

**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:** Sun, 29 May 2022 16:19:56 +1000  
**To:** hvc@huonvalley.tas.gov.au;Julie@highlandgetaway.com.au  
**Subject:** Planning Representation - Julie Sade, Derek and Valerie Smith - {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>
Julie Sade, Derek and Valerie Smith
<b>Are you lodging as a Individual, Company or Organisation</b>
Individual/s
<b>Of Address</b>
545 and 545a
<b>Address Line 2</b>
North Huon Road
<b>Town or Suburb</b>
RANELAGH
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:Julie@highlandgetaway.com.au">Julie@highlandgetaway.com.au</a>
<b>Phone Number</b>
0400076816
<b>References</b>
3058320
<b>Comments</b>
I received on the 25 May 2022 a letter dated 3 May 2022 from the Huon Valley Council with a Ref: 3058320 concerning the State Planning Scheme (SPP) and the Huon Valley Draft Local Planning Scheme (LPS)
The current zone of my property Title Reference 159990/10 is Significant Agriculture and under Planning Scheme I have two approved houses on the property.
The proposed zone of my property is Agriculture.
I have read the following Tasmanian Governments documents

1. Minister's letter 21 September 2018 to the Commissioner
2. New Rural and Agricultural Zones 27 November 2019
3. Tasmanian Planning Scheme - Rural and Agriculture FACT SHEET 4 September 2017
4. Section 8A Local Provisions Schedule (LPS): zone and application - Zone 21 Agricultural use - Zone Purpose - Zone Application Guidelines. June 2018

My parents Derek and Valerie Smith are now half owners of the property and we plan to build a separate house adjacent to the Homestead. This house for my parents will not conflict with or constrain the Agriculture use of the property.

What approval is required for my parents house under the proposed zone of Agriculture?

In the FACT SHEET 4 contains the following

1. protecting the right to farm in Tasmania's key agricultural areas and avoid conflicts with other uses such as housing.
2. supporting Tasmania's rural entrepreneurs by providing for diversification and value adding of agricultural use and supporting Tasmania's renowned 'paddock to plate' and 'paddock to gate' experiences.
3. providing contemporary and practical planning rules, in particular the recognition that land size is not the key to success of agricultural industries.
4. achieving a balance between development control and allowing industry, business and communities to flourish with minimal regulation.
5. providing clear exemptions from planning codes such as the Natural Assets Code and the Scenic Protection Code to allow existing industries to continue to operate.
6. both the Rural and Agriculture Zones provide a clear pathway for agricultural uses, with uses largely being No Permit Required.
7. the Agricultural Zone provides opportunities for the diversification or value adding to an agricultural use. uses that service or provide support to an agricultural use.
8. residential use in the Agricultural Zone must either be required as part of an agricultural use or located on land not capable of supporting agricultural use and not confine or restrain any adjoining agricultural use.
9. no minimum lot size is specified for the Agricultural Zone. This recognises that the amount of land required is dependent on the agricultural use and the circumstances under which it operates.

To provide additional positive cash flow for the development of the agricultural use of the property it is proposed to build self-contained houses for tourists to experience best practice working of a commercial Highland Cattle breeding, fattening and marketing property. These houses to be built on an area of the land not suited and not used for agricultural purposes.

What approval is required for these tourist houses under the proposed Zone 21?

The house for my parents and the tourist houses do not confine or restrain the present use of the land as significant agriculture and future zone 21 of agriculture use. They provide for the sustainability and development of the agricultural use.

Yours sincerely

Julie Sade

### Submit Application

- Yes Submit