

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: Tue, 26 Apr 2022 17:15:11 +1000
To: hvc@huonvalley.tas.gov.au;scottywilson@outlook.com.au
Subject: Planning Representation - Scott and Rose Wilson - {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)
Scott and Rose Wilson
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
394 Bakers Creek Road
Town or Suburb
Lucaston
Email
scottywilson@outlook.com.au
Phone Number
0467 483 633
Comments
Thank you for your time and consideration on this matter.
File
<ul style="list-style-type: none">• Representation-for-394-Bakers-Creek-Road-Lucaston.pdf
Submit Application
<ul style="list-style-type: none">• Yes Submit

Scott and Rose Wilson
394 Bakers Creek Road, Lucaston
Ph: 0467 483 633
E: scottywilson@outlook.com.au

Regarding: Representation for zoning considerations for 394 Bakers Creek Road, Lucaston.

To whom it may concern,

My name is Scott Wilson and with my wife, Rose, we own the above property in Lucaston. The following document is the representation that we are putting forward concerning the proposed new zoning for our property as Huon Valley Council moves towards working under the *Tasmanian Planning Scheme (TPS)*.

Known History of the Property

I have been doing some research into the history of this parcel of land over recent months with the Hobart Library, and other online database searches. The furthest record back I can get to is that our property was originally part of “Valley Farm” owned by Henry Oates (1868 - 1948) which was an orchid, dairy farm, and piggery. The property shows signs of being logged in the past and with old fences and the bush regrowth being relatively young.

Our History with the Property

We purchased this property via private sale in October 2020 with the understanding that the zoning for this property at the time was set by the *Huon Valley Interim Planning Scheme 2015 (HVIPS 2015)* as zoned as *Rural Resource*. We purchased this property with the understanding that it was governed by the *Zone Purpose Statements* as follows:

Rural Resource zone purpose statements in the *Huon Valley Interim Planning Scheme 2015*:

26.1.1 Zone Purpose Statements

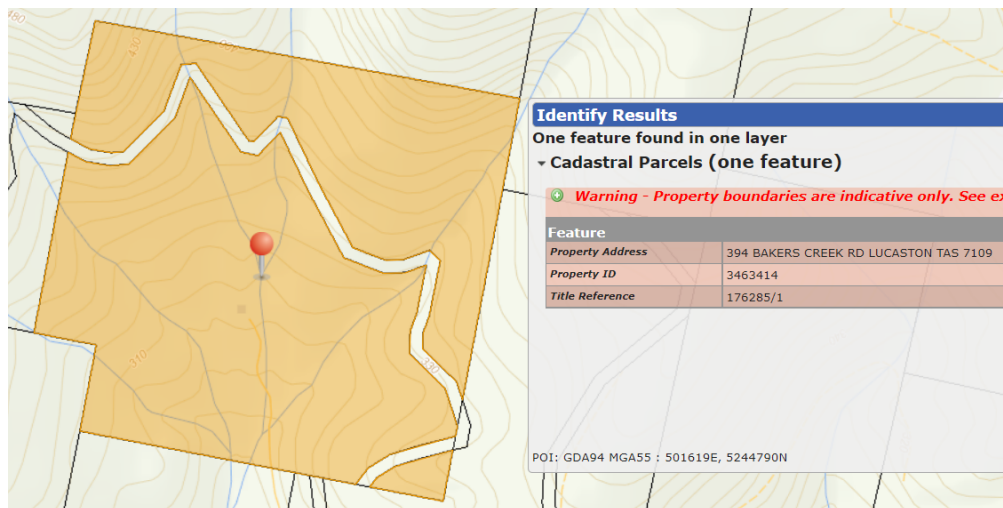
- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.
- 26.1.1.4 To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:
 - (a) fetter existing or potential rural resource use and development on other land;
 - (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;
 - (c) contribute to the incremental loss of productive rural resources.
- 26.1.1.5 To provide for protection of rural land so future resource development opportunities are not lost.
- 26.1.1.6 To provide for opportunities for economic development that is compatible with agricultural and timber harvesting activities, environmental and landscape values,

