

**From:** "Bernard Cleary" <bjcleary@me.com>  
**Sent:** Tue, 31 May 2022 11:46:43 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Subject:** Representation by Mr R G Hyde & Mr L L Hyde re Draft Huon Valley LPS  
**Attachments:** Mr R G Hyde LPS.pdf

Mr L L Hyde & Mr  
R G Hyde  
P.O. Box 204  
Franklin TAS 7113

31<sup>st</sup> May 2022

Your Ref: 2618947

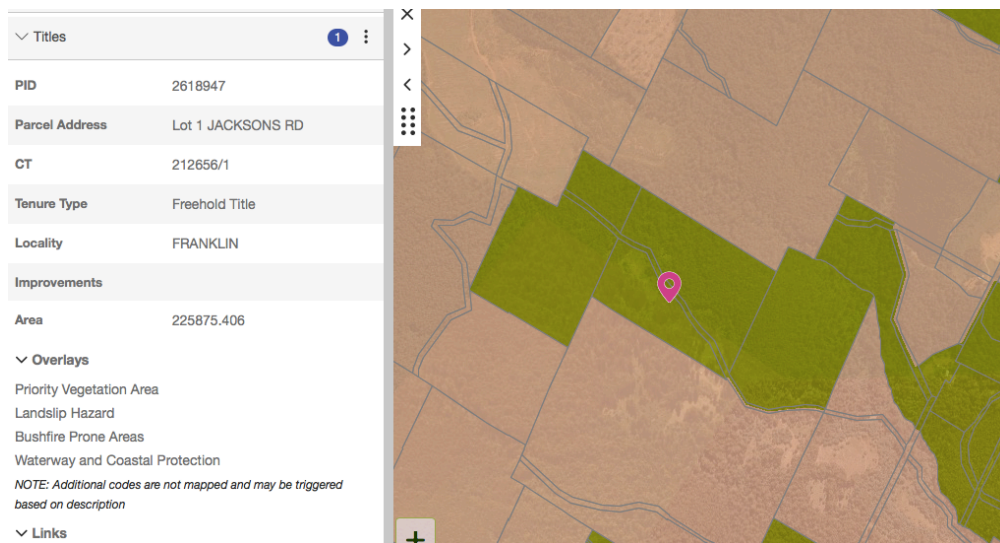
The General Manager  
Huon Valley Council  
via [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

**Re: Draft Huon Valley Local Provisions Schedule**

Dear Sir,

I provide this submission as my formal representation to the above described Planning Scheme proposal with specific regard to the following identified land parcel and associated proposed zoning change.

Title Reference	Interim Planning Scheme	Tasmania Planning Scheme
212656/1	Rural Resource	Landscape Conservation



**Figure 1 – Subject Site**



Figure 2 – Site Vegetation Coverage

**Context:**

The 22 ha site is part of a broader landholding owned and managed by the Hyde Family since the 1970's and now in the ownership of Mr R G Hyde & L L Hyde.

The site has continually been used for a range of lawful practices including small cropping, cattle grazing, factory furnace wood, domestic firewood and fence post collecting, weed management, fire management practices etc.

It is noted such practices are evidenced as having been both suitable and sustainable in that the subject landholding is now under consideration for inclusion in the proposed "landscape Conservation Zone".

Section 22.1 of the TPS SPP identifies the purpose of the Landscape Conservation Zone is;

- 22.1.1 To provide for the protection, conservation and management of landscape values; &
- 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

## **Criteria for inclusion in Landscape Conservation Zone (LCZ)**

The HVC LPS Supporting Report details the rational, selection criteria and process for determining which specific sites should be represented in the LCS, including:

- *80% native vegetation cover was used as the minimum coverage for selection as potential LCZ properties. (page 40)*

## **Suitability for subject sites inclusion in LCZ**

As identified in figure 2, this site does not appear as having 80% native vegetation cover as a result of previous lawful practices. Land to the south of Coopers Road includes extensive cleared areas consistent with past Rural Resource practices. The cleared area is estimated at greater than 20% of the site.

Whilst the 22ha parcel includes some areas which contribute to Landscape Conservation values, primarily due to sustainable and appropriate past practices, it is these rural resource practices and current zone policy that has underpinned and enhanced the landscape values over time.

Limiting this sites policy intent to the narrower Landscape Conservation focus may itself be problematic in attaining that suitable balance between conservation and resource management practice as has existed for many decades.

Accordingly, the suitability of this site to effectively represent the intent of the LCS is questioned. It does not appear to appropriately meet the scale criteria for LCZ consideration.

## **Conclusion**

Accordingly, I request this site REMAIN in the Rural Zone and NOT BE included in the Landscape Conservation Zone as proposed.

I thank you for the opportunity to provide this submission and I look forward to your consideration and determinations of matters raised.

Yours faithfully

Bernard Cleary  
Town Planner

For & behalf of Mr R G Hyde & Mr L L Hyde.