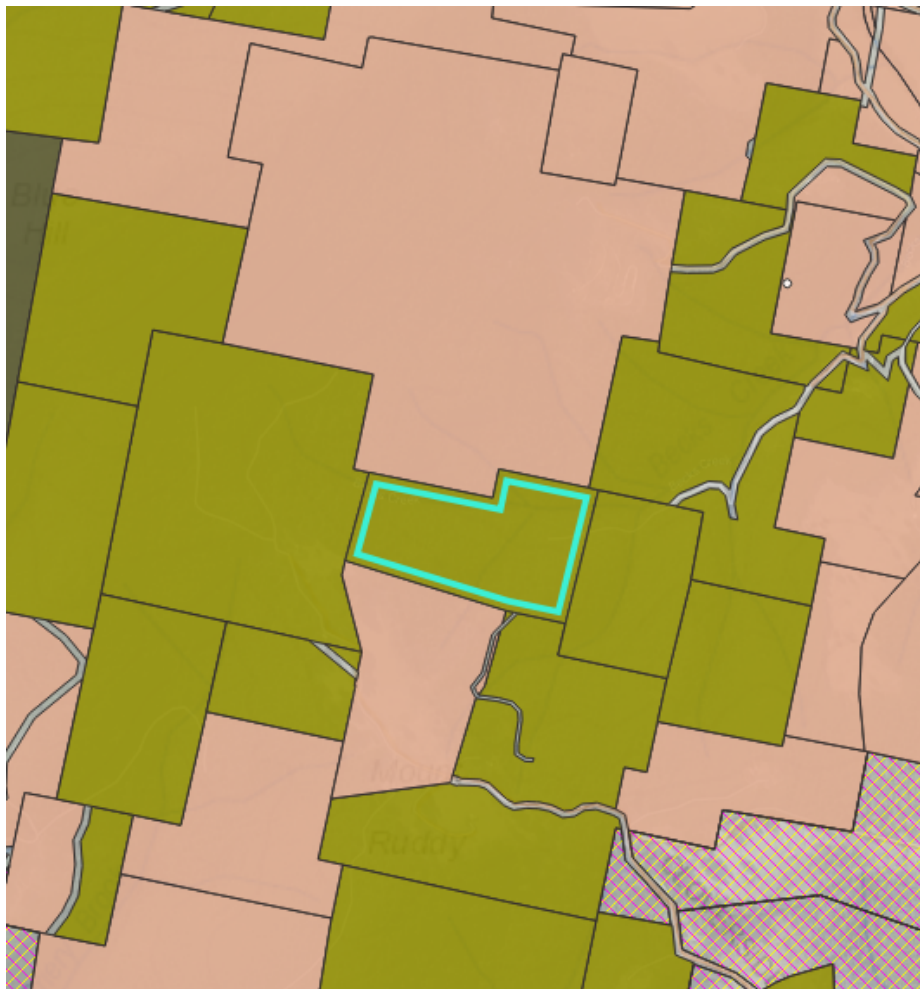


This submission is made in addition to the one lodged with the Huon Valley Council on 30 May 2022.

Owner / Representor: Rebecca and Lee McKay			Location address: CLOVERSIDE RD Lucaston		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
139382/2	9386058	19.64 ha	26.0 Rural Resource	Landscape Conservation	Preference 1. Rural Preference 2. Rural Living Preference 3. Split zoning. North 50% of Property LCZ, South 50% Rural/ Rural Living.

Location of title.



