

**From:** "Jacqui Blowfield" <jacqui@ireneinc.com.au>  
**Sent:** Tue, 31 May 2022 16:05:06 +1000  
**To:** "Information Management" <hvc@huonvalley.tas.gov.au>  
**Cc:** "Jacqui Blowfield" <jacqui@ireneinc.com.au>  
**Subject:** Draft Huon Valley Local Provisions Schedule - Representation - 62 King Fish Beach Road, Southport  
**Attachments:** Representation - Huon Valley LPS - 62 King Fish Beach Road, Southport.pdf

Please find attached representation

Regards  
Jacqui Blowfield  
Ireneinc Planning & Urban Design



20 May 2022

The General Manager  
Huron Valley City Council  
40 Main Street  
**HUONVILLE TAS 7109**

By email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

Dear General Manager

**DRAFT HUON VALLEY LOCAL PROVISIONS SCHEDULE  
REPRESENTATION - 62 KING FISH BEACH ROAD, SOUTHPORT**

Ireneinc has been engaged by the owners of land at 62 King Fish Beach Road, Southport, to assist in review of the Draft Huon Valley Local Provisions Schedule (LPS) as it affects their land, and to make a representation on their behalf in relation to the propose zoning.

The property, described below, is a 5950m<sup>2</sup> lot located on the north side of King Fish Beach Road, which adjoins, residential land to the east and north and non-urban land to the west, the site is also opposite the foreshore.



Figure 1: Subject land location with topographic plan and cadastre from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © The State of Tasmania

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The property has been held by the current owners for many years, and has throughout this time been used as a base for weekends, fishing trips and holiday stays and contains some existing infrastructure, including outbuildings which have been on the property for 20-40 years.

In recent times the property has been the subject of a planning application for a dwelling with this application currently subject to mediation ongoing between the Council and Mr Speakman as part of a planning appeal.



Figure 2: Aerial of site and surrounds, with cadastre and State aerial from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © The State of Tasmania

Under the current Huon Valley Interim Planning Scheme the subject land and surrounding land to the north, west and east are within the Rural Living Zone.

Also as described in the figure below, the land to the south being Environmental Living Zone while the water and foreshore southeast being Environmental Management Zone.



Figure 3: Current Huon Valley Interim Planning Scheme Zoning from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © The State of Tasmania

The subject site is proposed to be zoned Landscape Conservation in the draft LPS as described in the figure below:

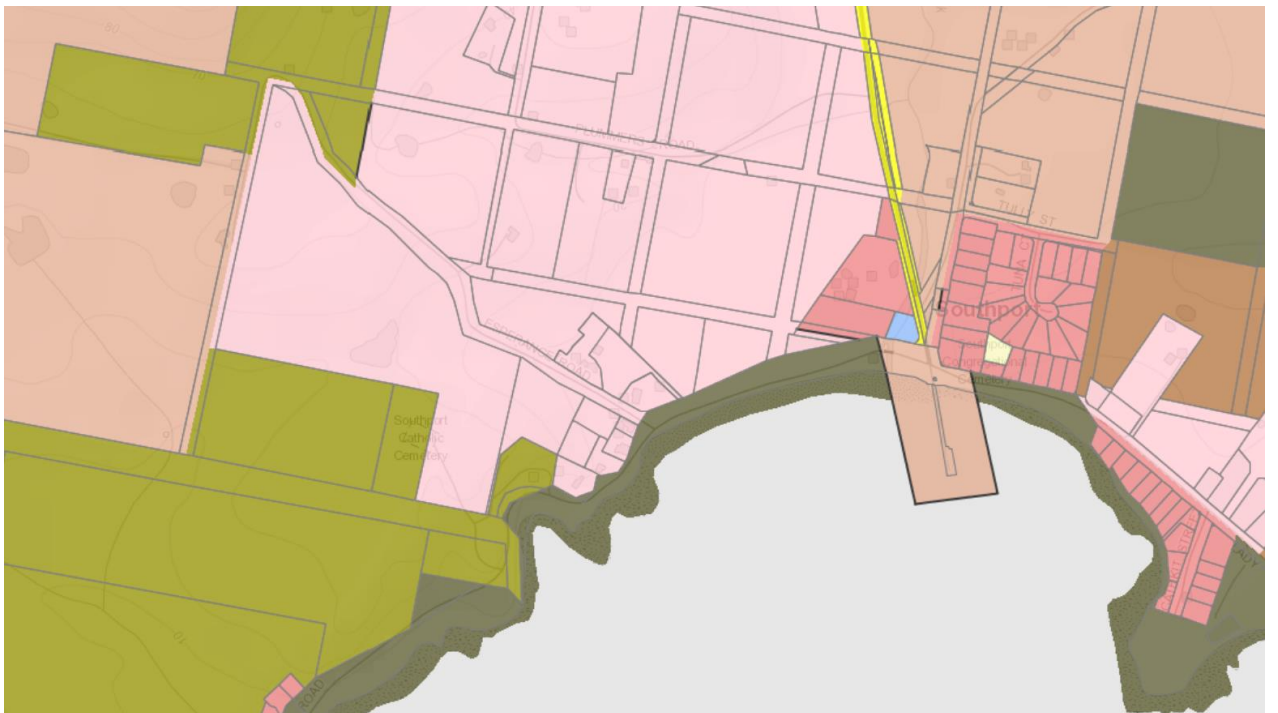


Figure 3: Current Huon Valley Interim Planning Scheme Zoning from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © The State of Tasmania

As described above, while all of the surrounding properties have been translated in to the like for like zones provided within the LPSs, the subject site has been placed in an alternative zone.

The purpose of the Landscape Conservation Zone is as follows:

*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 subject land is consistent in size with the neighbouring lots, proposed to be zoned Rural Living, it again like neighbouring properties has been cleared and developed to greater or lesser extent.

While the land is partially mapped (both currently and proposed) by the overlays which provide consideration of natural assets, this again is not unlike the adjoining land, particularly the property to the west, which like the subject site contains the mapped Natural Assets Code.

The site and surrounds are not mapped within the Scenic Management Code areas.

It is therefore submitted that the subject site should be retained in the Rural Living Zone as it does not contain the qualities that are consistent with the purpose of the Landscape Conservation Zone. Retention of the Rural Living Zone for the site, would be consistent with the approach applied to the adjoining land within the settlement, and be consistent with its historic zoning. The applicable Codes are retained to manage the specific requirements related to protection of natural values.

Yours faithfully



Jacqui Blowfield  
SENIOR PLANNER  
IRENEINC PLANNING & URBAN DESIGN