Since our purchase of this property, our family (Rose, myself, and our two young children) have worked towards selling our rural property in New South Wales and moving down here to make a living from this parcel of land. In January 2022 we finished up all we needed in NSW and made the move to Tasmania. We are currently renting in Gardeners Bay as we work towards a residency on this property and building up a relevant subsistence lifestyle and business, as fits into the *Zone Purpose Statement* from the *HVIPS 2015* for *Rural Resource* land.

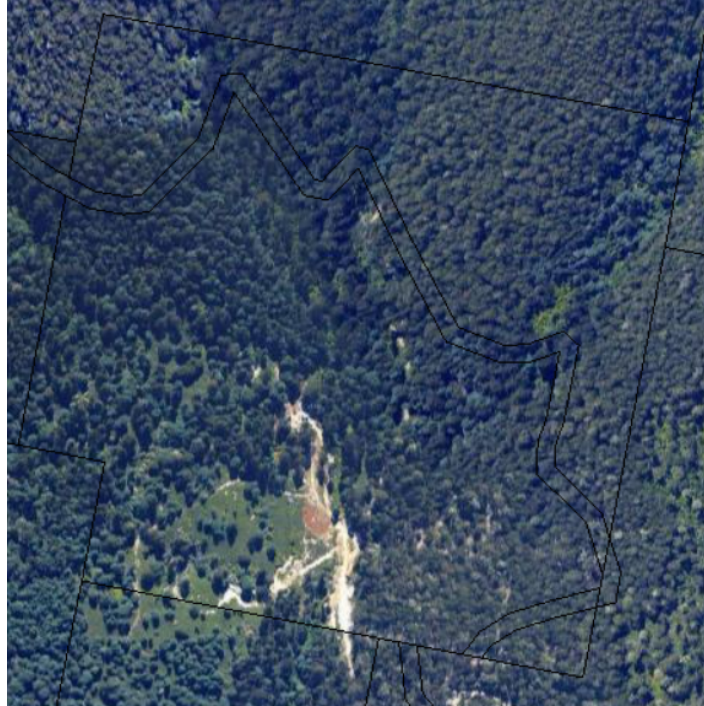
The property currently has a disused building of ill repair which is not on Huon Valley Council's records, with its exact build date unknown. We are working with Huon Valley Council and Building Designers on what is best to do with this structure. Work on this process started in January 2022 with Huon Valley Council issuing a street address, and we are currently working with Building Designers towards a suitable residence for the property.

Information on Our Property

The following information is from *List Maps* information services, and shows our properties Cadastral Parcel information. The property is currently zoned *Rural Resource* as shown by *ListMaps* data.



394 Bakers Creek Road, Lucaston



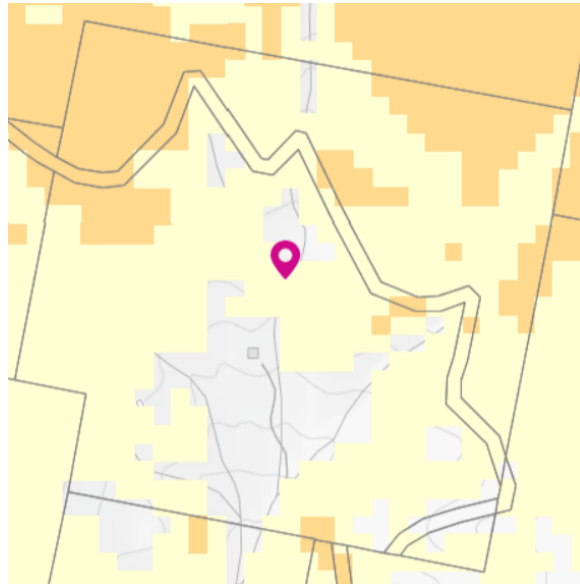
Aerial photographic map reference from ListMap.

