

**From:** "Eric Johnson" <eric.johnsonrmb@gmail.com>  
**Sent:** Tue, 26 Apr 2022 12:03:24 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Subject:** Submission Objecting to Council's Proposed Rezoning of Unit 2/147 Vincents Road Pelverata to LCZ  
**Attachments:** 20220426\_114206.jpg, 20220426\_114333.jpg, 20220426\_114119.jpg

I wish to object to the proposal to rezone land at Unit 2, 147 Vincents Road Pelverata, Property ID 3308326, Title Reference 167809/2, to the Landscape Conservation Zone (LCZ).

Reasons for Objecting:-

1.  
The land does not meet Council's first level of selection criteria for LCZ in that the land is not comprised of 80% native vegetation coverage - see attached LIST photo and copy of an aerial photo taken in 1981;
2.  
These photos clearly show that the land was substantially cleared of over 50% native vegetation cover more than 41 years ago, and that this value has not substantially changed albeit for some minor additional vegetation clearance by the previous owner just after 1981;
3.  
The property has been farmed actively for over 60 years including for sawmilling, small fruits, vegetable crops and more recently for cattle breeding and fattening; No vegetation clearing of any significance has occurred since 1981.
4.  
My family has run the property for over 38 years as a rural business under the trading name Mathers and Johnson; and
6.  
Current and future Income from the property is essential to maintaining our livelihood and its land use should not be stymied by unwarranted environmental constraints.

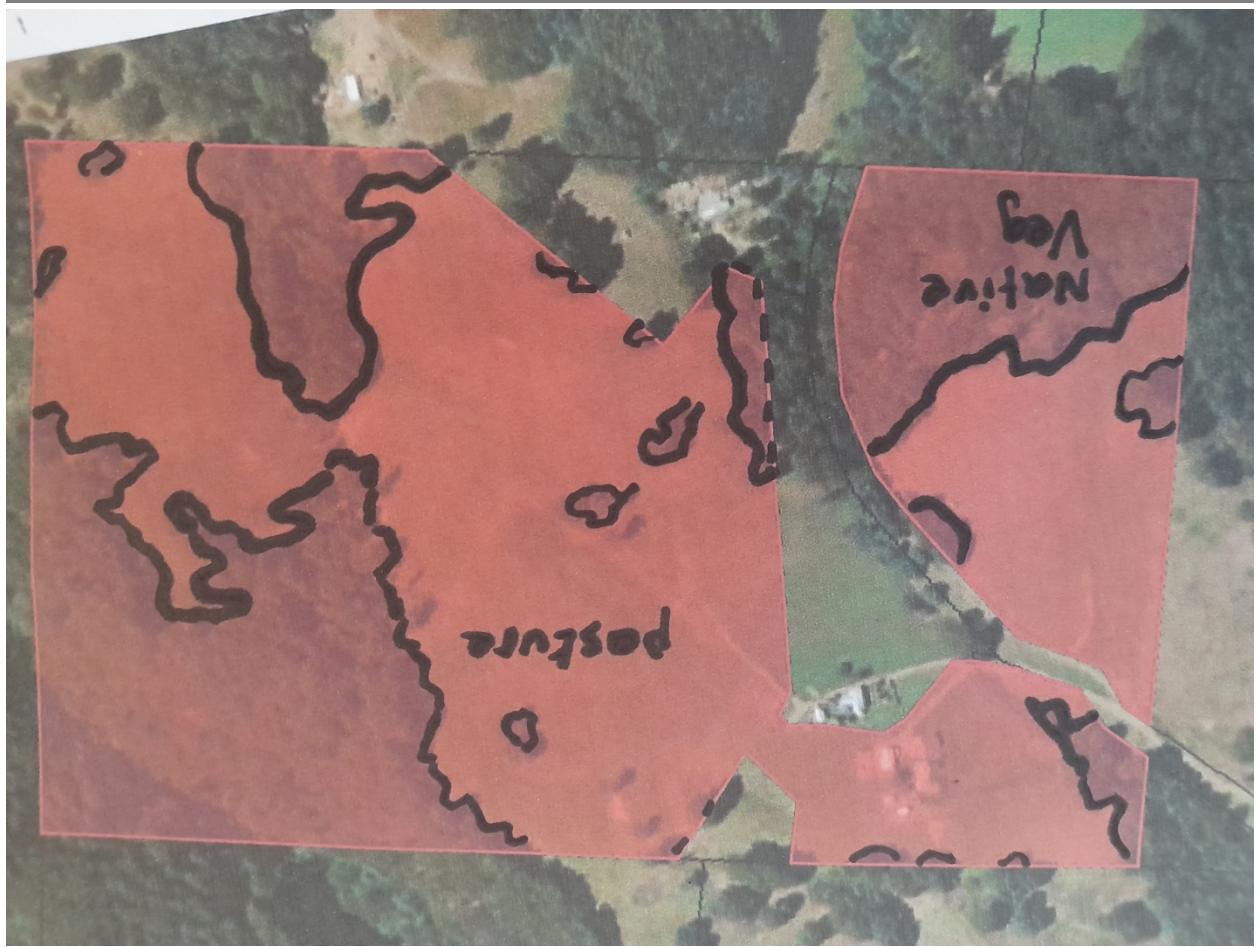
Notes:

1.  
At Council's public meeting on 18 March 2021 Council's Senior Planner clearly stated that unless the land comprised 80% native vegetation cover it could not be classified as LCZ. He also stated that no other LCZ criteria could be applied unless 80% native vegetation cover was first present. He commented that there must have been an error with the TasVeg overlay(?);
2.  
In 2014 or thereabouts Council rezoned the land from Rural to Environmental Living. No communication was received from Council prior to this change and emails seeking reasons for that change in zoning remain unanswered by Council.
3. Split zoning is suggested for the area encompassing Kellaways Creek eg. to assist re environmental/threatened species concerns, but it appears the TPC does not support split zoning.

