



184 LANES ROAD, GLEN HUON

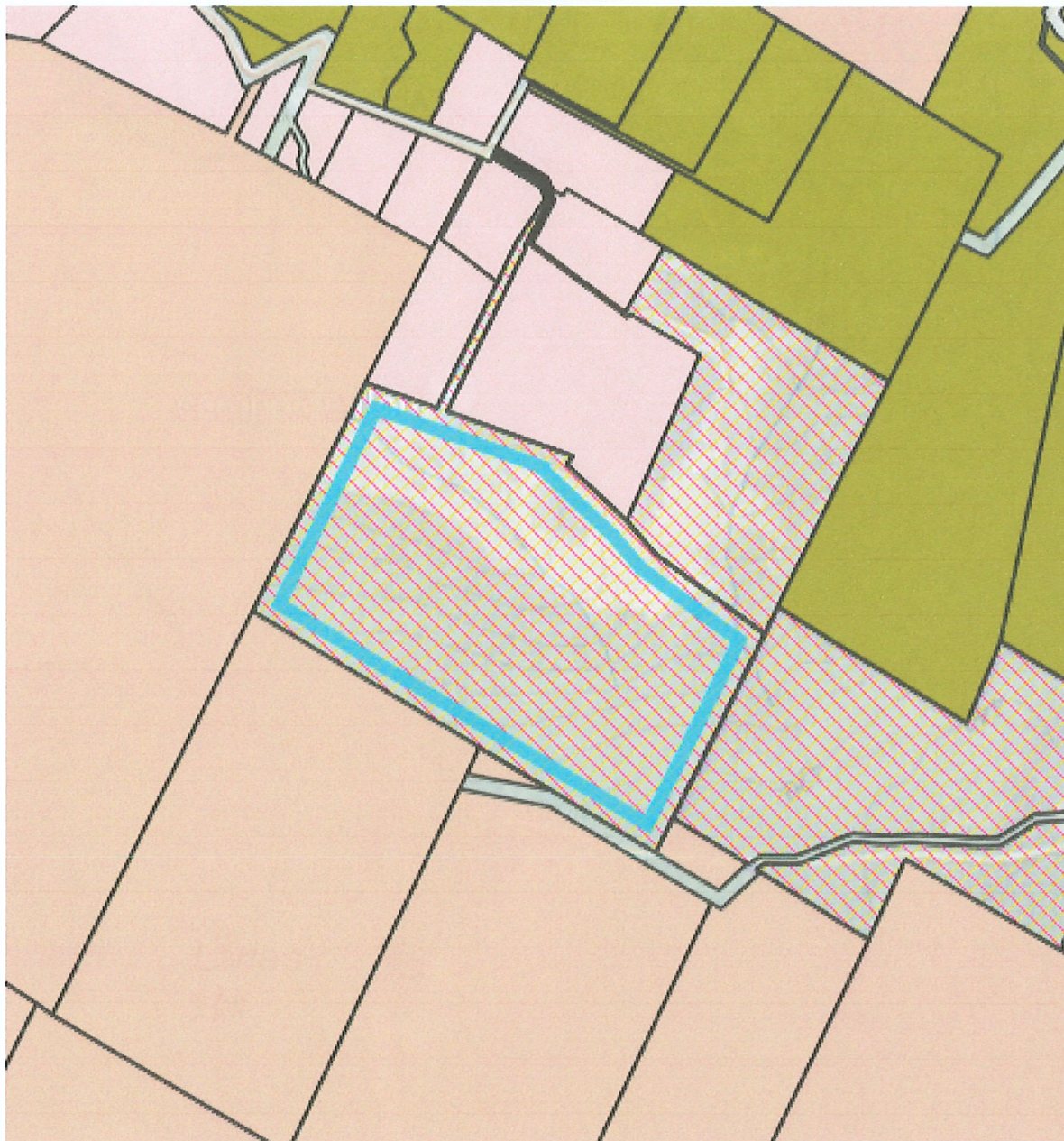
Submission to Planning Board by Lisa Britzman and David Peck



JULY 17, 2023

Owner's : Lisa Britzman, David Peck			Location address: 184 LANES RD Glen Huon		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
42537/1	7609855	21.1 ha	Environmental Living	Landscape Conservation; Rural Living	Preference 1: Rural Zone

Location of title.



