

**From:** "Wes McMaster" <wes@wesmcmaster.com>  
**Sent:** Wed, 25 May 2022 12:31:17 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** Draft Huon Valley Local Provisions Schedule - Representation  
**Attachments:** 220525 Representation planning changes.pdf

Please see the attached Representation.

Regards

**Wesley McMaster**, CFP  
Asset Class Financial Planning Pty Ltd  
Authorised Representative of DDM Financial Planning Pty Ltd (AFSL no. 384727)

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25 May 2022

The General Manager  
Huon Valley Council  
40 Main Road  
Huonville, Tas., 7109

[hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

Dear Sir,

## Draft Huon Valley Local Provisions Schedule

I refer to your letter dated 3 May<sup>1</sup> in which you advised that you intend to change the zone of our property at 35 Clear View Road with title reference 164986/1, from Rural Resource to Agriculture.

I have looked at your interactive map on your website and note that you intend to re-zone the following adjacent properties as follows:

- (1) 354 Crabtree Road to be re-zoned to Rural Living. This property is contiguous with ours and there is no difference in the quality of the land.
- (2) 10 Clear View Road to be re-zoned to Rural. This property is contiguous with ours and there is no difference in the quality of the land.
- (3) 20 Clear View Road to be re-zoned to Rural. This property is contiguous with ours and there is no difference in the quality of the land.
- (4) 55 Clear View Road to be re-zoned to Rural. This property is contiguous with ours and there is no difference in the quality of the land.

With reference to the Land Capability Survey Tasmania and the Land Capability Classes<sup>2</sup>, you will see that our property is identified as Class 5. This is described as:

*“Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.”*

Land identified as Class 5 is not consistent with the Agriculture zone.

Why have you proposed to re-zone our property as Agriculture and all other adjacent properties as Rural or, in the case of 354 Crabtree Road, Rural Living? Our property is no different from the adjacent properties.

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<sup>1</sup> Your reference, 3218216

<sup>2</sup> Based on the Capability of Land for long term sustainable agricultural production

## **Request to Review**

I request you to review the re-zoning of our property so that it becomes re-zoned as Rural and not Agriculture, consistent with the adjacent properties.

In an email of today's date, Lyle Ground, your acting EDS Manager wrote, "*As discussed, your property going to Agriculture seems to be a spot zone and at odds with the general zoning pattern of Rural and Rural Living in Crabtree. Accordingly, we are likely to support a representation to change the zone to Rural to align more with surrounding properties and reflect the current characteristics of the site.*"

I am available to discuss this representation with you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Wesley McMaster', with a long horizontal line extending to the right.

**Wesley McMaster**  
Director

