


**From:**   
**To:** [TPC Enquiry](#)  
**Subject:** 136 Rocky Creek Road updated representation in response to the revised 35f report  
**Date:** Monday, 31 July 2023 2:04:00 PM  
**Attachments:**

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Hello,

Please find attached my updated representation made in response to the revised 35f report agreed upon by Huon Valley Council on the 26th of July 2023.

I presented a representation on the 25th of July 2023 but I was advised by the Commission representatives and the council planning advisor that I would need to make a further representation once Huon Valley Council made a determination on my submission.

They have since done that and this representation attached to this email is made in response to discussions and decisions made in that meeting on the 26th of July 2023.

I believe what I have presented in this document is made in good faith. It is a very reasonable compromise between the broad range of values and needs that can be found in the Huon Valley Council area.

It adheres to the principles put forth by the Huon Valley Councillors recently with a motion they submitted to the TPC on the subject of Rural blocks, Rural living and Rural lifestyles more broadly.

I thank you again for taking the time to read and consider my concerns and needs.

Kindest regards,



**Revised Tasmanian Planning Commission Representation for 136 Rocky Creek Road Crabtree in response to the revised 35f report from Huon Valley Council by [REDACTED]**

Firstly I would like to remind the commission of a motion that the Huon Valley Council agreed upon and communicated to the commission on the subject of rural lifestyles in the Huon Valley.

I re-iterate all the points made in this motion and quote directly from a Facebook post made by Councilor Mark Jessop

- “• We restate our commitment to the varied lifestyle and subsequent land uses of the Huon Valley.
- We note and seek to continue the historical character of land use patterns, where rural and agricultural activities form a mosaic with natural areas, villages and dispersed Rural Living areas, that are in addition to our more urbanized town sites.
  - We support the community’s continued desire to use land for rural activities - as a lifestyle choice, an economic alternative for home-based earning and to operate legitimate and allowable rural businesses.
  - We believe that the legal rural use of land is consistent with broader landscape values and does not require special zoning protection.
  - We value the general landscape scene that we know, where valleys and hillsides display our productive and caring regard for this place, with treed ridgelines and distant mountaintops that provide a broader context for the place we live at the end of Tasmania.
  - We support areas of special and unique scenic value being protected by the appropriate overlays and in some special cases this would include the use of the Landscape Conservation Zone.”

I propose a compromise that strikes a balance between preserving the natural values of the block through the partial application of the Landscape Conservation Zone whilst also maintaining the historic productive use of the block by maintaining Rural Zone on the lower portion. Zoning the lower side of the larger block would be in character and zoning with nearby blocks. Including ones on Liddells road which were recently changed back to Rural with the revised 35f report. It would also be consistent with the immediate area which has a quarry, widespread farming / livestock, a water processing plant and associated industrial buildings. Intensity of use would be highly consistent with the surrounding area.

In the past this entire area was clear felled as can be seen in Figure 2. It appears as though it was used to graze livestock. Keeping this section of the block zoned as rural maintains these previously cleared and utilised areas whilst also maintaining the flattest and most usable parts of the block.

Access to the LCZ/ higher sections of the block is challenging and has a higher degree of biodiversity and natural values due to it not being as intensively cleared and used in the past. As can be clearly seen in Figure 2.

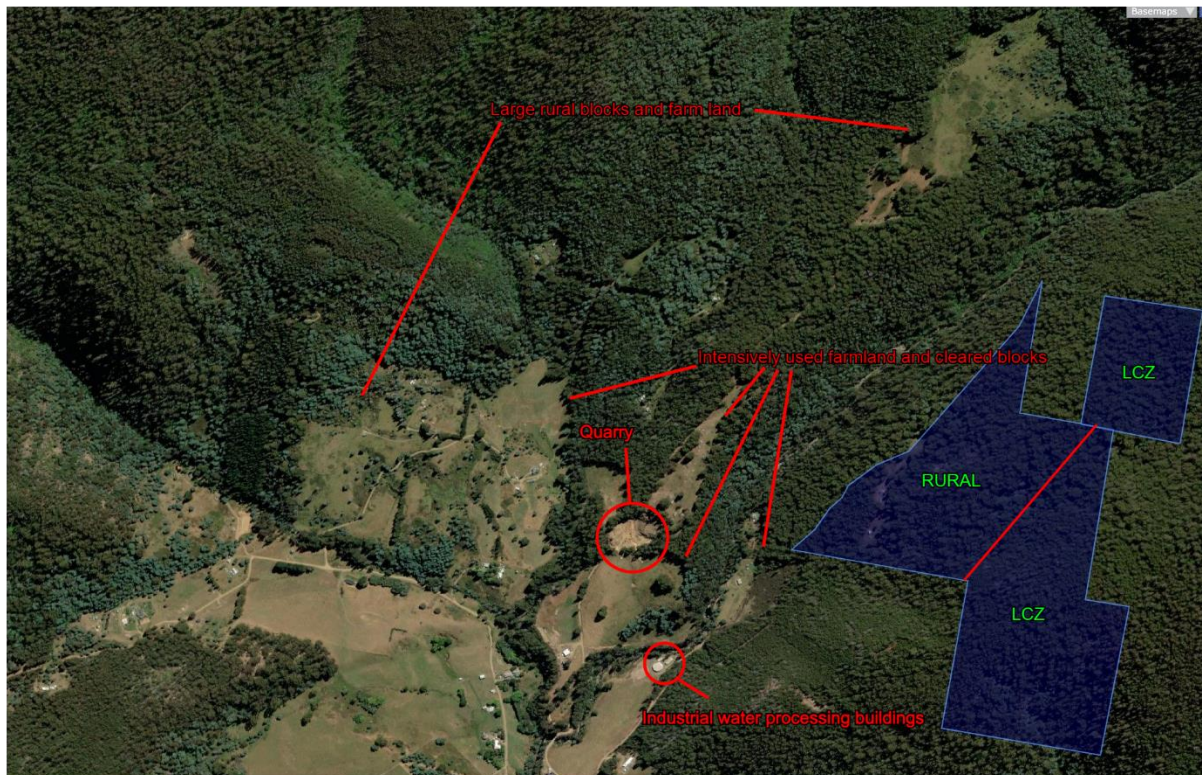
The biodiversity and natural values of the proposed lower Rural section of the block is minimal due to it being intensively logged and used as farmland in the past.

This compromise would also maintain the value of the block and land as it retains a reasonable amount of usable land whilst preserving the more biodiverse, higher areas.

I believe this proposal strikes a reasonable balance between environmental conservation concerns and the needs of the community and its members. As well as ensuring I am able to productively contribute to the broader community through the reasonable and appropriate use of the proposed rural section of my land.

I believe it also falls well within the statement on Rural living and lifestyles agreed upon and submitted to the TPC by council. It preserves the historic use of the land, is in character with the surrounding properties, and also preserves the more valuable and biodiverse higher regions of the block which border the national park.

[Figure 1] This image illustrates the wide array of intensive land use in this area.





[Figure 2] Historic aerial photo illustrating widespread logging activities on the block as well as evidence of livestock grazing on the flat portions of the block. This is corroborated by physical evidence also.



[Figure 3] Clearly illustrates how the proposed split zone line adheres to the natural topography of the block. Preserving the historical use of the land whilst also conserving a considerable belt of LCZ land with higher biodiversity values.

