

# TASMANIAN PLANNING COMMISSION

REF: DRAFT HUON VALLEY LOCAL PROVISIONS SCHEDULE

TITLE REFERENCE: 140814/4

THIS PROPERTY UNDER THE INTERIM PLANNING SCHEME IS ZONED ENVIRONMENTAL LIVING AND THE PROPOSED ZONE IS GOING TO BE LANDSCAPE CONSERVATION.

THIS PROPERTY IS 24 ACRES IN SIZE OF WHICH 8 ACRES IS CLEAR ARABLE LAND, SOME OF WHICH HAS SHELTER FOR LIVESTOCK. THIS LAND HAS BEEN USED AS A MARKET GARDEN IN PREVIOUS YEARS, ALSO FOR GRAZING SHEEP. IN RECENT YEARS AND CURRENTLY I CUT HAY OFF THIS LAND TO SUPPORT MY AGRICULTURAL BUSINESS ON ANOTHER PROPERTY.

THIS LAND HAS TWO MARKED BUILDING ZONES ON THE TITLE, AND MY INTENTION IS TO BUILD A HOUSE ON THIS PROPERTY, AND TO USE THE LAND AS A HOBBY FARM AS MOST SURROUNDING LAND IS USED FOR.

THE REMAINING BUSH LAND REMAINS UNTOUCHED AND I HAVE ALWAYS KEPT IT THIS WAY. ANY DEAD FALLEN TREES HAVE BEEN COLLECTED FOR FIREWOOD FOR MY OWN USE, WHICH ALSO ELIMINATES ANY POTENTIAL FIRE RISK.

APPROXIMATELY 65% OF THE LAND IS BUSH WHICH CONSISTS OF STRINGY BARK GUM TREES, THE OTHER 35% IS GOOD PRODUCTIVE LAND.

TO MY KNOWLEDGE THE BUSH LAND ON THIS PROPERTY DOES NOT CONTAIN ANY THREATENED SPECIES, WHETHER IT BE TREES OR OTHER VEGETATION.

I REQUEST THE RURAL LIVING ZONE BE APPLIED TO MY PROPERTY INSTEAD OF LANDSCAPE CONSERVATION, WHICH WILL TAKE AWAY MY RIGHTS TO USE THIS LAND AS I CURRENTLY DO, AND INTEND TO IN THE FUTURE. IT WILL DEVALUE MY PROPERTY AND I WILL LOSE INCOME FROM THE PRODUCTIVE PART OF THIS PROPERTY.

ALL SURROUNDING PROPERTIES ARE RURAL AND RURAL LIVING. THE PROPERTIES DIRECTLY BEHIND ME THAT ARE ALL BUSH LAND WITH NO CLEARED OR PRODUCTIVE LAND ARE PROPOSED TO BE LANDSCAPE CONSERVATION, AND ITS NOT RIGHT MY PROPERTY SHOULD FALL INTO THE SAME ZONE.

THIS PROPERTY CLEARLY MEETS THE REQUIREMENTS OF THE RURAL LIVING ZONE ACCORDING TO THE SECTION 8 A GUIDELINES.

I REQUEST THE RURAL LIVING ZONE TO BE APPLIED TO THIS PROPERTY.

REGARDS

ANGELO KESSARIOS



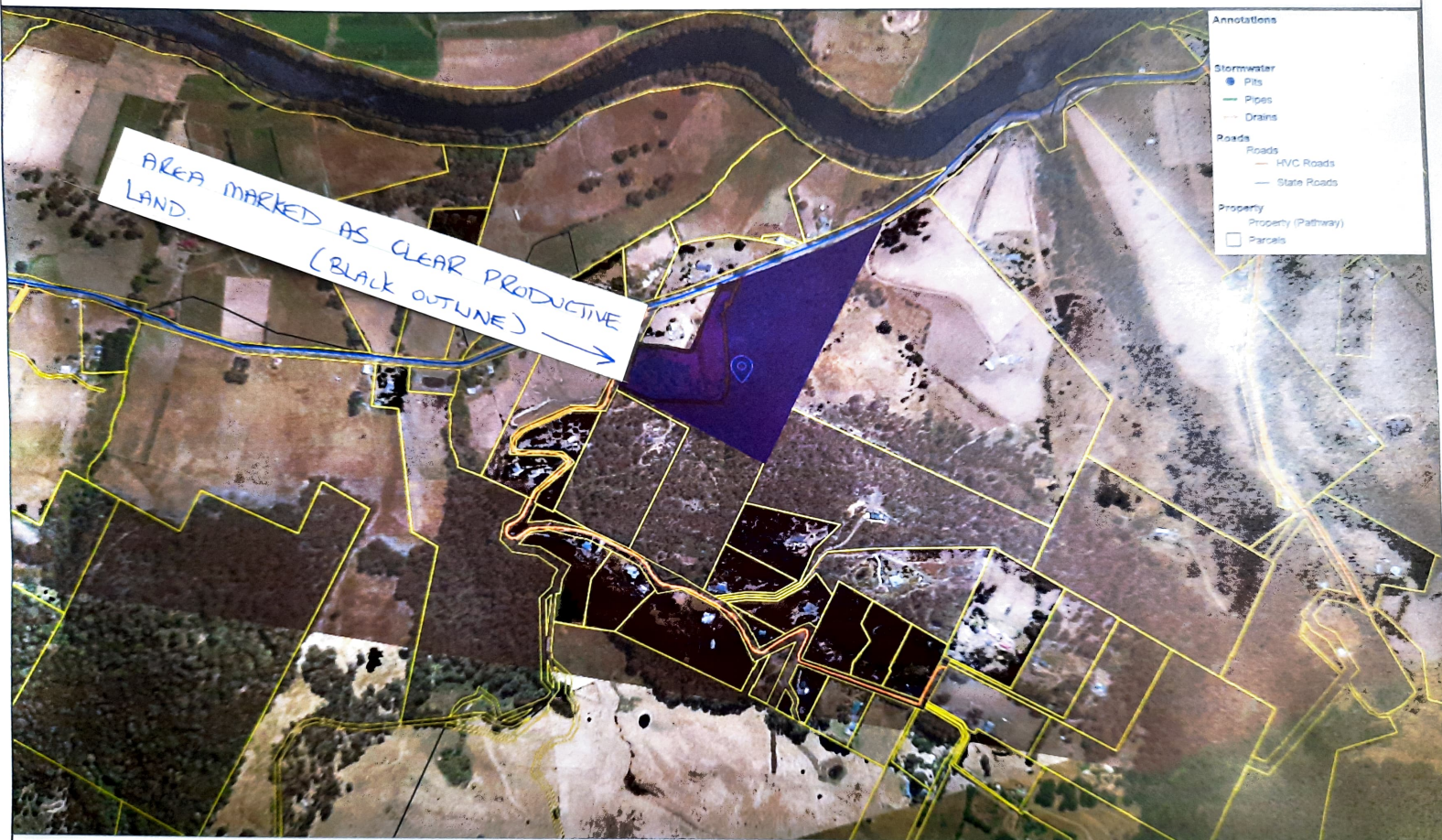
THE FOLLOWING PHOTOS SHOWS PARTS OF THE CLEAR  
PRODUCTIVE LAND ON THIS PROPERTY.









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