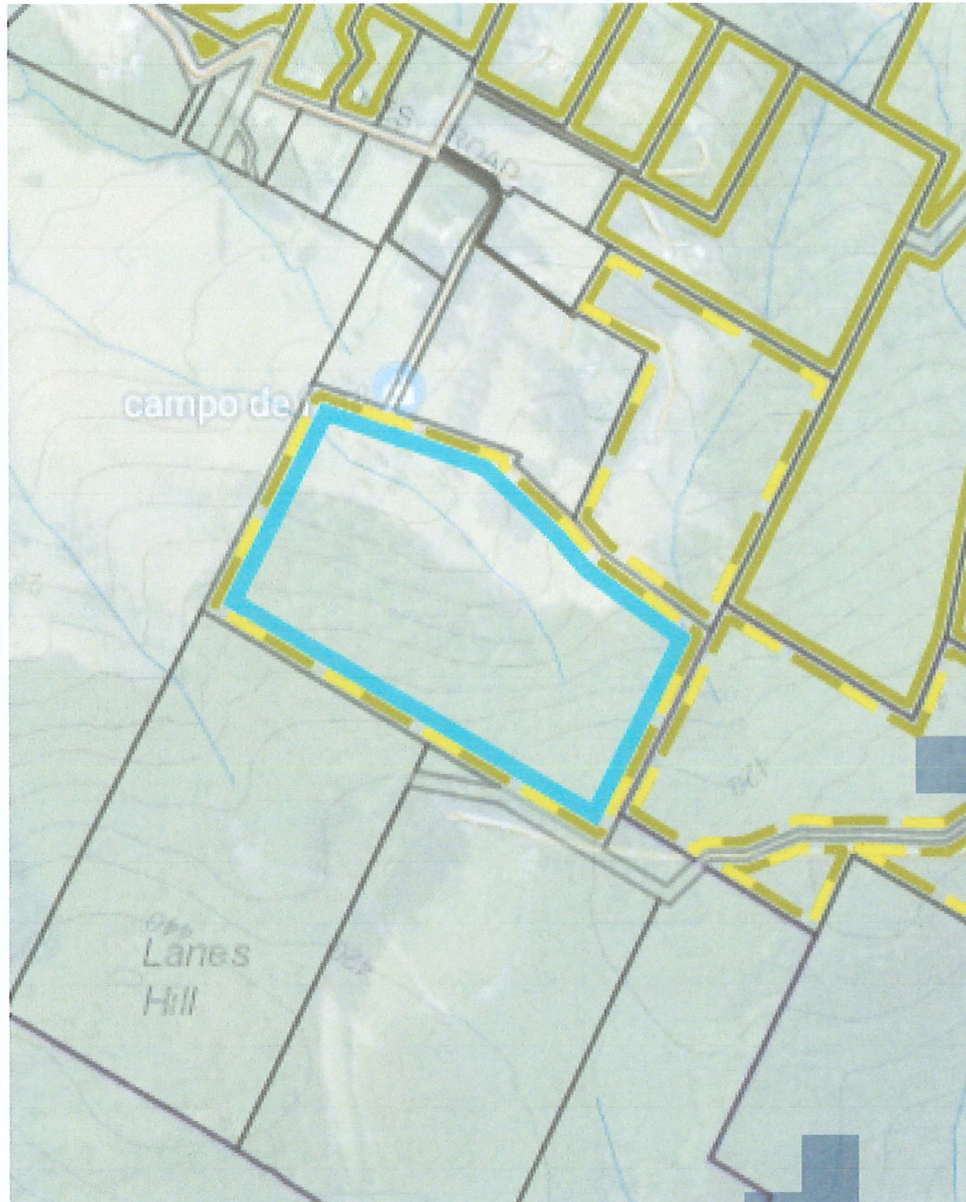
LEGEND

General Residential	Light Industrial	Community Purpose
Low Density Residential	General Industrial	Recreation
Rural Living	Rural	Open Space
Village	Agriculture	Future Urban
Local Business	Landscape Conservation	Particular Purpose
General Business	Environmental Management	Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61 and later 35F documentation.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

 Suburb Boundary	 5 - 8	 18 - 20	 Landscape Conservation Split Zone
HVZA-ViewShed	 8 - 10	 20 - 23	
No. of Viewpoints	 10 - 13	 > 23	
 < 3	 13 - 15	 Landscape Conservation	
 3 - 5	 15 - 18		

*Light Blue Border shows owner's land in question.

**Landscape Conservation (LCZ) Borders indicate land within the Huon Valley Councils Endorsed 35F and Draft-LPS with LCZ full or split Zoning intent.

*** The HVZA-Viewshed indicates how visible parts of the subject title is from a viewshed based off of verified scenic road corridors. The colour shade represents how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

Property Description

Campo de Flori farm at 184 Lanes Road sits in a small valley between steep hills on 21 hectares with slopes on 3 of our boundaries with downward slopes to our north of grazed pastureland. 60 percent of the property is covered with predominantly stringybark gums and under growth of bush and 40 percent of the property is cleared land that is used for residential living and a farming enterprise. This land is very hilly with one flat area where the farm workshop was built, and a dam and wetland reside to hold water coming from the 3 slopping hills.

Soil type from Geotechnical Report by William Cromer, 19 May 2010



D. & L. PECK: New garage at 182 Lanes Road, Glen Huon
Geotechnical summary, site (soil test) and wind classifications

12
26 June 2010

Interpretation of site geology and soils

Published geology

The property is mapped¹ as straddling a geological boundary between Jurassic dolerite to the south, and Triassic sandstone to the north. Colluvial (slope deposits overlie the boundary east of the property.

Observed geology

Extremely weathered dolerite is exposed in excavations for a driveway access to the house site just east of the proposed garage (Attachment 2). Soil and subsoil have also been exposed near the base of the oversteepened slope next to the garage site.

Test pit A (Attachments 3 and 4) exposed no materials interpreted as dolerite bedrock. Instead, topsoil and clayey subsoil were encountered. Test pit B exposed about a metre of soil over gravelly clay and gravel interpreted as extremely weathered dolerite bedrock.

Soils

Undisturbed soils over the site are weakly duplex (two-layered) profiles comprising:

- A topsoil about 0.4m thick of clayey silt (CL) and silty clay (CL), grey brown in colour, of low to moderate plasticity, and with some small dolerite clasts, overlying
- A subsoil of mottled orange brown, high plasticity clay (CH).

The clay subsoil in test pit A was at least 1.3m thick; in test pit B it was about 0.9m thick.

Current use of 184 Lanes Road property

The northern cleared portion of the property is used for a farm business. The southern portion of the cleared area is used for a residential house.



Figure 1 – Cleared area for the farm and residential living.

When the property was purchased in 2009 it was rural zoning under the 1979 planning scheme. At that time the property was approximately 60 percent bush and 40 percent cleared. The 40 percent of farm property was cleaned up of gorse, Spanish heath, blackberries, bracken fern and thick Scottish and California thistles.

A farm business was established in 2010 consisting of plantings of

- A 300-tree olive orchard, consisting of 10 species – it is a well-known scientific fact that olives trees are excellent at sequestering carbon.
- A secured fenced in area planted with up to 500,000 saffron corms.
- Planting of 2000 lavender plants of 4 different species

A council approved class 10 workshop was built the same year to house the farm equipment and future pottery studio in one half of the workshop and the other half to be used for our agritourism business, which included a small kitchenette and restroom. This workshop also houses our farm gate shop.