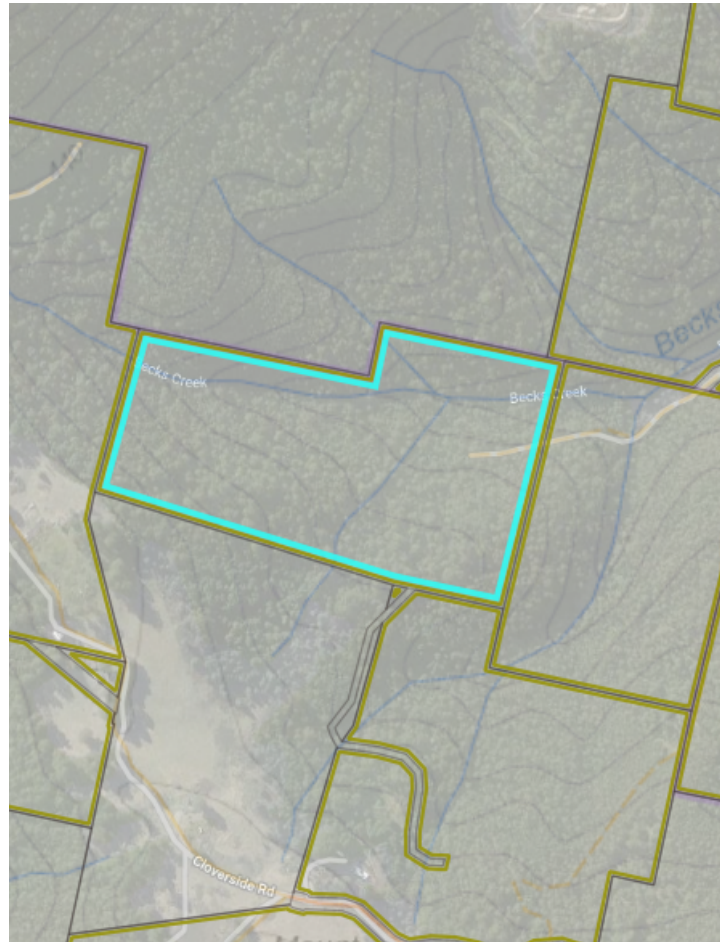
LEGEND

■ 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

As previously noted, the title is currently zoned as 26.0 Rural Resource under the interim Huon Valley Planning Scheme 2015 as per the data on LISTMap. It is a previously logged and undeveloped block of land with open areas and overgrown patches of pasture where we wish to build a dwelling and associated sheds/storage on.

The property has several overlays present including Landslip Hazard Area, Waterway and Coastal Protection, Bushfire Prone Areas (whole property) and Priority Vegetation Area (whole property). The topography of the land could be described as moderately sloping and flattening out to the east. It is covered with open understorey of about 5% rough pasture and the remaining 95% is 1967 stringy bark regeneration as indicated by TasVeg 4.0 – WOB: *Eucalyptus obliqua* wet forest (Figure 2).



Figure 2. Top: Young stand of *Eucalyptus obliqua* dry forest (DOB) evidence here by photograph and also on LISTMap TASVEG 4.0. There is also some *E. obliqua* wet forest in northwest corner of the property (WOB).

The *Eucalyptus obliqua* dry forest (DOB) regrowth with large patches of cleared understorey are solid throughout the property although there is mention of *E. globulus* wet forest (WGL) this is inaccurate, does not reflect TASVEG 4.0 nor what is evident on this title.

Large patches of this vegetation consists of wattle trees, nearing the end of their life cycle. Large gouges in the ground throughout the block show evidence of past damage from clearing and there remains large quantities of fuel for bush fire which needs managing.

Current use of title

Our family presently utilise the block for sheep and garden beds, camping and reclamation of existing cleared green areas for small grazing areas and in preparation for a site for a home. Existing fire tracks are being cleared of fallen trees and branches and the condition assessed with the intention of reinstating the existing fire trail connection to Blue Hill Rd so as to enable residents of Cloverside [particularly the top of the hill] another option for evacuating the hill in the case of a bush fire - presently we only have Cloverside Rd as access off the hill. The vegetation on this block has been cleared within the past, with the majority of trees being 1967 stringy bark regeneration.

The intention is to put in a driveway and to maintain the vegetation around an area cleared as per bushfire guidelines, for a house and shed. Additionally, to clear the existing fire tracks for maximum bushfire management and safety for other residents and convert some of the DOB regrowth back to rough pasture for gardens and livestock.

Areas of value such as the waterways are protected already under other existing regulations.

