

**From:** no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>  
**Sent:** Tue, 31 May 2022 15:21:59 +1000  
**To:** hvc@huonvalley.tas.gov.au;roslynskinner2011@gmail.com  
**Subject:** Planning Representation - Rosalind Skinner - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

<b>I/We (name)</b>	Rosalind Skinner
<b>Are you lodging as a Individual, Company or Organisation</b>	Individual/s
<b>Of Address</b>	237 Hastings Caves Road,
<b>Town or Suburb</b>	Hastings
<b>Postcode</b>	7109
<b>Email</b>	<a href="mailto:roslynskinner2011@gmail.com">roslynskinner2011@gmail.com</a>
<b>Phone Number</b>	0487 892 273
<b>Comments</b>	<p>The General Manager, Huon Valley Council with reference "Draft Huon Valley Local Provisions Schedule"  Re your letter ref:7842286 dated 3 May 2022  I, Rosalind Skinner, object to the proposed change zoning of my land to Landscape Conservation Zone (LCZ) and I believe it best fits the Rural Living Zone (RLZ). The draft LPS should not apply a provision of the State Planning Provisions to my land as zoning it Landscape Conservation is not appropriate/inconsistent with the previous (Rural B under the Esperance Planning Scheme of 1989) and current Environmental Living (as noted below). The current zoning proposal is inconsistent and not reflective of past and current use. This land is primarily pasture and are very small residential and out buildings with a few very small and young remnant parcels of regrowth. There is no virgin native bush on the property. This proposed zoning limits existing and proposed uses. The Rural Living Zone best suits this property, which has been used for many years in accordance with the values described in the zone purpose and guidelines. It is the most reflective and consistent zoning for the land in question. I submit the following reasons for this.</p> <p>The proposed Landscape Conservation Zoning is not in keeping with the current and past zoning of Rural B to August 2015, then Environmental Living.</p> <p>Looking at the guidelines for the LCZ, this property does not fit the zone purpose or any of the guideline points: LCZ 1 None of the values fit. This land does not have values suitable "for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values". This land has constantly been cleared of native bush and vegetation since the 1800's when it was a large part a very large saw-milling</p>

town for the district. It has had, for well over one hundred years, over the whole site, extensive industrial use, farm and orchard use, extensive residential use, community development and has been affected by devastating fires in the past. There are no important scenic values on this land.

LCZ 2 (a) There are no "large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contain threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation" on this property.

(b) This land has no "significant constraints on development through the application of the Natural Assets Code or Scenery Protection Code".

(c) There are no natural native landscape values to protect with regard to the Environment Living Zone.

LCZ 3 & 4 These points do not apply to this land.

Looking at the purpose and guidelines for the Rural Living Zone (RLZ), this property does fit the raised points:

RLZ 1 For at least the last fifty years the "existing and intended use has been and is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity" with continuous residential use, various forms of animal husbandry, pasture maintenance and several small home based business ventures. With this land continuing with the current uses it has helped the local area with fire control/reduction and provides food of wildlife.

11.1.2 There is current compatibility "of agricultural use" and "development that does not adversely impact on residential amenity".

RLZ 2 The points of which do "not adversely impact on residential amenity".

11.1.3 There is no current or proposed development that would "cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement or other off-site impacts".

RLZ 4 "Visitor accommodation that is compatible with residential character" is envisaged for the near future.

Yours faithfully,

R. A. Skinner,

Land owner,

237 Hastings Caves Road,

Hastings,

Tasmania 7109

Current zoning Environmental living

14.1.1 Zone Purpose Statements

14.1.1.1

To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterized by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.

14.1.1.2

To ensure development is reflective and responsive to the natural or landscape values of the land.

14.1.1.3

To provide for the management and protection of natural and landscape values, including skylines and ridgelines.

14.1.1.4

To protect the privacy and seclusion that residents of this zone enjoy.

14.1.1.5

To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.

14.1.1.6

To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.

14.1.1.7

To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

14.1.1.8

To provide for low impact tourism development and other commercial uses that benefit from natural areas including those areas in the south of the planning scheme area.

14.1.1.9

To provide for sensitive uses in locations where the risk to life and property from land hazards is minimal.

14.1.1.10

To provide for the maintenance of scenic values along the coast including those areas in the south of the planning scheme area.

**Submit Application**

- Yes Submit