

From: "Bernard Cleary" <bjcleary@me.com>
Sent: Tue, 31 May 2022 11:44:53 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Representation by Mr L L Hyde re Draft Huon Valley LPS
Attachments: Mr L L Hyde LPS.pdf

Mr L L Hyde
P.O. Box 204
Franklin TAS 7113

31st May 2022

Your Ref: 2966845

The General Manager
Huon Valley Council
via hvc@huonvalley.tas.gov.au

Re: Draft Huon Valley Local Provisions Schedule

Dear Sir,

I provide this submission as my formal representation to the above described Planning Scheme proposal with specific regard to the following identified land parcel and associated proposed zoning change.

Title Reference	Interim Planning Scheme	Tasmania Planning Scheme
433305/1	Rural Resource	Landscape Conservation

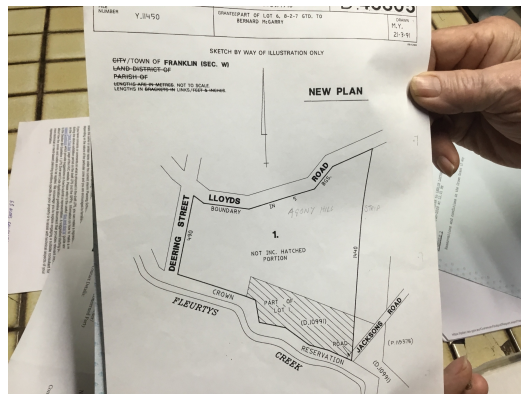


Figure 1: Site Title

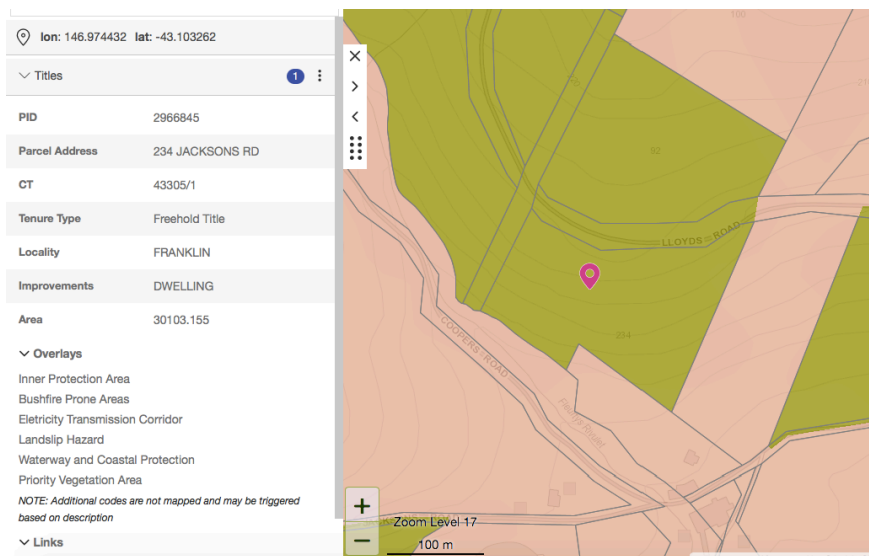


Figure 2 : Proposed TPS Zone for Site

Context:

The site is part of a broader landholding owned and managed by the Hyde Family since the 1970's. The site is known by the family as "Agony Hill" in recognition of its steepness and has been used continually throughout its ownership period for a range of lawful practices including an orchard, cattle grazing, domestic firewood and fence post collecting, weed management, fire management practices etc.

It is noted such practices are evidenced as having been both suitable and sustainable in that the subject rural landholding is now under consideration for inclusion in the proposed "landscape Conservation Zone".

Section 22.1 of the TPS SPP identifies 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.*

Criteria for inclusion in Landscape Conservation Zone

The HVC LPS Supporting Report details the rational, selection criteria and process for determining which specific sites should be represented in the LCS, including:

- *80% native vegetation cover was used as the minimum coverage for selection as potential LCZ properties. (page 40)*
- *Those Sites contained within native vegetation areas greater than 20ha are included in LCS, with "those located in areas of native vegetation less than 20 ha were removed". (page 40)*

Suitability for subject sites inclusion in LCZ

The subject site is some 3ha. Limited good quality native vegetation exists in the north-west part of the site with a significant area of lower quality regrowth vegetation (primarily young Silver Wattle & mature Spanish Heath groundcover) in the south-east area of the site (see figure 3). Whilst this site could be considered to be part of a greater than 20ha continuous area of native vegetation, it is assessed as containing some 50% of low quality regrowth unworthy of protection nor conservation. The prime management focus for this area is weed eradication, particularly for the Spanish Heath.

Consequently, this site does not appear to appropriately represent the intent and purpose of the Landscape Conservation Zone specifically 22.1.1.

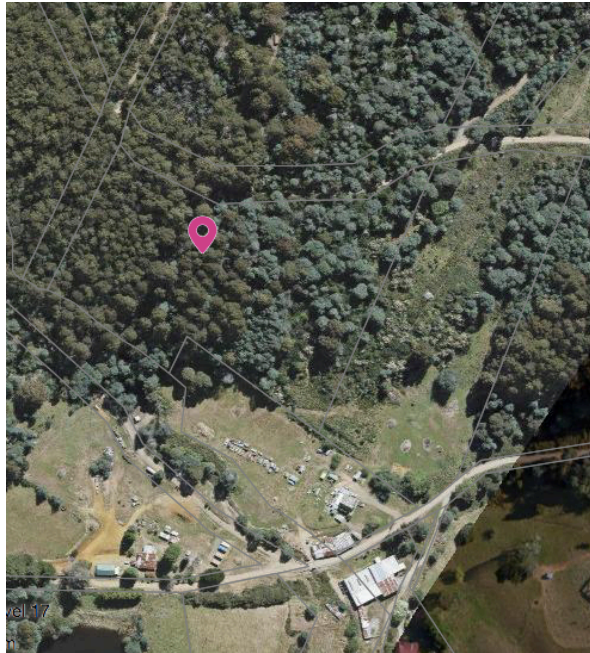


Figure 3 – Site Vegetation

Conclusion

In recognition of the consistent range of lawful rural uses and practices to date, existing use rights, and sustainable management practices over a 50+ year period, key parts of the site are acknowledged to be in a good condition...by virtue of its rural zoning and consistent management practices.

A change of zoning as proposed is considered to have the potential of narrowing the sites focus away from rural resource practice which has underpinned its quality credentials to date. The proposed new zone intent is to conserve & protect...with this site falling short of the Landscape Values worthy of such.

Recognising, the sites small scale (3 ha), less than 80% quality vegetation coverage, the site does not represent a sound example of land intended to be represented in the Landscape Conservation Zone. It is also acknowledged to be a site not at risk of inappropriate practices.

Consequently, I request this site REMAIN in the rural zone and NOT BE included in the Landscape Conservation Zone as proposed.

I thank you for the opportunity to provide this submission and I look forward to your consideration and determinations of matters raised.

Yours faithfully

Bernard Cleary
Town Planner

for & on behalf of Mr L L Hyde