How does the title not meet Council's proposed Zone

The title does not meet the Council's proposed zoning as Landscape Conservation Zone:

According to the section 8a guidelines, in order for a property to be zoned as LCZ the land must "[have] *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*"

Landscape Values:

The TPC defined 'Landscape Values' as meaning that the "land must be significantly visible from surrounding areas and must be perceived to have positive value that is important or beneficial to the degree that it warrants specific control of its use" (*Flinders Local Provisions Schedule approval* [2022] TASPComm 16 (21 April 2022)).

There are no landscape values present at the property as it is not significantly visible from surrounding areas. The contours of Blue Hill mean that the property is not visible from north or west, nor from the valley floor in Crabtree to the east. A property can not be "significantly visible" if it is shielded from view and cannot be seen. The land also does not have a positive value that is important or beneficial to the degree that it warrants specific control of its use. The council has raised the issue of the Russell Ridge Conservation Area, however it is not possible to see the property and Russell Ridge at the same time, as Blue Hill separates the two areas entirely.

It is also not true to say that only small-scale development is appropriate. The property has been previously cleared and grazed and is directly adjoined by large Rural zoned properties to the north and south. Any suggestion that only small scale use is appropriate is not based in fact.

Rural Living Zoning would also be acceptable to the owners.

Other considerations:

Due to Bushfire Threat to Neighbours- Left in its natural vegetation state, the property poses a high fire risk to immediate neighbours. Reestablishing the existing fire track leading to Blue Hill Rd, Crabtree, would provide a second route off the hill in the case of a bushfire.

Due to past damage to a majority of the land, it requires support if to regenerate to become of natural value.

It is highly suitable in areas for small pastures amongst the trees- creating little impact. Rural [or Rural Living] zoning is most appropriate as it best reflects the past use of and condition of the land and its potential uses in areas. It is more appropriate for the intended residential and small farm use of the land.

How does the title meet Requested Zone/s

The title meets the requested Zone of Rural/ or Rural Living as:

- The land is in a non-urban area with limited (but not totally depleted) agricultural use due to the elevation of the land and the alpine soils.
- The land is not more appropriately zoned LCZ as there are no landscape values present
- The land is not in the 'Land Potentially Suitable for Agricultural Zone; layer on the LIST.

It also meets the Rural zone purposes because:

- The planned activities on the land require and are suitable for a rural location
- The zoning would be compatible with agricultural uses of the land
- The location of the land would minimise adverse impacts on surrounding uses.
- The use or development of the land for permitted/discretionary Rural zone uses would not compromise the function of surrounding settlements, particularly as the land is sandwiched between to Rural zoned properties.

Other factors:

The title was cleared around 1967 with much of the present vegetation being regrowth. The undergrowth is minimal in large areas and the ground is notably disturbed and damaged from past felling.

The waterway and the bush corridor are important and would not be impacted by Rural [or Rural Living] use and are already protected under other guidelines.

There are rural blocks adjoining two borders.

Are you challenging a Natural Assets Code?	Yes	No
<p>If Yes, please provide evidence as to what you are objecting to and why.</p> <p>Please attach an Natural Values Assessment if possible</p>		
Are you challenging a Scenic Protection Code?	Yes	No
<p>If Yes, please provide evidence as to what you are objecting to and why.</p> <p>Please attach Scenic Values Assessment if possible</p>		
Are you challenging any other Overlay?	Yes	No
<p>If Yes, please provide what overlay and evidence as to what you are objecting to and why.</p> <p><i>Previous Overlays:</i> Biodiversity Protection Area,Bushfire Prone Areas,Landslide Hazard Area,Potential Dispersive Soils,Scenic Landscape Area,Waterway and Coastal Protection Areas</p> <p><i>Proposed Overlays:</i> Bushfire-prone areas,Low landslip hazard band,Medium landslip hazard band,Priority vegetation area,Scenic protection area,Waterway and coastal protection area</p> <p><i>This is not an all-inclusive list, just what was exhibited by Council in Appendix 61.</i></p>		

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.