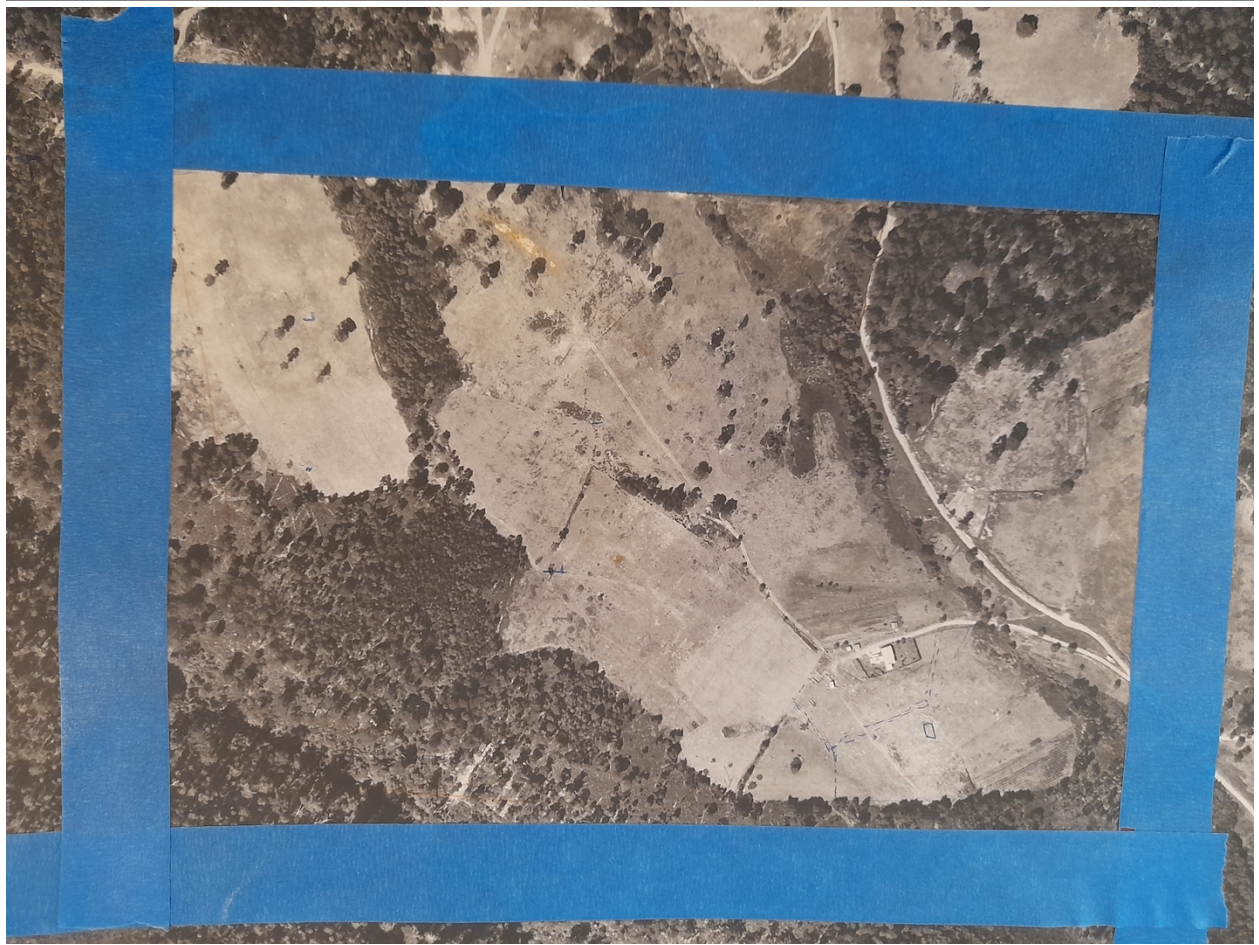
Please accept this as our initial submission on the proposed change to LCZ. I have also engaged a planner for any future formal interactions which may be needed with Council or the TPC. Unfortunately the planner is too busy at this time to assist - hence this submission addressing the salient points of the objection.

Regards


**ASMA** 29227  
Order No. M 50  
Project 865  
Film No. 79 W  
Run No. 15  
Neg. No. 2.2.81  
Date Flown  
Enlarged by X 5  
Approx. Scale 1:3000  
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29227

Order NO. ....

M 50

Project .....

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Film NO. ....

79 W

Run NO. ....

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Neg. No. ....

29.2.81

Date Flown .....

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Enlarged by X .....

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