Zoning information provided by the *Tasmanian Planning Scheme Consultation* website (<https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonvalley>) shows that the intended rezoning of our property has been decided to move to *Landscape Conservation*:

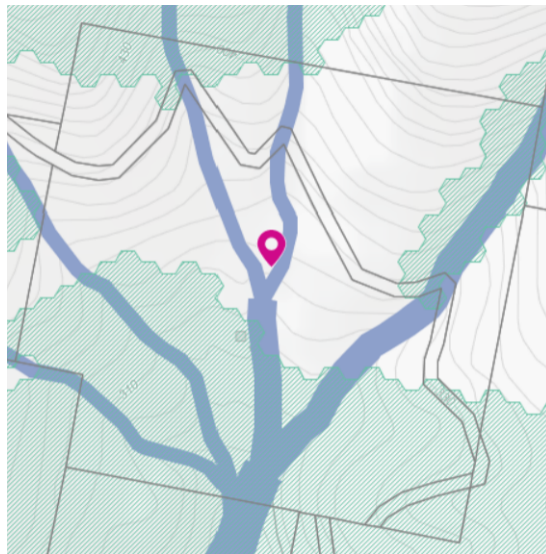


Currently marked for “Landscape Conservation” zoning change.

Relevant overlays for the property are as follows:



Landslip zoning information

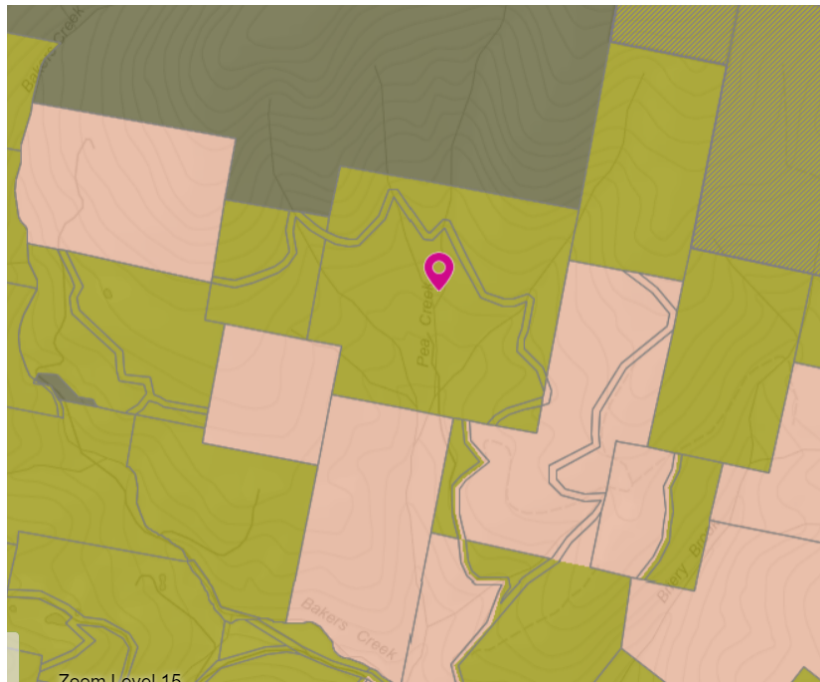


Priority Vegetation Area and Waterway and Coastal Protection overlays.

