

**Key points as to why LCZ is not the most appropriate zoning for PID1686219 & PID7887687.**

**Not the most compatible with existing and future use.**

The planning authorities response that rural uses are discretionary in LCZ and therefore may be permitted (if they don't adversely affect a set of landscape value considerations) is not like for like with what the current rural resource zone or rural zone would allow as permitted and therefore adds complexity, cost and unnecessary process in applying for permits with no guaranteed outcome of use.

Rural should be applied because the previous, current and future use of both titles is consistent with Rural zone uses not LCZ.

Title 1 (PID7887687) consists of a dwelling and rural use outbuildings. Title 2 (PID1686219) has a 16x9m agricultural class 7a shed used for my agricultural contracting business. Three phase power has been bought in and maintained by Tas networks from Clearview rd. A 1km C4 road for business and future house site access has been constructed. In addition, there are numerous forestry access tracks dissecting the property and evidence of bulldozed windrows from previous land clearing operations undertaken 1997 along with landing sites used for milling and forestry operations.

There are cleared areas used for grazing horses and alpacas. Agricultural improvements are ongoing with natural sequence farming principles incorporated that seek to improve fertility, diversity and output of the land. It's a whole farm approach that utilises forested carbon rich areas (in their natural state) to provide fertility, build soil and hold onto nutrient in pasture areas. It's a top down structure that incorporates hydrating the landscape providing nutrient through the development and nurturing of biodiversity rich areas of vegetation. Put simply the bushland and it's consistently evolving regeneration is vital to improvement of the agricultural areas of the land and because of this management approach the bushland becomes healthier and a more established resource over time.

What you see from arial shots does not indicate the true on the ground situation where small scale sustainable agriculture is undertaken in open areas that cross into and incorporate more protected wooded areas.

As part of a farm plan woodland areas are also managed to provide ongoing sustainably harvested timber for firewood, farm scale milling and fence posts for agricultural use. I currently supply firewood to a number of families & an accommodation business. I also propagate plants to regenerate areas to increase biodiversity and a create a resilient property than needs little to no outside inputs to provide a future for our family. I'm currently in the process of obtaining PTR (private timber reserve) over these titles and have engaged a consultant to undertake a preliminary assessment to ensure I can continue to produce and harvest ethically sourced timber from the property.

Both titles have bushland that consists of predominantly 1967 dry Eucalyptus Obliqua (messmate stringybark) regrowth bushland on the lower mudstone soils. As the soil transitions to eroded dolerites it changes to predominantly to Eucalyptus Pulchella (white peppermint) regrowth.

There is an existing gravel pit on the property which is used for on farm road construction and will continue to be.

In the coming years my parents age will dictate the need to be closer and the plan is that they move into our existing home with our plan to construct our family home on the adjoining title (PID1686219). This will allow us to run the property, my rural contracting business and look after family. It's a planned future we purchased the land for and indeed becomes very difficult or no longer an option under the proposed LCZ due to a 200m setback to rural zoned land for sensitive use (defined as a residential dwelling).

This is not a suitable and is vastly different to previous zoning setback requirements or the setback requirements of two adjoining rural zones titles (of 5m) and results in new dwelling approval to be unlikely and/or costly & difficult to obtain.

As mentioned earlier Infrastructure has been invested in order to build our future home, this includes a large 16x9m shed used for my agricultural business. Three phase power being bought in from Clearview rd and 1km of C4 access road constructed to provide suitable access for a dwelling. There is also a spring supplying ample potable water for domestic, agricultural and propagation purposes.

Restricting the opportunity to build in the most suitable and previously permitted area of the property by applying LCZ is not considered appropriate or just and is not consistent with the advice to provide a like for like zone. When considering like for like zoning the setback requirements should be considered. LCZ does not offer like for like setback requirements with the existing rural resource zone.

In regard to existing overlays. The scenic protection overlay should be removed from the cleared area on the plateau at the top of the title which cannot be seen from any road in the Huon as it sits in a saddle within the hills. I'd also like an explanation as to why this overlay stops at my top boundary and doesn't continue onto adjoining titles that are visible from the roadsides. This does not seem consistent or accurate and appears to have contributed to the triggering of LCZ for this title. I would like this rectified to truly represent the situation and I'm happy to provide guidance in doing so.

I welcome a considered approach that seeks to understand the impact to our family, business & property use and applies the most appropriate rural zoning to our property.

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