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Sent: Mon, 30 May 2022 12:58:09 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: Rezoning submission
Attachments: Council Submission - 25 May 2022.docx

General Manager
Huon Valley Council
Main road
Huonville

Hi

Please find enclosed my submission for the Re-Zoning of our property.



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25 May 2022

General Manager

Huon Valley Council

P.O.Box 210

Huonville Tas 7109

Dear Sir

RE: Representation for the Huon Valley Councils advertised zoning of Lot 1 New Road Franklin.

I, Julie Flakemore and Peter Young, owners of the above property would like to submit the following representation that objects to the proposed Landscape Conservation zoning as put forward by the council as part of the advertised draft LPS submissions. I believe the more appropriated zone of Rural should be applied as it better fits with the land characteristics, surrounding similar zoned folios and recognized land improvements.

An overview of Our Property

Our property is currently zoned Environmental Living Zone under the Huon Valley Planning Scheme 2015. The topography of the land is slight slope and level area and is at 105m.

This property has been used in our family for generations to raise a number of livestock. Our property has been clear felled 100 years ago and was an old mill production site. And recently bulldozed approximately 10 years ago but left a number of Acacia trees in pockets around the property for our livestock to shelter under.



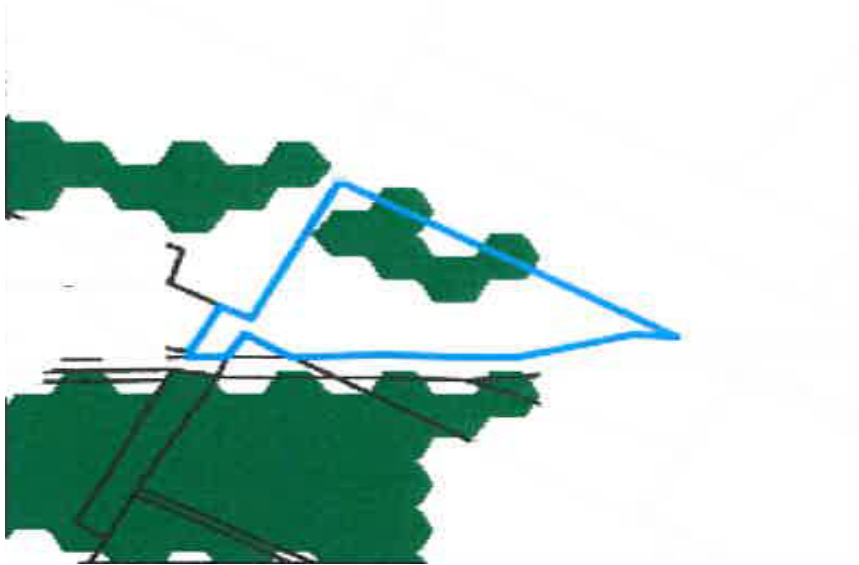
I want to refer to the Zone application guidelines which state the following on table 12 of LPS HUO-TPS supporting report.

Table 12

Zone Application Guidelines	Comments
<p>LCZ 1 <i>The Landscape Conservation Zone should be applied to land with 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.</i></p>	<p>The application of 80% native vegetation coverage coupled with the presence of either the Natural Assets or Scenic Landscape Code overlay as the first level of selection meets the intent of this guideline in that most of the property is constrained but there may be some potential for small scale use or development.</p> <p>A significant portion of the properties selected are located on the vegetated scenic hill slopes that characterise the Huon Valley. These areas have been spared from historical clearing due to being considered suboptimal for agriculture.</p> <p>The analysis of 'large areas of native vegetation' was attributed to a minimum native vegetation patch size of 20 ha. This links directly with the LCZ use standard 22.5.1 P1 minimum lot size of 20 ha.</p>

Our property does not have any large areas of bushland or areas of important scenic values.

It states that a portion of the properties selected are located on scenic hill slopes that characterise the Huon valley. Our small 3-acre block is in a gully with no scenic value, and sits at 105 metres.



The block is cleared pasture, with a few acacia trees which we have left for shelter for livestock. Our property already has a building site levelled at one end of the property, where we prepare firewood.

Table 12 also states that large areas of native vegetation was a patch size of 20 ha, our block is only 1.5 hectares, so does not meet these criteria. Our block is also not on a hillslope or near a ridgeline and is situated at 105m.

I want to refer the adjoining properties which border onto one side of our block.

- One property has no trees only pasture and is only a small one acre property with no scenic values.
- Other larger property on same side has more vegetation and acacia trees with lots of bush that has not been cleared for over 100 years, and is not used for raising any animals. This property is changing to Rural.

So we want to question why our block is being deemed LCZ when our bordering property with more vegetation /trees and is a larger parcel of land is not.

I wish to advise the following points, in support of our block changing to Rural Zone and not Landscape conservation Zone.

Priority Veg report has not been ground tested – Our property has been a mix of bush and pasture for over 100 years. Continuing as a managed hobby farm will provide ongoing protection to the natural assets of the area and so should be zoned a rural.

Rural Zone is consistent with past, current and future use. The property has been used as a hobby farm for generations and continues in the same use today.

In closing, I Julie Flakemore and Peter Young wish to raise my concerns in the Councils application of the new Zone of Landscape Conservation changed on our land. Our block is currently used for raising livestock and the improvements on site that relate to that use, we wish to have the rezoning changed to Rural.

We are concerned by the change and the impact that the LCZ will have over our land and our future development, as we had purchased the land for not only continuing the family tradition of raising sheep, goats etc and for future of us being able to build a dwelling and live on site.

We also wish to state that we did not know about this rezoning until the night of the 12 May 2022 when we received a letter from Huon Valley Council, which did not give us enough time to engage a planner.