

**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, 24 May 2022 13:25:06 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** 17/81 - Local Provisions Schedule - Enquiries

Subject 17/81

<b>Name</b>
Susan Duff
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<b>Phone</b>
0406370794
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128 Kellys Road Cradoc 7109 Australia <a href="#">Map It</a>
<b>Nature of enquiry</b>
Date: 24th Day of May 2022
General Manager Huon Valley Council PO Box 210 Huonville TAS 7109
Dear General Manager,
RE: Representation for the Huon Valley Council's advertised zoning of my (future) property Address/Folio ID: 128 Kellys Road, Cradoc TAS 7109
I am in the process of becoming the owner of the above property (settlement date 27th June 2022). As future owner, I would like to submit the following representation that objects to the proposed rezoning of the property to Landscape Conservation (it is currently zoned Environmental Living), as put forward by the Council as part of the advertised draft Local Provisions Schedule submission. I believe that the more appropriate zone of Rural Living Zone (B or C) should be applied as it better fits with my future property.
The reasons why I think the Rural Living Zone is more appropriate for the property are:
<ul style="list-style-type: none"> <li>• A third of the property doesn't contain any native vegetation cover</li> <li>• The primary strategic intention of the RLZ is for residential use and development within a rural setting</li> <li>• I will be living on the land with my daughter and her family, and we intend to use the land for hobby farming use that won't impact on residential amenity, including grazing, gardens, orchards etc.</li> <li>• As we will be living there, we intend to keep the bush surrounding the pastures clear of shrub and undergrowth, and by localized weed control method, as is expected in a good bush fire risk management plan.</li> <li>• It is currently zoned as Environmental Living and is more than 7 ha.</li> <li>• There is a Priority Vegetation Area overlay on the property</li> </ul>
Alternatively the zoning could be two-fold: Rural Living Zone should be applied at least to the third of the property

which is pastures/paddocks and surrounding bush. The rest being natural regrowth bushland could be rezoned as Landscape Conservation.

As I was not made aware of this re-zoning until quite late in the process and exhibition period I am unable to engage with the appropriate legal/planning counsel at this time to address the relevant points on my behalf. Therefore, I shall be abstaining from making further comment other than requesting that my objection and that the above zone change be considered, and that I invoke my right to be afforded an opportunity to have the matter heard at the Tasmanian Planning Commission's hearing should further information be required to speak to my objections. I also reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

Regards,

Susan Duff  
Future Land Owner

#### **Acknowledgement**

- By ticking this box you accept and acknowledge that this is an enquiry only and is NOT a representation to the Draft Local Provisions Schedule.