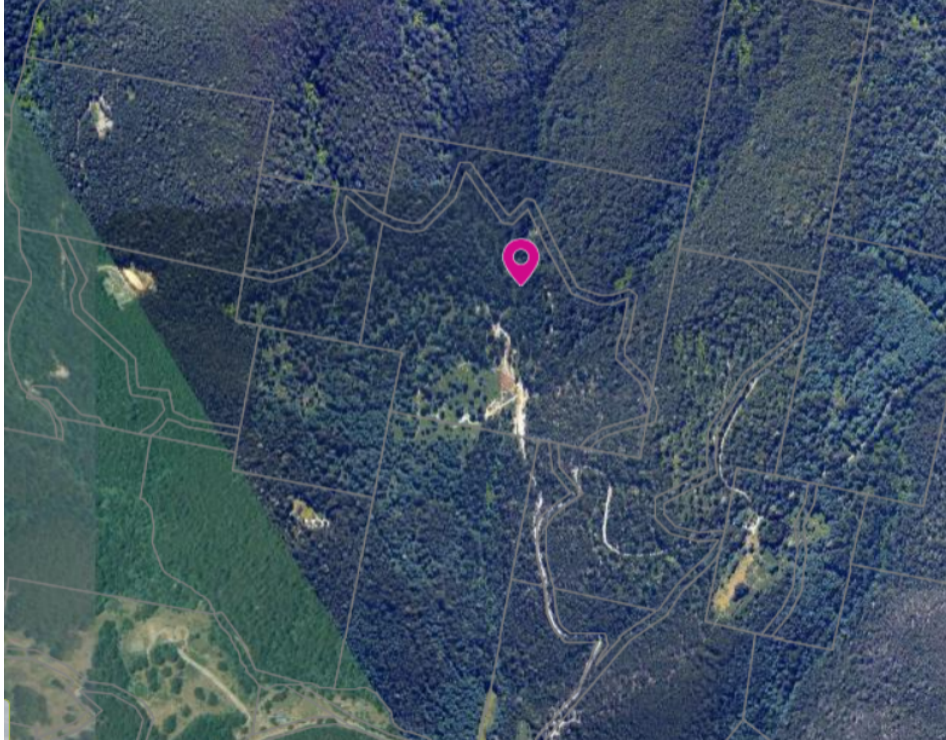


Bushfire-prone area overlay.

Surrounding properties are a mix of being proposed to be moved to *Landscape Conservation* and *Rural Zone*, even though coverage of bushland is similar amongst all properties:



Neighbouring zoning proposals in the immediate area - very patchwork application of zoning



Aerial photograph of the surrounding properties

Comparison of Zone Purpose Statements.

The following is the *Zone Purpose Statements* from the *HVIPS 2015* which currently applies to our property:

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.
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- 26.1.1.5 To provide for protection of rural land so future resource development opportunities are no lost.
- 26.1.1.6 To provide for opportunities for economic development that is compatible with agricultural and timber harvesting activities, environmental and landscape values,

The following is the *Zone Purpose* for *Landscape Conservation Zone* in the *TPS*:

Tasmanian Planning Scheme – State Planning Provisions

22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

- 22.1.1 To provide for the protection, conservation and management of landscape values.
- 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

The following is the *Zone Purpose* for *Rural Zone* in the *TPS*:

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

- 20.1.1 To provide for a range of use or development in a rural location:
 - (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2 To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Zoning Considerations under the new Tasmanian Planning Scheme.

I have attended the onsite consultation information session provided by Huon Valley Council, worked through understanding the relevant zoning in the new scheme compared to the old, and we are applying for the correction to be made that this parcel of land be zoned under the *Tasmanian Planning Scheme* as *Rural Zone*.

The application of *Rural Zone* best meets the *Zone Purpose Statements* from the *HVIPS 2015* zoning of this land compared to *Rural Resource*, and correcting the application of this new zoning name to our property will allow us to continue along our path of using this land as we have intended since our purchase of it.

We consider that the proposed application of *Landscape Conservation* will negatively affect our business potential and valuation of this piece of property, and as such we deem it inappropriate to be moved to. If the *Landscape Conservation* zoning is applied, we will have to consider further legal action for the loss of potential income, and devaluation if selling is necessary due to this property no longer serving our families purposes.

We thank you for your time and consideration on this matter.

Regards,
Scott and Rose Wilson.