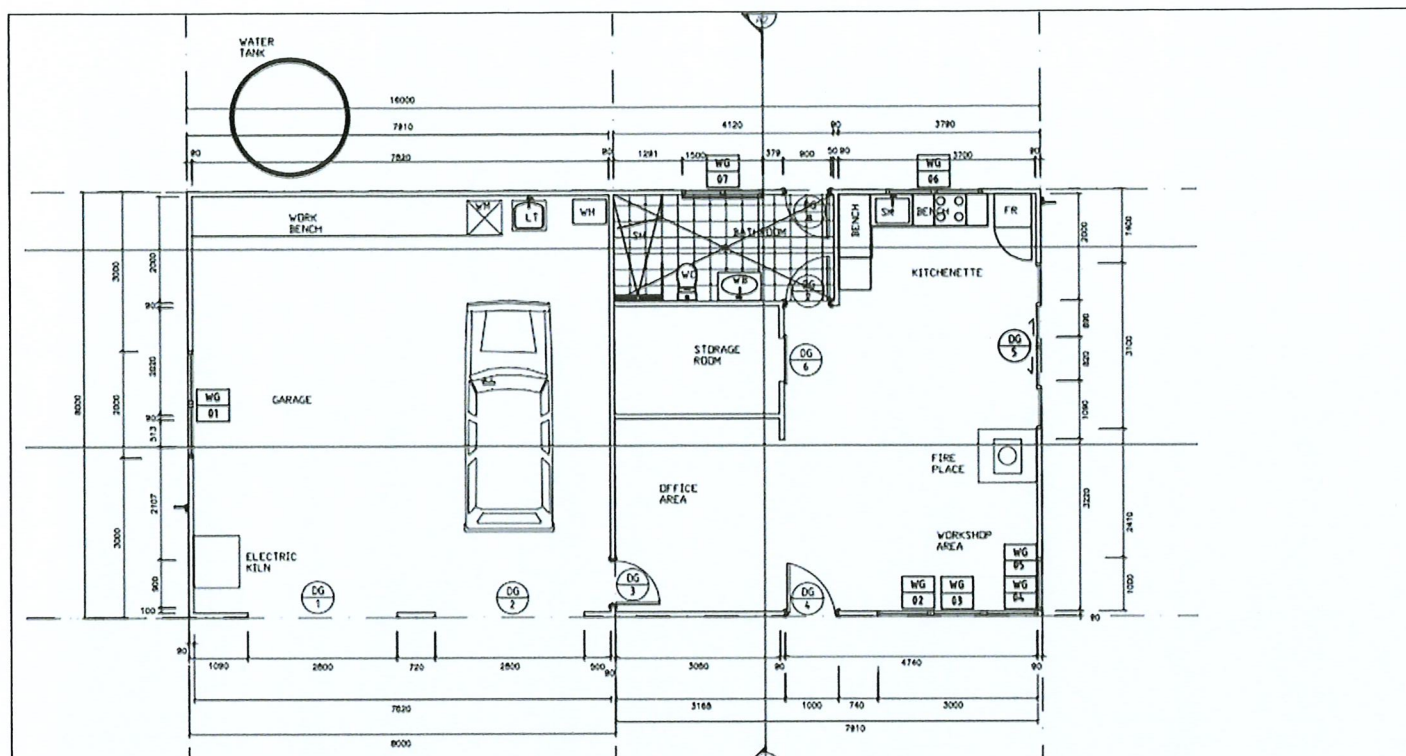


Figure 2 - Plan of the Farm Workshop



Figure 3 - Photo of farm workshop

When setting up the farm/ business we restored a dam, rehabilitated a wetland, created a new wetland and connected all water areas with underground drains and bioswales. These wetlands and bioswales were developed to retain as much storm water as possible for the farm business and to keep it from surging downhill in large down pours. Wetlands are great at sequestering carbon and act as a carbon sink as well as filtering water, creating organic soils, and providing habitat for small birds. They have high values and functions in the natural world. Our wetlands constantly have blue ferry wrens and scarlet robins as habitants. A pump house was built to provide a workspace for our irrigation pump that distributes water from our dam to the saffron field, lavender and out to the olive orchard.

We fenced in the portion of the property we are farming with wallaby fence. And inside this fenced in area, we created another more reinforced fencing dug into the ground to 300 cm, to grow the saffron, lavender and cut flowers.



Figure 4 - Recent photo of the farmed area

Both David and Lisa attended the Nutritech school for biological farming and we have implemented biological farming techniques throughout farm. This consist of soil improvements through biochar, liquid humates and compost teas to enrich the organic content and increase the mycorrhizal fungi content of the soil to feed the plants of our farm business. Since day one we have done our best to work in harmony with nature as boutique producers of olives, lavender and saffron.

The farm partnership business of Campo de Flori was registered with the Australian Tax Office, and we operate under a ABN as a floriculture business and pottery craft business.

Our farm business known as Campo de Flori retains or has held membership in the following:

- Huon Valley producers' network.
- Sprout Tasmania
- Tasmanian Women in Agriculture
- Tasmanian Olive Council (Lisa has been secretary and both Lisa and David have been committee members)
- Seed lab Tasmania
- National Australian Olive Association
- Australian lavender growers' Association
- Tasmanian ceramics association
- National Australian ceramics association
- Southern Tasmanian beekeepers Association

After the farm business was set up, a house was constructed 450 meters away from the farm workshop for the owners to live in.



Figure 5 - Photo of the house

SAFFRON

The farm business Campo de Flori has produced up to 500-700 grams of saffron/year which were sold under contract to Tas Saff and later under our Campo de Flori brand. We supplied many high-end restaurants in Hobart such as the Glass House and MACQ1 with our saffron. We hosted several chef groups to the farm during saffron harvest to teach them about saffron and how to use it.

We also took out the Champion Award at the Royal Tasmanian fine food awards and the State Delicious award for our saffron. Our saffron was sold at the two local Huon visitors centres when they were in operation. We also appeared in an episode on the ABC tv show Land Line featuring a story about our saffron.



Figure 3 - Saffron in bloom in front of workshop



Figure 7- saffron, lavender and cut flowers field.



Figure 8 - Processing saffron in the workshop



Figure 9 - saffron awards



Figure 10 - processing saffron in farm workshop

EXTRA VIRGIN OLIVE OIL

For last 6 years we have been producing Extra Virgin Olive Oil from our now mature Olive trees. We have won awards at the Royal Fine food Awards for our Oil. Our olive oil is exclusively sold through our farm gate shop at the property and used in our agritourism experience.



Figure 11- Phase 1 of olive orchard 150 trees with phase 2 planting 150 trees in sounding areas



Figure 12- Campo de Flori extra virgin olive oil

LAVENDER

We grow 4 kinds of lavender. Two varieties are culinary, and Two varieties are aroma therapy. Lisa developed a line of products utilizing the aroma therapy lavender that are branded with Campo de Flori and Huon Valley and are sold at the Salamanca markets, our farm gate shop, online and in fine galleries around Tasmania. Lisa also has a small still used exclusively for the distillation of lavender essential oils and lavender hydrosols. These essential oils and hydrosols are sold exclusively at our farm gate shop and online.

Our line of lavender products included:

- Lavender paper sachets
- Lavender sleep pillows,
- Lavender eye pillows
- Lavender wheat bags.
- Lavender bath salts
- Lavender tea
- Lavender soap
- Culinary lavender
- Lavender bath bombs

Our culinary lavender has won the state delicious award and was not only featured in the Delicious Magazine and web page, but also on Maggie Beers social media. The culinary lavender also won Royal Tasmanian Fine Food Reserve Champion Award. Our culinary lavender is a very sought after product with Hobart chefs who are also creating awarding winning products of their own with our culinary lavender. We make an all-Huon Valley tea that uses our award-winning culinary lavender and tassie tea Huon black tea.



