

**From:** "Griggs, Bradley" <Bradley.Griggs@parks.tas.gov.au>  
**Sent:** Fri, 27 May 2022 15:29:46 +1000  
**To:** "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>  
**Subject:** Draft Huon Valley Local Provisions Schedule - Titles owned by Bradley Griggs  
**Attachments:** Bradley Griggs - The General Manager HVC - Draft LPS.pdf

Please find attached written representation in respect to title references 2837/5, 28375/3 and 28376/1

Regards

Bradley Griggs

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The General Manager  
Huron Valley Council  
40 Main Street  
Huronville Tas 7109

Draft Huron Valley Local Provisions Schedule.

In reference to Title References owned by Bradley Allen Griggs  
28375/2  
28376/1 – off Maxfield's rd.  
28375/3

I request a revision on the proposed zoning changes to two of these three titles.

#### Brief History

I purchased these three blocks in approx 1988. The land was originally part of the farm that both my great grandfathers owned and farmed apples and run livestock on. Short version of the family history is that some of this land was sold in the 1970's due to the bush fires and the common market collapsing triggering a sale. My brother Tim Griggs still owns land belonging to the grandfathers, (Fred and Joe Griggs) - Tim occupies titles 41114/1, 169242/2 which are proposed agriculture and a section noted landscape. Tim and I share a common border on title 169242/2 and 28375/3. My titles were also part of the family farm unit until the early 2000's (including blocks 206812/9, 45740/6, 4114/2 and 36763/1) My blocks linked into those to form a larger stock run and well as apple growing on brother Tim Griggs.

Since my ownership I have made ground improvements, having run livestock on all 3 titles in that period of ownership. My intention is to build a residence and continue to farm and live a rural lifestyle. Noted is that title 28376/1 is never really to be a parcel to farm say blue berries or cherries but was used by myself partly as a winter run for livestock. I would expect that would remain as landscape conservation regardless on a submission to review.

I would however be seeking to be allowed to continue to farm and build on 28375/1 & 28375/3. I, currently as part of Griggs Bros Orchards have cherries, apples and blueberries on property at Castle Forbes Bay (CT 172772/1 and 10008/2), so farming and agriculture is still part and parcel of my life activities. Intention is to continue to farm by way of livestock and we are also investigating the potential to plant blueberries on the pasture area for the elevation to allow later harvesting. Two dams are in place and access roading formed. This property is not untouched wilderness, it has been part of farming culture and practises for over 100 years. The property even had a sawmill at the time of the 1967 fires which swept through this area. I have owned this property for over 30 years with the intention for ongoing agriculture and to eventually live on the part of the "Griggs" family farm.

On searching the List map, it seems to not advise any threatened species or vegetation and there is no E Ovata is recorded on these 3 blocks. There is E ovata in the Maxfield's Road area, but not on my titles.

When I first purchased there was only the one house as neighbours (on CT 95394/2) and in fact the owner at the time also owned the 3 titles that I now currently have. I had to provide a right of way access to the residence as the purchaser only wanted the residence and one adjoining block.

I would think that zoning into the Rural (or rural living zone) zones would be a more relevant classification when considering the history of activity that I have had since ownership and indeed with ownership prior to me. I basically want to ensure that I can live and farm on those two titles, that are suitable for those two pursuits. The third block is essentially a bush block, and I'd suggest not overly suitable for livestock (some sections have been cleared and fenced) as a standalone piece of property.

Also, to note another share boundary to property owned by myself, that owned by Tony Roberts (CT 139127/1 area 39766) is showing as agriculture and has only in the last 2 years planted cherries on a portion on that block.

