

**From:** "Carl Burden" <carl@aussieoverlander.com>  
**Sent:** Wed, 27 Apr 2022 11:39:35 +1000  
**To:** "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>  
**Subject:** LPS Representation - 16 Sharpes Rd, Crabtree.  
**Attachments:** Objection letter-2.pdf

Attention: Planning division

Please see the attached submission in regards to the LPS re zoning of my property. Please acknowledge you have received the attached PDF document and provide a time frame and commitment in response.

Kind regards,

Carl Burden

16 Sharpes Rd

Crabtree

Tasmania 7109

Ph 0428 202 536

carl@aussieoverlander.com

26/04/2022

Planning Division

Huon Valley Council

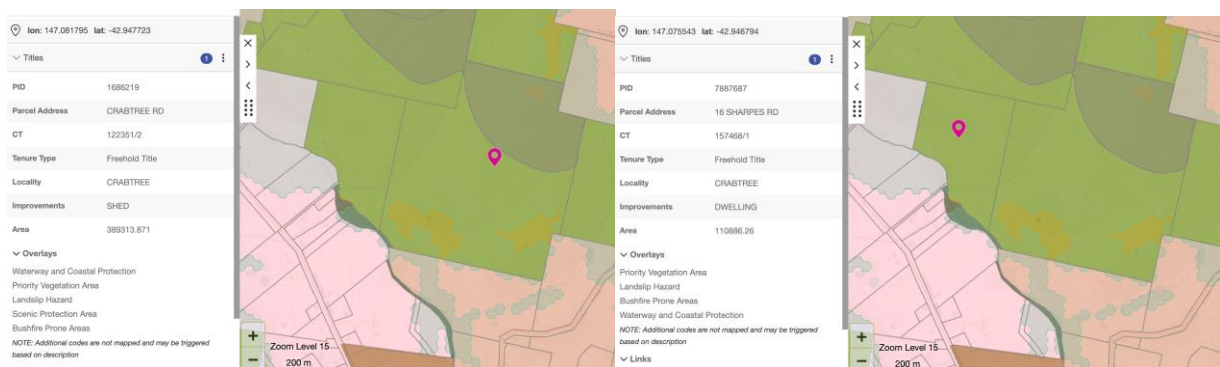
PO BOX 210

HUONVILLE TAS 7109

Dear Council Members,

I wish to submit my representation to oppose the proposed Landscape Conservation rezoning category of my property, 16 Sharpes Rd, Crabtree, Tasmania.

PID 1686219 & PID 7887687 (adjoining titles under the same ownership and use).



I Carl Burden, the owner of the above mentioned property consisting of two adjoining titles is in objection to the proposed Landscape Conservation zoning assigned to the entirety of my property by the Huon Valley council as part of the advertised draft LPS submission.

I believe that the more appropriate **Rural** zone should be applied as it not only meets the criteria for the Rural zone under the state planning provisions, it's a "like for like" fit based on existing zones and it's current and therefore foreseen use (for which it was purchased).

I have viewed via recording the consultation information sessions provided by Huon Valley Council and understand the relevant zoning in the new scheme compared to the old.

The application of Rural Zone best meets the Zone Purpose Statements from the HVIPS 2015 zoning of this land and would be the most "like for like", least impacting and sensitive to the continued use of the land for which it was originally purchased and used. Uses which are currently permitted within the Rural Resource zone occur regularly on this property and the ability to do so is vital to both my rural contracting business and future plans for the property.

Ten's of thousands of dollars and years of work have been spent on developing the potential of this land to be used as a sustainable farm that utilizes all aspects of the property's features.

The property consisting of two adjoining titles has multiple improvements including a house, a large agricultural class 7a shed, numerous hay; farm supply; animal and machinery sheds/storage facilities. There is 3 phase power pole to supply the shed. There is a quarry for farm track development. The land is fenced for livestock and recently new fencing materials have been purchased to upgrade existing and create new paddocks. My business is in rural contracting and in part this involves use, storage and servicing of tractors, excavator, skid steer loader, trailers, farm equipment and implements etc. on my property. Many of these existing permitted business activities and uses are not permitted under the Landscape Conservation zone.

There is an existing track network throughout the property to multiple grazing areas which in the past had been cleared extensively. Prior to my ownership little to no management had occurred since past land clearing/logging activities which have resulted in weeds and regrowth. I have worked tirelessly to restore both pasture areas and improve the health of vegetated areas by thinning diseased or unhealthy trees.

Correcting the application of this new zoning on my property will allow the continued use of the farming land and resources the property was purchased to utilize whilst ensuring any sensitive vegetation and habitat is protected as it currently is under state law. Unfortunately, Landscape conservation zoning would not serve any real purpose in protecting any sensitive vegetation as it's already protected but would rather adversely affect the use of the developed or improved parts of the land.

Further to this the accuracy of the data used to make assumptions on the vegetation type and coverage on the land is inaccurate. The scenic protection overlay only covers a portion of the highest part of the property but strangely does not continue into the neighboring property which sits above and is far more visible from afar. The Swift Parrot has not been seen here in the years I've resided here. Habitat for Tasmanian Devils is found on many adjoining properties that are to be zoned rural, I have seen Tasmanian Devil's living under farm outbuildings in the valley and whilst wildlife are and should be protected there is no need to change the use of a whole land holding as a result. The Grey Goshawk hunts in most valleys in the Huon and I have seen one regularly hunting young chickens and ducks from lands within Crabtree valley as well as a farm I work on that are to be rezoned rural, there is no proven occupation of a Goshawk nest on my property so I find it strange that this data exists here whilst not on other surrounding lands. There seems to be no consistency in the approach as to how sightings of animals or habitat is applied and or verified. The lack of data accuracy and resulting assumptions has caused a lot of unnecessary stress for myself as a land owner trying to formulate a response as to why the Huon Valley council deemed it appropriate to re zone this land to Landscape Conservation. If you need verification or an explanation to better you're understanding, please get in touch.

To be quite clear, I'm in no way against conservation, I'm an environmentalist and have a great understanding of the ecology of the land I live as well as the surrounding area in general. The utmost importance and respect is given to the natural areas on my property and protecting priority habitat. I also have an understanding of how neglected and unmanaged "previously altered" landscapes in this area suffer as a result of a hands off unmanaged approach. It seems the limitations of use activities within the Landscape Conservation zone will in some cases undermine real land management conservation.

I understand from the meetings that split zoning is something that is not preferred by the Huon Valley council. In my case, for my land, this would be the only way a Landscape Conservation zone could be appropriately applied in part to my property but in doing so a greater understanding and a correction of data on the natural values is required as the existing mapping does not help to understand the true on the ground situation.

I consider that the proposed application of Landscape Conservation will negatively affect my business, future aspirations, valuation of my property as well as the health of the land and as such I do not deem it appropriate. If Landscape Conservation zoning is applied to the entirety of my property or inappropriately to part, I will be considering further legal action as this property will no longer serve it's purpose for which it has been heavily invested in and lived.

Please respond acknowledging that my submission has been received and will be actioned accordingly. If further clarification or information is required please contact me to arrange a meeting with your planning team.

Kind regards,

Carl Burden

16 Sharpes Rd,

Crabtree

Tasmania 7109

Ph. 0428 202 536

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