Figure 13- Campo de Flori culinary lavender field on eastern hill



Figure 14 - Campo de Flori lavender field in front of the workshops

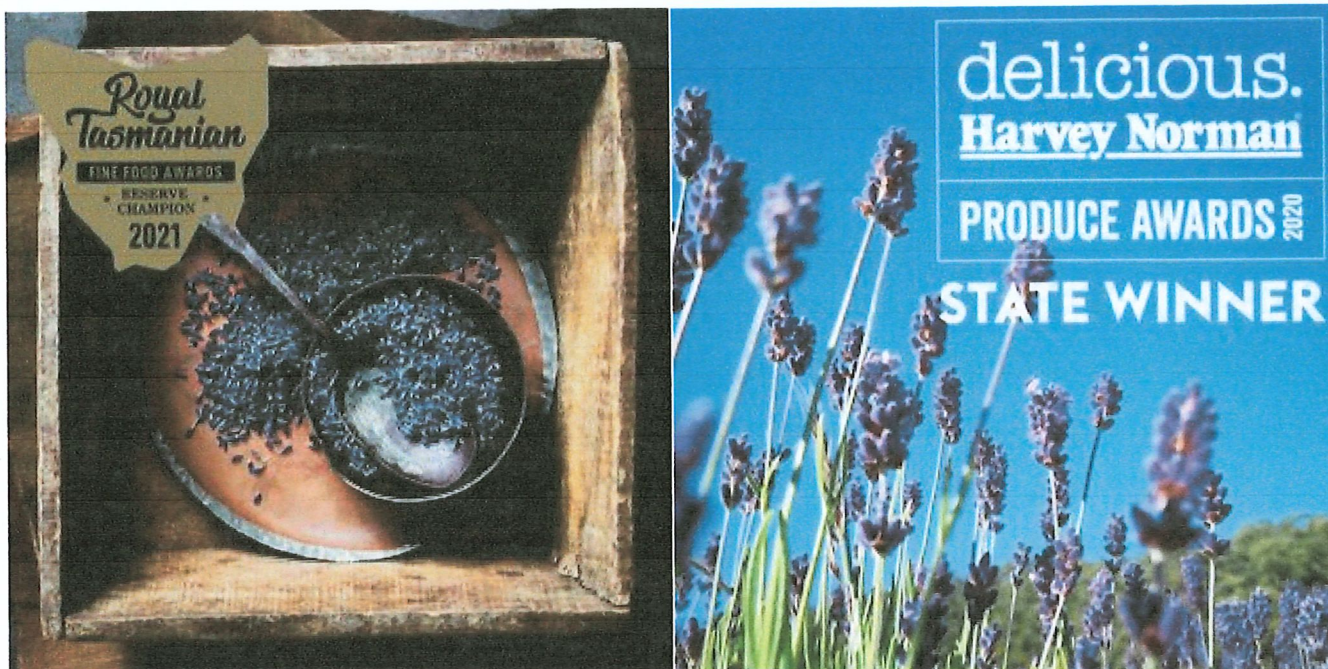


Figure 15 & 16 Campo de Flori culinary lavender awards

BEEES

6 years ago, Lisa obtained a certificate in beekeeping from the Tafe and set up a beehive to help pollinate all the plants on the property. This little apiary currently consists of 2 beehives near our dam. We now extract honey from these hives, which is sold exclusively at our farm gate shop and online. Lisa renders the beeswax from the hive and creates beeswax wraps and candles from the wax.

Bee products include:

- Jars of honey
- Beeswax wraps
- Beeswax wrap kits
- Beeswax candles
- Ceramic bee dishes
- Ceramic candle holders

All beehives have been registered with the department of primary industries, registration numbers are clear and readable on all hive boxes and the biosecurity code of practice is closely adhered to.

Lisa is a member of the Southern Tasmanian Beekeepers Association and recently completed the year long women in beekeeping program known as Sister Hives, which culminated in the group setting 2 world records for women in beekeeping.

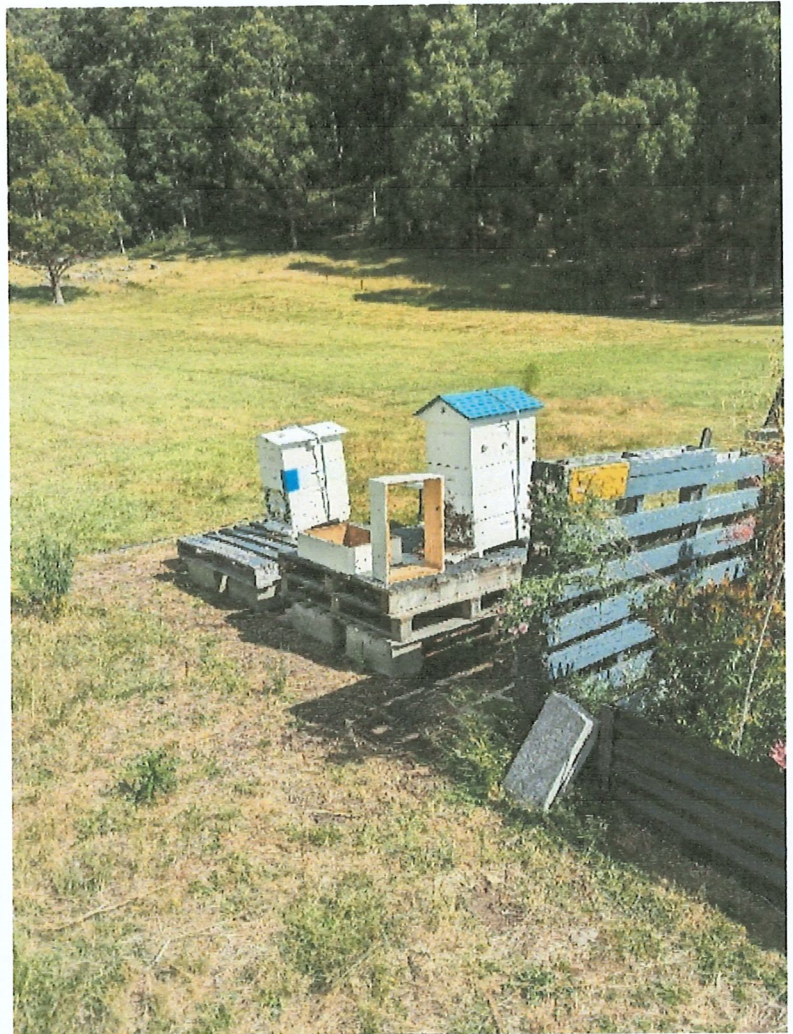


Figure 17 & 18 - Campo de Flori beekeeper and bees

POTTERY

Lisa established a pottery business in the workshop to compliment the products that we are growing.



