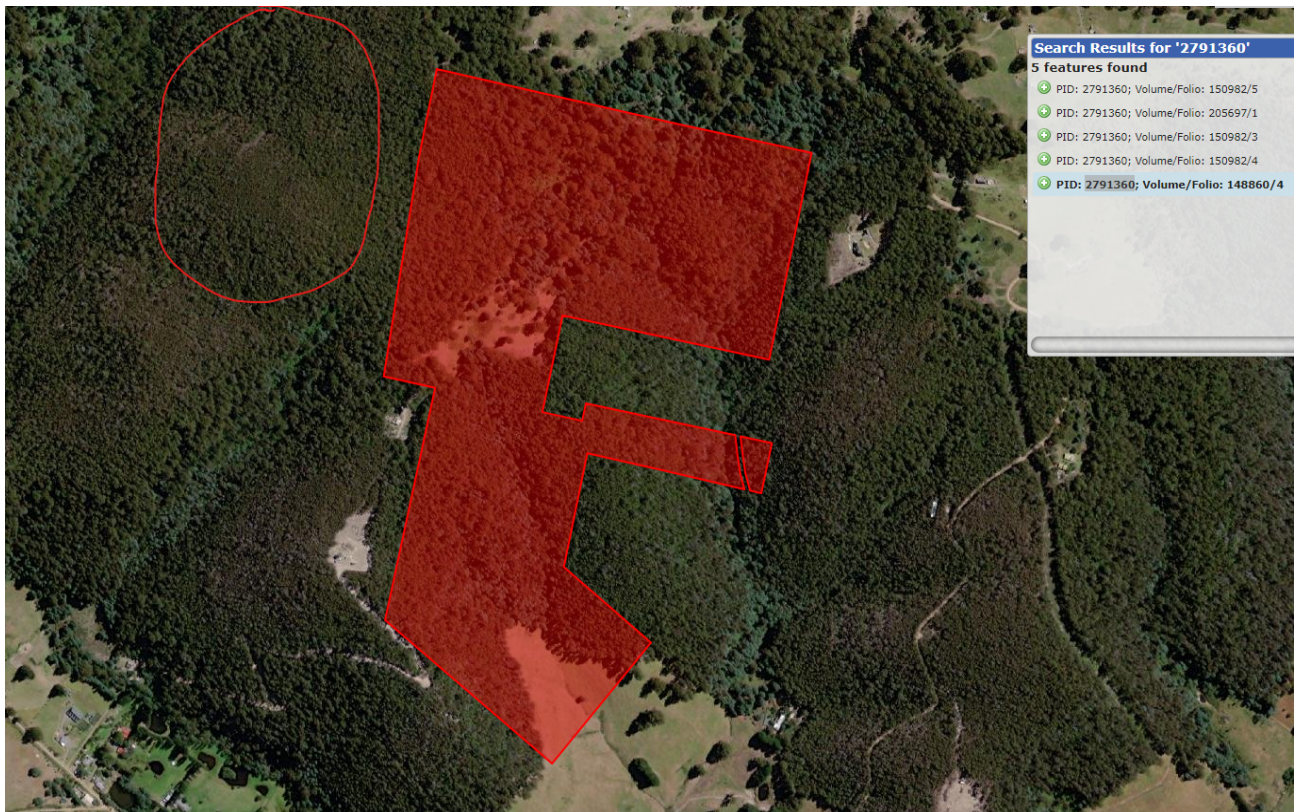
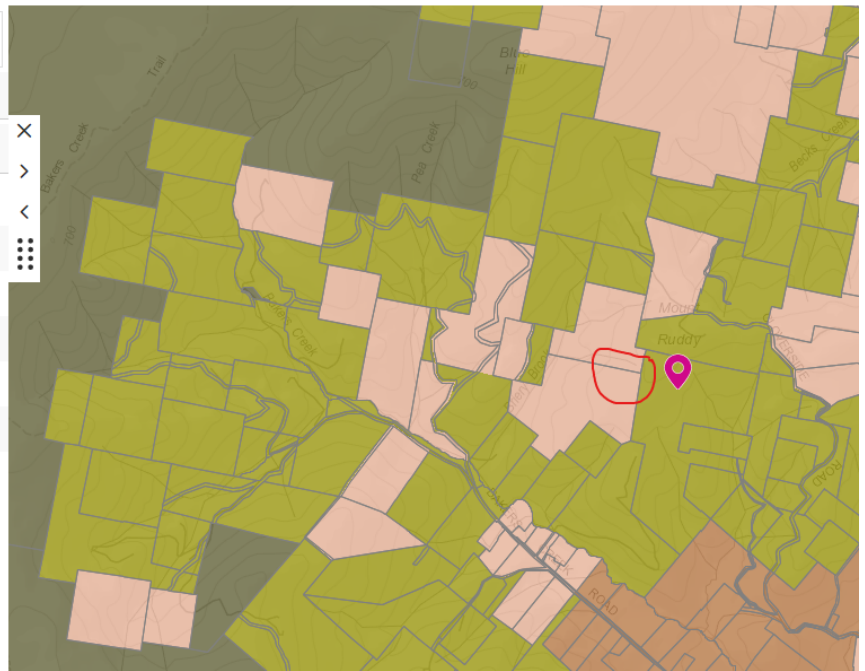
Titles

PID	2791360
Parcel Address	WINDSOR RD
CT	148860/4
Tenure Type	Freehold Title
Locality	LUCASTON
Improvements	FARM IMPTS
Area	554841.936

Overlays

- Bushfire Prone Areas
- Landslip Hazard
- Waterway and Coastal Protection
- Priority Vegetation Area

NOTE: Additional codes are not mapped and may be triggered based



Mark & Ann Baldwin
32 Cloverside Rd
Lucaston 7109
Email: baldwindjm@gmail.com
Mob: 0408122260
27 May 2022

General Manger
Huron Valley Council
PO Box 210
Huronville 7109

Dear Sir,

Ref: Draft Huron Valley Local Provisions Schedule

Representation for the Huron Valley Councils advertised zoning of our property:

Address: Windsor Road Lucaston

Property ID: 2791360

Title References: 148860/4; 150982/3; 150982/4; 150982/5; 205697/1

We, the owners of the above property submit the following representation in objection to the Huron Valley Draft Local Provisions Schedule proposed zoning change of:

- Title references 150982/3; 150982/4 & 150982/5 from *existing rural resource zoning* to **Agricultural Zoning**
- Title references 148860/4 & 205697/1 from *existing rural resource zoning* to **Landscape Conservation Zoning**

We were unaware of the proposed zone changes, process, and exhibition periods to our land until very recently. This has meant that we have been unable to engage with a suitable consultant/legal counsel at short notice; to assist in addressing our issues with the proposed changes. We received our official notification dated 3rd May 2022 from the council's planning department, regarding the changes on 18th May 2022.

We would like the opportunity to have our objections heard at the Tasmanian Planning Commissions hearing should further information be required. In addition, we request that we can bring further objections, should they arise from a need for us to engage with consultant/ legal counsel.

Yours Sincerely,



Mark B Baldwin & Ann M Baldwin