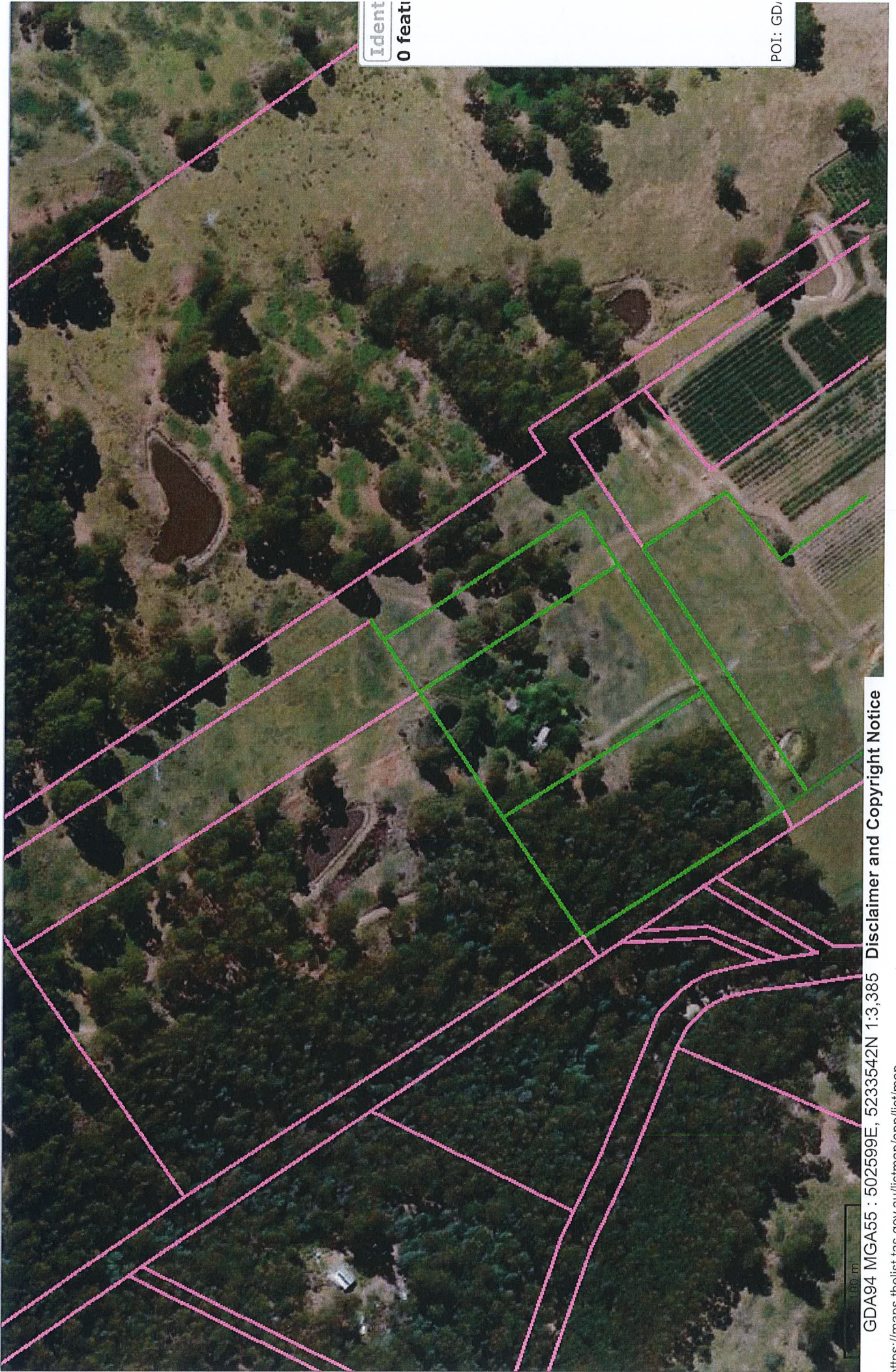
Regards

  
Bradley Griggs  
3 Balm Court  
Margate Tas 7054

28/5/22

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<https://maps.theist.tas.gov.au/listmap/app/list/map>



Mr B A Griggs  
3 Balm Court  
MARGATE TAS 7054

Our ref: 7454179

054

3 May 2022

Dear Sir/Madam

**RE: PLANNING CHANGES: EXHIBITION OF THE DRAFT LOCAL PROVISIONS SCHEDULE OF THE TASMANIAN PLANNING SCHEME ENDING 31 MAY 2022**

The Tasmanian Government is reforming the State's planning system by introducing a single planning scheme for the State – the Tasmanian Planning Scheme (TPS).

The TPS consists of two primary components, State Planning Provisions (SPPs) and the Local Provisions Schedule (LPS). The draft LPS indicates how the SPP (zones and codes) are proposed to apply to each parcel of land in the Huon Valley. The Huon Valley Draft LPS (draft LPS) is being exhibited from 24 January 2022 to 31 May 2022. The public exhibition of the draft LPS is the primary legislated consultation process with local stakeholders and community members prior to the assessment process by the Tasmanian Planning Commission (TPC).

The current and proposed zone for your property:

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
28375/2	Environmental Living	Landscape Conservation

*Middle Block*

You can find additional information on the zone and codes proposed for your property or area of interest by using the online draft LPS Portal which can be accessed from either the ['Have Your Say'](#) or ['Tasmanian Planning Scheme'](#) pages on the Huon Valley Council (HVC) Website. Information on how the zones are to be applied to properties is set out in the TPC's [Section 8A Guideline 1 LPS Zone and Code Application](#). The zone and code provisions and uses for each zone are contained in the State Planning Provisions. It is important to note zones in the SPPs that share the same or similar name under the current interim Planning Scheme will have different provisions and uses depending on the nature of the particular zone and you are encouraged to familiarise yourself with these.

If you have concerns or comments on what is proposed in the draft LPS, you can make a representation (submission) during the above exhibition period on the draft LPS (not the SPPs). Information on how to make a representation is on the ['Have Your Say'](#) page of the HVC website. Please refer to the useful ['dos and don'ts'](#) guide and the [Frequently Asked Questions](#) which provide suggestions on how to submit a representation. A suggested starting point is referring to the [Section 8A Guideline 1 LPS Zone and Code Application](#) guideline document that provides relevant information about how the zones and codes are to be applied. We encourage you to explore engaging a suitable consultant for more technical or merit-based planning questions specific to your property or to assist with technical aspects of your representation.





Mr B A Griggs  
3 Balm Court  
MARGATE TAS 7054

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The current and proposed zone for your property:

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
28375/3	Environmental Living	Landscape Conservation

*Top Block*

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Mr B A Griggs  
3 Balm Court  
MARGATE TAS 7054

Our ref: 7454179



054  
1001370

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The current and proposed zone for your property:

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
28376/1	Environmental Living	Landscape Conservation

*Moxy kids L1*

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