Figure 19 - Campo de Flori olive dishes sold in gift box with extra virgin olive oil and ceramic olive wreath ornament.

Lisa also creates bee themed dishes and candle holders, vases to hold lavender bunches and other artistic ceramic pieces.

Lisa made orange bellied parrot sculptures and jewellery to raise awareness and money for the orange bellied parrot fund. Lisa sells her ceramic pieces through the visitor centre, the design centre in Launceston, and several high-end galleries in Hobart, where Princess Mary purchased her ceramics and lavender products. She has taught lessons and run pottery workshops. Lisa has taught persons with disabilities through the NDIS and has invited parents and children to make Christmas ornaments.



Figure 20 & 21 - Campo de Flori Christmas ornament workshop

It has recently been brought to our attention that there may be issues with the ability for Lisa to run her “homebased” pottery business from the farm because of planning /zoning issues. It is believed that this could become more challenging to resolve if we were moved to landscape conservation. Recent Advice from the department of premiere and cabinet is that the pottery part of our business should be able to run as a home-based business as it occupies less than 40 square meters of the workshop and runs as a hobby. This is currently sitting with council to resolve under our old zoning of rural.

AGRITOURISM

In 2015 the farm transitioned to agritourism and began hosting visitors to the farm for various workshops and tours.

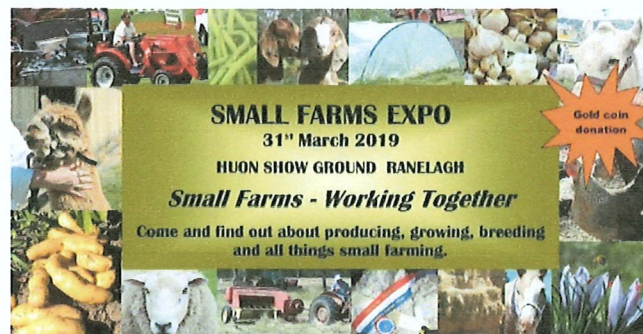


Figure 22 Campo de Flori presents at the small farm expo

Lisa was asked to present at the Huon Valley Small Farm Expo about our value-added products and experiences we host at the farm.

- Our first agritourism experience was a pick your own saffron. Visitors came and learned about saffron and picked their own to take home.
- An olive experience was developed where visitors come and tour the olive orchard. They learn about olives, how olive oil is made and do an olive oil tasting in the orchard with the best oils Lisa has curated from around the state of Tasmania.



Figure 23 & 24 - Campo de Fiori olive experience in the orchard

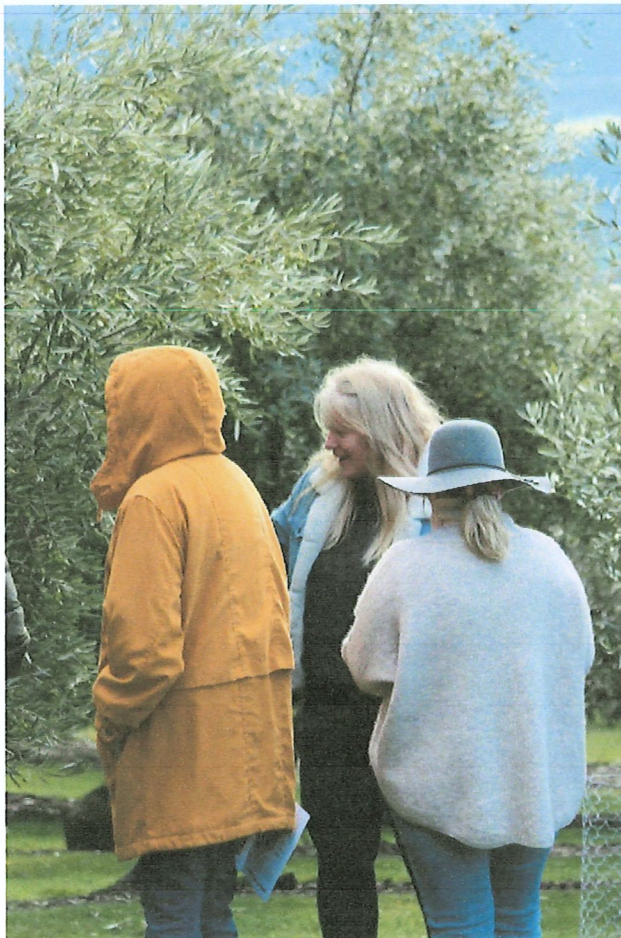


Figure 25 & 26 - Campo de Fiori olive experience in the orchard



Figure 27 & 28 - Campo de Flori olive experience in the orchard

In November of 2022 Lisa was asked to speak at the National Olive Conference about her Olive experience at Campo de Flori, for at the time we were the only olive farm offering such an on-farm experience in the whole country.

- A Bee experience was developed for visitors to come learn about bees, looks at bees under the microscope, learn about the different kinds of honey and honey flavours and do a honey tasting with a tasting wheel using curated honeys from around Tasmania. This workshop includes making beeswax wraps and rolled beeswax candles.
This bee workshop has been featured in the Qantas magazine as part of the 2023 Off Season and featured in a film and story on Discover Tasmania.
- Lavender tours are conducted in the summer where visitors come and learn about the different varieties, taste our culinary lavender and lavender tea and lemonade.



Figure 29 - Campo de Flori Lavender tour



Figure 30 & 31 - Campo de Flori lavender distillation experience and Lavender tea

- We offer a hands on pick your own lavender and distillation of essential oil workshop.
- We also run workshops to make lavender wreaths, and lavender wands.
- At Christmas we have run workshops to make Christmas wreaths with foraged bush materials and farm grown flowers.



Figure 32 - Campo de Flori Christmas wreath workshop

- We have run natural soap making workshops.
- We have run a food styling and photography workshop in the olive orchard with a long table lunch set up with chef Eloise Emmette



Figure 33 - Campo de Flori food styling and photography

- We have hosted various garden groups, seniors' groups and u3a groups for farm tours.
- Our farm business was selected for the Sprout program and more recently we went through the whole Seedlab Tasmania program as an agritourism business.
- We have hosted visitors to our agritourism farm from intrastate and internationally from Asia, France, Germany, Italy, Canada and the USA.
- Our farm was selected by the National Australian Tourism to have a photoshoot of our lavender and olive experiences to be featured nationally for Australian tourism.
- Our Campo de Flori farm experiences have been featured in the Qantas magazine, Frankie magazine and feature on discover Tasmania web page.
- Campo de Flori farm is a Brand Tasmania partner and have qualified for the right to use the Tasmanian brand mark on our farm and ceramic products.
- Our farm business has won various business awards and has also won the best non-food stall at the taste of the Huon 3 years running.
- We keep a farm biosecurity book as required by the farm biosecurity act to track all visitors to the farm.
- Our agritourism business has been featured many times in the Tas country newspaper, the mercury weekender and more recently the Hobart magazine.



