From:	"Liz Smith" <smiliztas@gmail.com>
Sent:	Mon, 30 May 2022 20:37:09 +1000
To:	"hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Cc:	"Liz Smith" <smiliztas@gmail.com>
Subject:	Representation on LPS for 7354 and 7332 Channel Highway Cygnet
Attachments:	LPS rezoning Old Saleyards April 2022.docx

To: Huon Valley Council planners

Please find below and attached a representation regarding the rezoning of 7354 and 7332 Channel Highway Cygnet from Agriculture to Landscape Conservation:

Rezoning of 7354 and 7332 Channel Highway Cygnet from Agriculture Zone to Landscape Conservation Zone

Submission from Elizabeth Smith

I have owned two titles at 7354 (PID 9265537) and 7332 (PID 2679029) Channel Highway, Cygnet since 2002. The land, which was previously owned by Roberts Ltd, was the Cygnet Saleyards and used only for agricultural purposes. The zoning for agricultural use in the *Port Cygnet Planning Scheme* was therefore appropriate and that zoning was transferred directly to the *Huon Valley Interim Planning Scheme 2015*.

I have revegetated the land with native plantings and have developed the two small titles for residential use. Much of the area of both properties is now covered by local native vegetation, with sufficient fire hazard reduction areas around the houses (BAL 19).

The proposed zoning of these properties is not consistent with the Zone Purpose (SPP) for the Agricultural Zone in the LPS. However, land use of these properties is consistent with the Zone Purpose for the Landscape Conservation Zone (to provide for the protection, conservation and management of landscape values), especially since both properties are entirely within the Scenic Road Corridor for the Channel Highway at this site.

I therefore submit that under the Local Provisions Schedule the Landscape Conservation Zone is the most appropriate zone that is consistent with the provisions under section 35E of the *Land Use Planning and Approvals Act 1993* and request that the council consider supporting this request in its submission to the Tasmanian Planning Commission.

With thanks for your consideration of this request.

Yours sincerely,

Elizabeth Smith BSc, PhD, Grad Dip Environmental Planning

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