

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 14:57:46 +1000
To: hvc@huonvalley.tas.gov.au;Olennane@gmail.com
Subject: Planning Representation - Odette Lennane - {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.

I/We (name)
Odette Lennane
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
103 Tongue road
Town or Suburb
Hastings
Postcode
7109
Email
Olennane@gmail.com
Phone Number
0417151063
Comments
Please find attached my submission TPS.
File
<ul style="list-style-type: none">Submission TPS 103-Tongue-Rd 20220530.PDF
Submit Application
<ul style="list-style-type: none">Yes Submit

From: "Odette Lennane" <olennane@gmail.com>
Sent: Tue, 31 May 2022 14:59:49 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Re: Submission TPS
Attachments: Submission_TPS_103 Tongue Rd_20220530.PDF

Please find attached my submission in regard to the TPS. I have submitted to the portal however, there was some ambiguity as to whether the attachment was effective.

Kind regards

Odette Lennane [L.L.B](#)
PH: 0417 151 063

“Have Your Say”

The Tasmanian Government is committed to providing opportunities for community involvement in the development of Government policy and we are seeking your input on the Tasmanian Planning Scheme (TPS).

The Tasmanian Planning Scheme is the single state-wide planning scheme which will replace the current 30 planning schemes operating in Tasmania. The amendments to the Land Use Planning and Approvals Act 1993 (the Act) that commenced in December 2015 provide for a single state-wide planning scheme to be established.

The Huon Valley Council, as planning authority, is responsible for preparing the draft Local Provisions Schedule (LPS) for the Huon Valley municipal area. The draft LPS includes zone and code provisions and overlay maps, local area objectives, particular purpose zones, specific area plans, site-specific qualifications, and other planning provisions in accordance with the Act, the SPPs, *Guideline No.1 – Local Provisions Schedule Zone and Code Application* and relevant Practice Notes issued by the Commission.

The draft LPS is required to be in accordance with the structure and form set out in the *Local Provisions Schedule Requirements* (LP1.0) of the SPPs, *Guideline No.1 – Local Provisions Schedule Zone and Code Application* (Guideline No.1) and relevant Practice Notes issued by the Commission.

HOW TO MAKE A SUBMISSION

Written submissions on the Planning Changes: Exhibition of the Draft Local Provisions Schedule of the Tasmanian Planning Scheme, must be received by **COB** on **31 May 2022**.

Submissions can be forward to:

Email: hvc@huonvalley.tas.gov.au

Mail: General Manager, Huon Valley Council 40 Main Street, Huonville, 7109

Other than indicated below, submissions will be treated as public information and will be published on our website at <https://www.planning.tas.gov.au> Submissions will be published within a reasonable timeframe as determined by the department.

No personal information other than an individual’s name or the organisation making a submission will be published.

For further information, please contact:

Odette Lennane

Olennane@gmail

Mobile: 0417151063

1

17/112826

Submission

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
50720/1	Environmental Living	Landscape Conservation

What we want:

Rural Living Zone 'C'

What we don't want:

Landscape Conservation Zone

Re: Section 8A of the *Land Use Planning and Approvals Act 1993*, Guideline No.1 – Local Provisions Schedule (LPS): Zone and Code Application Version 2. (the Guidelines)

I am objecting and bringing to Councils notice that the 'Landscape Conservation Zone' of this property is inconsistent with its main purpose 'For the protection of landscape values'.

In the first instance the purpose in the guidelines:

22.1.2 To provide for the protection conservation and management of land scape values

In the second instance in the guidelines:

To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the land scape values.

LCZ 1 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.

The property is in an area that has a 'Forest Lease' next door and small acreage with domestic homes apart from the 'Forest Lease' and crown land none of the properties resemble the description in LCZ 1 the Property is a small 5 acre area that is adjacent the crown land licence that has enabled the family to own manage and run a 42 hec oyster farm at Hastings. The oyster farm was one of the original ones established in Tasmania being number 5 and is one of two in the area. There is very little vegetation on the property its self which is to the large part fenced to keep wild animals out and accommodates the oyster farmer's home. As such it is not a 'bushland area' but part of a working farm that is cleared fenced and has a dam. Therefore, it does not fit the description of having 'important scenic values.'

LCZ 2 The Landscape Conservation Zone may be applied to: (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation; (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection

Code; or (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

The total area is less than 5 acres and does not otherwise in any way meet the requisite for LCZ 2. The property is an integral part of the management of the marine farming assets of the family who were founding members of TSQAP and other water quality initiatives that industry has worked with the State Government to achieve for more than 23 years. As discussed above the Property has no 'priority vegetation area' with the relevant threatened native vegetation flora, fauna species.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

The Property is not part of a group of titles the titles surrounding the Property all vary greatly in usage and in size.

LCZ 4 The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone).

The Property is situated on Tongue Road Hastings. Hastings is a small historic residential settlement with many families having properties that are generational homes and small farms including the Property. The property is used for residential purposes.

Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.

The Huon Valley Council 'Priority Vegetation Report'

- a) Shows the Property is almost completely clear of vegetation but still lists by way of a technological overlap not factually that there is (SCH) Coastal heathland on the Property this is simply untrue by fact the area is cleared and fenced.
- b) Shows the 'Threatened Fauna and Significant Habitat' as:
 - eastern barred bandicoot - No verified sightings on the Property (sightings all in excess of 5Km away)
 - spotted-tailed quoll – No verified sightings (no data available)
 - Tasmanian devil – No verified sightings on the Property (nearest sighting Southport 5KM).

For which there have been no verified sightings and from 23 years of occupation none of these species have been sighted on the Property.

It is concluded this Property has been classified with out being genuinely assessed by the Huon Valley Council in the context of its factual matrix including existing and historical use. It lays on a dead-end road leading to two oyster farms and homes or small properties that have homes and is not part of a recreational route. It contains none of the features listed in the High or Moderate Scenic Quality class and very few of the features listed in the low-quality class. The Property has been arbitrarily classified Landscape Conservation Zone and requires Zone reconsideration.

Signature:

A handwritten signature in black ink, consisting of a long horizontal stroke followed by a smaller, more complex scribble.

Owner Occupier