Figure 33 - Campo de Flori in mercury newspaper about Agri tourism business



Figure 34 and 35 - Campo de Flori in Tas Country about olive awards and Agri tourism business



Farmgate the new way to shop

While crops and orchards are thriving in the Tasmanian summer, more and more of the community are turning to their local roadside stalls for their fruit and vegetable fix.

The growth of farmgate and roadside stalls around the Huon Valley has turned the region's highways and streets into the local growers' supermarket, booming with business in summer months.

Backyard growers and farmers alike are turning to the simplicity of the humble farmgate stall to sell their produce and wares outside of a commercial environment.

The sheer appearance of multiples sheds, huts and awnings along the highways and roads of the Huon Valley speaks to the popularity for both shoppers and growers.

One such grower is Lisa Britzman, owner of Campo de Flori in

Glen Huon.

While Lisa and her husband run a successful lavender, olive and flower farm on their land, now adding a bee apiary to that list, with its own successful online store, Lisa stated that what customers really wanted was a farmgate shop to visit on their farm.

"We started our farmgate shop by request from customers at markets I was attending in Hobart," Ms Britzman explained.

"They were requesting to visit the farm, and many would come visit us.

"Our farmgate shop is a place where visitors to the farm can purchase items produced here on the farm, with everything in our farmgate shop either made by us or by another local maker using our produce to make value added products."

Continued on page 2



Figure 36 - Campo de Flori in Huon News about our farm gate shop

How does the title not meet Council's proposed Zone of land scape conservation and rural living zone.

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. LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small-scale use or development may be appropriate. LCZ 2 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. 20 Zone Purpose Zone Application Guidelines LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone. LCZ 4 The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone). Note: 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. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.

The property is proposed to be a split zone where our private driveway has been zoned rural living and then changes to landscape conservation when it reaches our parking area for the farm business. We believe the property should be one zone of rural and not have our private driveway split off into a different zone.



Figure 37 - Campo de Flori in Entrance and private road

Our measurements from the current list map image show that our property is 60% bush and 40% cleared for the farm business. We believe the requirement set by the planning was for the property to be over 80% bush to be put into the Landscape conservation zone. Leaving our property 20% short of the required bush to be moved to landscape conservation.

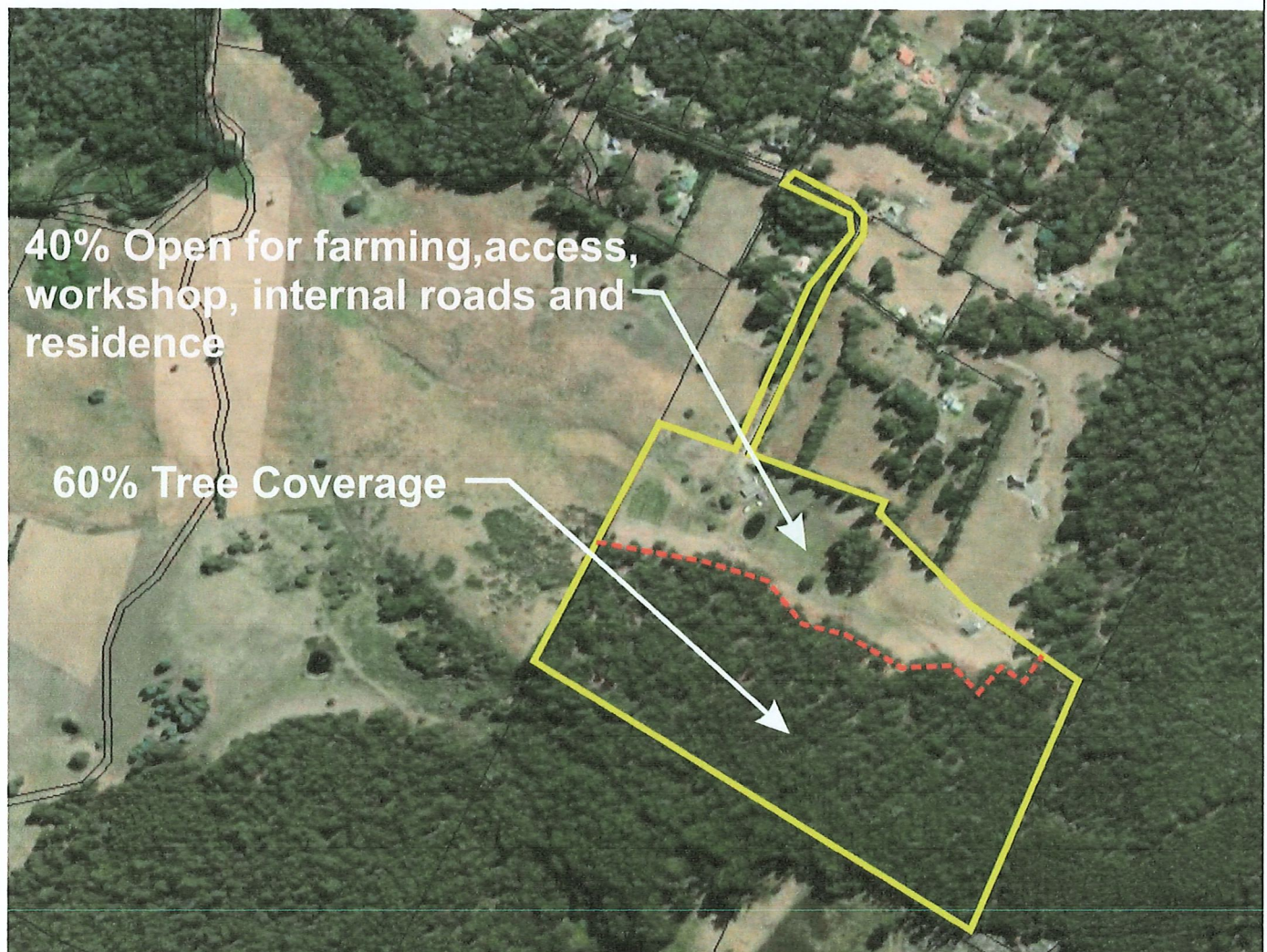


Figure 39 - Campo de Flori farm list map showing percentages of property uses

Our property is on a dead-end road at the top of a hill. It is unable to be seen from the Glen Huon Road, or the township of Glen Huon. You cannot see our property unless you are one of our neighbouring properties or are on our property.

