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**Sent:** Mon, 30 May 2022 09:02:54 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Cc:** "Therese Wright" <therese.wright63@gmail.com>  
**Subject:** Draft Huon Valley Local Provisions Schedule: Representation re title 28322/1  
**Attachments:** Representation Re title 283221.pdf

Please see attached Representation

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23 May 2022

The General Manager  
Huon Valley Council

**Re:Draft Huon Valley Local Provisions Schedule  
Inappropriate zoning of title 28322/1**

Our farm (approximately 70 ha) is made up of 3 titles under the one property identification (3456847). The farm is used for cattle production. The table below lists the titles and the proposed changes from the Interim Planning Scheme to the new Tasmanian Planning Scheme for our property.

<b>Title reference</b>	<b>Interim Planning scheme</b>	<b>Tasmanian Planning Scheme</b>	<b>Approximate Land area (ha)</b>
226044/1	Rural Resource	Rural	59.1
29170/1	Rural Resource, Utilities	Rural, Utilities	10.5
28322/1	Environmental Living	Landscape Coservation	0.6

It is our view that the draft Local Provisions Schedule zone proposed for to the smallest title (28322/1) are inappropriate.

**BACKGROUND**

This small title (28322/1) sits totally within the surrounding rural zoned title (226044/1) and has been used for grazing we understand for at least 50 years. It has no native vegetation and is open pasture made up of entirely introduced species (predominantly ryegrass, white cover, cocksfoot and sweet vernal).

Historic aerial photography with sufficient resolution back to 1965 (available from "The List") shows that the area was not been fenced of and managed differently from surrounding Rural Resource paddock.

It is understood that this small seperate title arose because there was once a dwelling/building with presumably seperate ownership.

**RATIONALE FOR PROPOSING DIFFERENT ZONING**

It our view that this area has no different or unique landscape values compared to the rest of the farm which is zoned as Rural.

As such the zoning of this title as Landscape Conservation is in our view inappropriate as both the nature of this title (grazing pasture not native vegetation) and it's current and historic use:

1) do not align with the purpose of the Landscape Conservation zone:

*"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"*  
(Guideline 1: Local Provisions Schedule, 2018)

2) do not fit the Landscape Conservation zone application guidelines.

*"The Landscape Conservation Zone may be applied to:*

*(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*

*(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or*

*(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values."*

*(Guideline 1: Local Provisions Schedule, 2018)*

3) May impose significant unintended constraints on our farming operations alienating us from the ability to use the land for grazing.

We note that *"The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones."* (Guideline 1: Local Provisions Schedule, 2018)

**RECOMMENDATION:**

Title 28322/1 should be zoned as Rural consistent with the rest of the property - or if lot size limits prevent this then as Rural Living.

Yours sincerely

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