

**From:** "William Hilston" <william.hilston@gmail.com>  
**Sent:** Thu, 28 Apr 2022 08:26:45 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** Draft Planning Scheme for the Huon Valley.  
**Attachments:** Pelverata letter.docx

Hi,

Please find attached, a submission which highlights my views with regard to the draft Tasmanian Planning Scheme which is now being advertised for the Huon Valley.

Thanks and regards, Bill Hilston

28 April 2022

General Manager  
Huon Valley Council  
[hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

Attn: Planning

Dear Sir/Madam,

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – ZONING OF LAND AT PELVERATA**

I write in response to the draft Huon Valley Council Local Provisions Schedule (LPS) that is currently on exhibition.

The Pelverata locality is characterised by forested rural land in hilly topography with existing rural-residential and small-scale agricultural land uses. Lots that are primarily used for rural-residential or agricultural purposes in the area typically range from approximately 1ha up to 10ha in size.

Rural-residential uses have been largely concentrated along Pelverata Road and a small number of adjoining local roads, which are generally aligned to take advantage of the natural valleys. Vegetation clearance has similarly been concentrated along Pelverata Road and adjoining local roads, with the upper slopes of the valleys retaining significant native vegetation cover.

Land within the Pelverata locality is currently zoned a mix of Environmental Living, Rural Resource and Environmental Management under the *Huon Valley Interim Planning Scheme 2015*. Land characterised by rural-residential land usage is currently zoned Environmental Living.

Under the Draft LPS it is proposed that:

- Land currently zoned Environmental Living will for the most part be zoned Landscape Conservation;
- Land currently zoned Rural Resource will for the most part be zoned Rural;
- Land currently zoned Environmental Management will remain in the Environmental Management Zone.

For the most part the abovementioned changes seem logical however it is unclear whether the Landscape Conservation Zone is the most appropriate fit, given the existing use and development pattern.

The Tasmanian Planning Commission's *Guideline No.1 – Local Provisions Schedule: Zone and Code Application* provides relevant guidance. Guideline No.1 indicates that the Landscape Conservation Zone should be applied to large areas of bushland or areas of scenic value. The zoning is intended to be applied where the protection of landscape values is the priority value and is not intended to be applied where residential use is the priority.

Clearly there are some areas within Peverata that would be suited to Landscape Conservation zoning, however it is questionable whether this ought to include existing areas that are developed for rural-residential land uses. It is noted that many existing Environmental Living zoned properties along Peverata Road are virtually devoid of native vegetation cover and are well below the minimum lot size anticipated for the Landscape Conservation Zone (50ha).

A potential alternative zoning would be the Rural Living Zone. Guideline No.1 indicates that the Rural Living Zone seeks to provide for residential uses and lower order rural activities (e.g. hobby farming), where services are limited and where existing natural values are to be retained. The zoning provides for minimum lot sizes ranging from 1ha-10ha, which is arguably more consistent with the existing development pattern of the area. This may also allow for some (albeit limited) additional lots to be created in suitable locations.

If Rural Living zoning were to be applied, scenic values could be protected through application of the Scenic Protection Overlay to vegetated hills and prominent ridgelines. Biodiversity values could similarly be protected through application of the Biodiversity Protection Overlay to areas of existing bushland.

It is therefore recommended that Council consider the potential suitability of the Rural Living Zone as a more appropriate substitute for areas currently zoned Environmental Living.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bill Hilston', with a stylized flourish at the end.

Bill Hilston

1226 Peverata Road