The only view is to the north through the cleared rural property adjacent to our northern boundary and this property is zoned rural and is only used for grazing cattle. This property to our north has a crop protection permit and every month culls wallaby, reporting to get at least 100 animals per month.

The properties adjacent to our western boundary have been recently logged and are now zoned rural. Other properties adjacent to us have been zoned rural living. The majority of the properties that we share boundaries with are either zoned rural, or rural living with grazing and logging being the greatest burden on all properties. These properties would all share the same landscape views that we have on our property and as such should all be zoned the same under this value.

Our farm business lies in a low between hills. To the south, east and west all you can see is very high hills of trees.

We have not been made aware of any threatened or endangered flora or fauna on our property. Given the amount of land clearing and logging along bordering properties it doesn't seem to be of concern.



Figure 40 - Campo de Flori farm list map showing recent logging and clearing.



Figure 41 – looking to our eastern boundary with lavender plantings.



Figure 42 – looking towards our western boundary from lavender field.



Figure 43 – Lisa in lavender field looking towards our western boundary from lavender field.



Figure 44 – Looking down our northwestern boundary fence that is shared with our neighbour who is zoned rural living.



Figure 45 – Looking north east along our northern boundary fence shared with our neighbour who is zone rural.

Figure 46 - looking west- along our boundary fence shared with our neighbour who is zoned rural

Figure 47- looking west from our northern boundary fence shared with neighbour zoned rural.

We purposely looked for 4 years and bought a rural block to set up a small farm business. Lisa grew up on a farm and it was her dream to set up a small farm business. We want to be able to continue to run our farm business with ability to expand its potential within the current cleared area.

We have from time to time obtained a crop protection permit from the Department of primary industry. This has been necessary to protect the olive and lavender crops. Would being moved to the landscape conservation zone limit our ability to protect our crops?

Our title meets the Requested Rural Zoning, Notation provided below

The purpose of the Rural Zone is: 20.1.1 To provide for a range of use or development in a rural location:

(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

The property is not suited for large scale agricultural purposes due to the small size of available land for planting and could not be used for cropping. The 40 percent of cleared land on this property provides good characteristics for low intensity boutique style farming with limited need for machinery and equipment but does have good soil and available water resources the remaining 60 percent of the property is marginalised by steeper topographical slopes.

(b) that requires a rural location for operational reasons;

Our farm and agritourism business require a rural location to grow 300 olive trees, 2000 lavender bushes and 500,000 saffron corms while providing room for a large dam to supply irrigation during the dry summer months. Our dam has also been utilized by the Tasmanian fire service for fighting fires in the Lanes Road area during two different bush fire events. We require a large workshop and carpark to value add to the crops and provide a farm gate shop. In this workshop we store all of the farm machinery and tools to manage the upkeep of the property, the workshop is used to collect, store olives before they are made into extra virgin olive oil, and table olives. In the summer the workshop is used to distil lavender into essential oil and hydrosols. Lavender is hung to dry in the workshop and then later stored in bins to be later used in value added products created in the workshop. The workshop is also used for extracting and jarring Honey and making beeswax valued added products. The workshop has been used for events such as the recent three-day Huon Valley Council's Food Hub catered workshops, the Huon Valley Tourism network meeting and the hosting the Tasmanian Olive Council members meetings and field days. We also utilise the area to provide a secure location for the beehives to the rules laid out in the code of practice for biosecurity.

(c) is compatible with agricultural use if occurring on agricultural land;

Our targeted crops and land use are compatible with standard practice agricultural use on a small rural site.

(d) minimises adverse impacts on surrounding uses.

Our farm has had no impact on surrounding properties other than enhancing the soils, improving the water quality of stormwater prior to discharge and cleaning up weeds.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and RZ 1

The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values. RZ 2 The Rural Zone should

only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST. RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if: (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone; (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land; (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis; 15 Zone Purpose Zone Application Guidelines does not compromise the function of surrounding settlements. (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.

Are you challenging a Natural Assets Code?	Yes	No
If Yes, please provide evidence as to what you are objecting to and why.		
Are you challenging a Scenic Protection Code?	Yes	No
If Yes, please provide evidence as to what you are objecting to and why.		
Are you challenging any other Overlay?	Yes	No
If Yes, please provide what overlay and evidence as to what you are objecting to and why.		

Additional Notes:

As we run our property as farm business, we carry farm insurance with public liability with Elders' Farm insurance. Would moving our property to landscape conservation void our current farm insurance?

Would being moved to the landscape conservation zone limit our ability to protect our crops via a crop protection permit?

2.2 Source data for zone and state-based code layers

The Tasmanian interim planning scheme zoning layer, state-based code layers and other GIS datasets either identified in the **Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application** issued by the Commission under section 8A of the Act, or that provide a useful resource to planning authorities in preparing the zone maps and overlay maps are listed in Appendix A and can be obtained from the LIST.

The Commission can provide dropbox access to the current interim planning scheme zoning and zone boundaries, converted into the preferred data structure (schema), for planning authority editing. Contact tpc@planning.tas.gov.au to arrange access to the dropbox. Overlay maps must be accessed directly from the LIST.

Any modifications to the interim planning scheme zone boundaries must be built from the most recently available version of the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Land Tasmania's cadastral parcels dataset. Planning authorities must advise the Commission of the date of that cadastral parcels dataset, to facilitate future conversion to electronic planning maps.

If using the cadastral parcels dataset to modify zone boundaries, planning authorities need to aggregate multiple parcels (dissolve internal boundaries) to form polygons that only define the outside boundary of the zone.

Modifications based on the cadastral parcels dataset, must align node for node, with the cadastral parcel boundaries (excluding road centrelines or other zone boundaries discussed below) to facilitate data maintenance. Digitising is not acceptable as it creates boundary mismatches, which prevent maintenance of spatial cadastral shifts.

Where a zone boundary (excluding road centrelines) does not align with a cadastral parcel boundary, planning authorities need to fill in the zone boundaries layer as identified below.

2.3 Zoning - roads

Where zones are different on one side of a road casement to the other, the zone boundary must follow the road centreline rather than one side of the parcel boundary (unless specific zoning of the road casement is required. For example, **Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application**, specifies that categories 1 to 5 roads as defined in the *Tasmanian State Road Hierarchy* and any other major local roads are to be zoned Utilities). Where there is no road casement, the cadastral parcels boundary must be used.

(p2 Practice Note 7, Draft LPS mapping: technical advice)

6.2 Categorising Use or Development

- 6.2.1 Each proposed use or development must be categorised into one of the Use Classes in Table 6.2.
- 6.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use.
- 6.2.3 If a use or development fits a description of more than one Use Class, the Use Class most specifically describing the use applies.
- 6.2.4 If a use or development does not readily fit any Use Class, it must be categorised into the most similar Use Class.
- 6.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a Use Class.
- 6.2.6 Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

6.0 Assessment of an Application for Use or Development: 2

Similar Rep #295, #39,

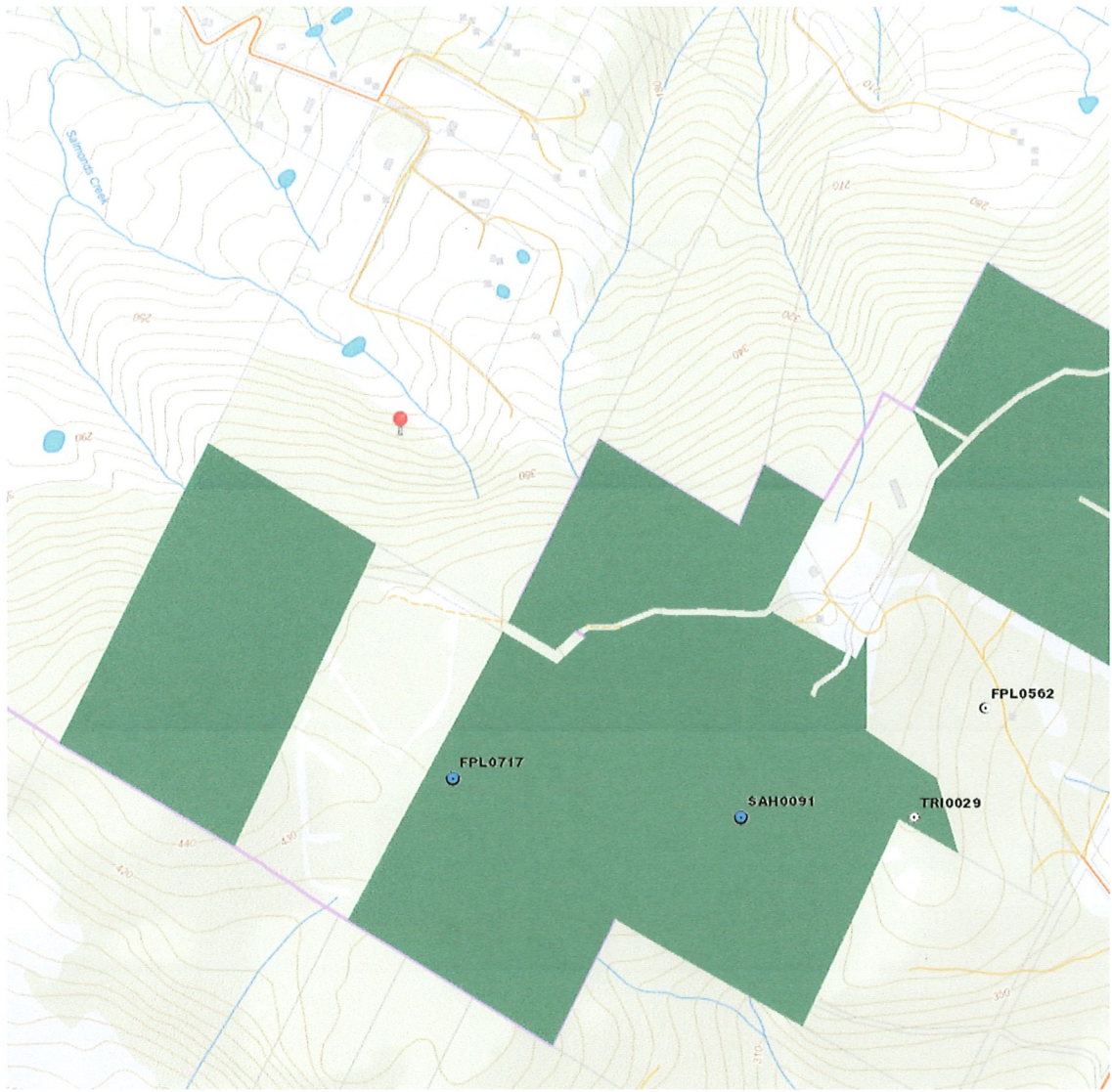
Prohibited under LCZ

Resource Processing

Research and Development

Discretionary only

General retail and hire: Only if associate with a Tourist Operation (otherwise it is prohibited) so theme park or a zoo.





MEDIA RELEASE

10 July 2023

Huon Valley Council endorses Food Resilience Strategy

Council has endorsed the Huon Valley Food Resilience Strategy at its June meeting.

The strategy has been designed to support advocacy and guide the growth of a vibrant and connected food system. It provides a framework for guiding and informing opportunities and proposes criteria for decision thinking and making.

The Food Resilience Strategy will help the Huon Valley Council improve coordination and collaboration among different sectors and levels of government where matters relate to the growth and production of food.

"The strategy will build on the existing efforts of businesses, community and other support agencies and services within the Huon Valley to support further initiatives and make the region more resilient," said Huon Valley Mayor Sally Doyle.

The Covid-19 pandemic highlighted the fragility of our food systems at a global, state, and local level. All parts of the supply chain, from producers to consumers were impacted, demonstrating the importance of resilience at multiple levels.

To support pandemic recovery in the region, this project led the development of an innovative Food Resilience Strategy for the Huon Valley in consultation with the community.

The strategy focuses on how resilient our food system is by considering the health and capacity of six key areas: financial, manufactured, intellectual, human, social, and natural capitals.

Three key priorities emerged when considering the strategy's vision "To grow the capacity for resilience in the Huon Valley food system." These priorities include:



Priority 01: Make the most of what we have – Harnessing rich natural and intellectual assets for sustainable development. Examples include seed libraries, community education through workshops and classes, agri-tourism.

Priority 02: Build together – A food system connected by social capital. Examples include shopping local, harvest time food hubs, community gardens.

Priority 03: Strive for change – Thriving social and human capital breaking down structural barriers. Examples include reducing food miles, circular economy, school breakfast clubs.

“A key outcome of the strategy is the formation of a food coalition, where there will be high level policy advocacy for a more resilient food system at a local level.”

An annual review of this strategy will support ongoing strategic decision making around food system resilience, and support further integration of novel accounting tools.

Thank you to the Australian Government’s *Building Better Regions Fund* for funding the development of the Huon Valley Food Resilience Strategy.

For more information: Mayor Sally Doyle (03) 6264 0300