

From: "Howling Wind" <justmemhairie@gmail.com>
Sent: Sat, 28 May 2022 14:59:18 +1000
To: "Huonville Council" <hvc@huonvalley.tas.gov.au>
Subject: To the General manager
Attachments: New letter to council for zoning_220528_145603.pdf

To the General Manager

Huon Valley Council
PO Box 210 Huonville
TAS 7109

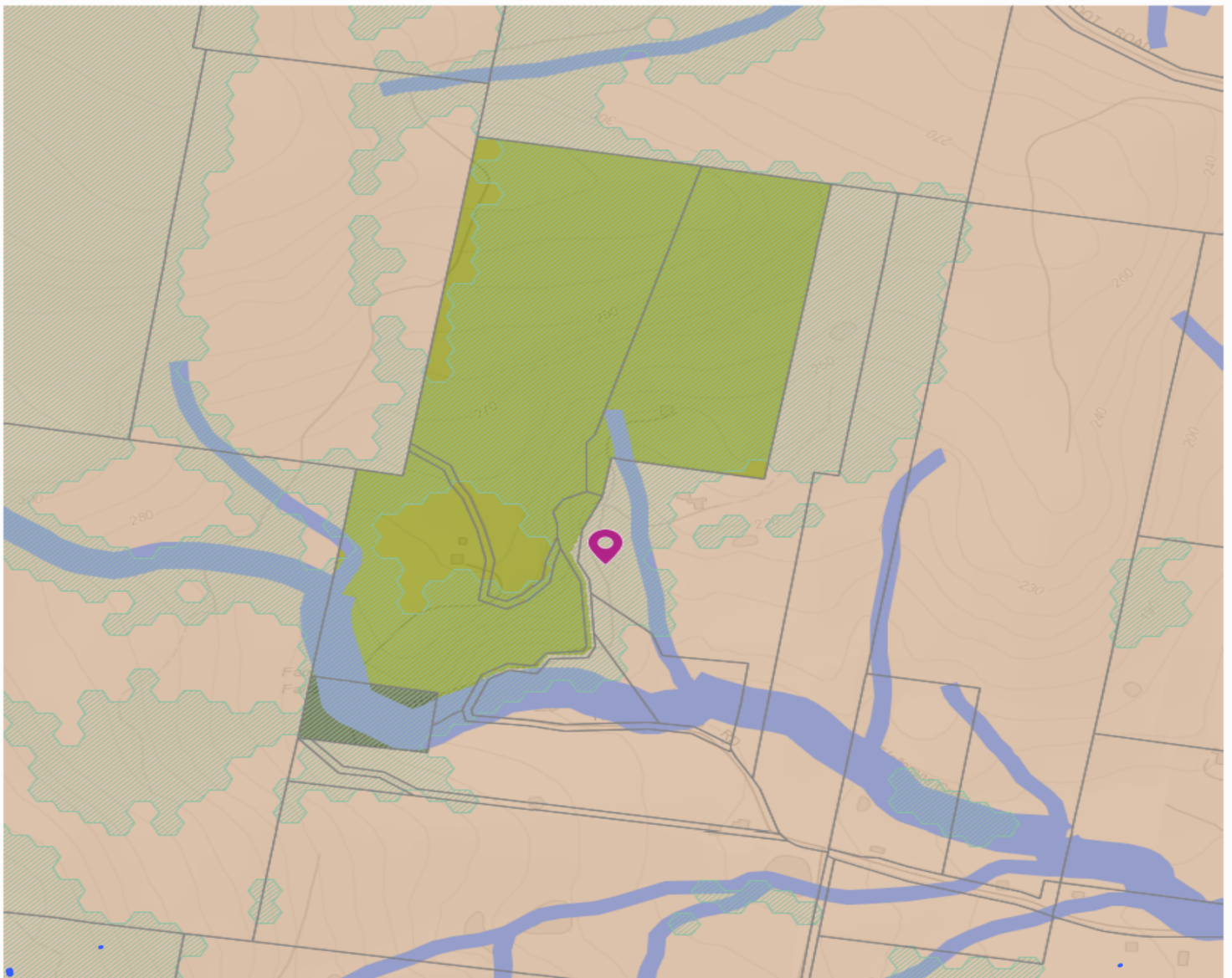
Dear Sir,

RE: Representation for the Huon Valley Council's advertised Landscape Conservation Zoning applied to 163 Fairy Falls Road (CT 37335/1)

We live at 163 Fairy Falls Road Geeveston, in the new planning scheme our land is designated " Landscape Conservation. Currently it is zoned Rural Resource.

I have attached my letter of enquiry and concerns re the new land zoning with this map.

This is the map that shows the priority veg overlay (Quoll habitat)



We believe that the best "like for like" conversion for our block is Rural or maybe Rural Living D. All of our neighbours are to be zoned Rural - in fact all blocks (except ours and our neighbour at 161) on Fairy Falls Road and around us on Four Foot Road are farming land zoned Rural.

We have looked at the Priority Vegetation Overlay and find that the only Threatened Fauna and Significant Habitat overlay is a potential habitat for the Eastern Quoll. We note that many of our neighbours have this as well and even more points on their overlays - yet they are all recommended for the Rural Zone.

We believe that any habitat is amply protected by the Natural Asset Overlay on the water way at the base of our properties.

We also believe that the Priority Vegetation overlay is the only reason you have zoned us LCZ. I note that the Regional Ecosystem Model (REM) overlays are untested in the huon and tend to be probabilistic models - they are rarely ground tested. We believe that the Huon Valley Council has not proved that this is a Quoll habitat and are basing your zoning on unproven assumptions.

We are surrounded by farming land and private forest plantations - all have been zoned Rural.

Our land is not virgin land, it was ravaged by the 1967 fires, so it is all new growth, and we are surrounded by tree plantations which do get harvested by forestry. Our land was cleared by the previous owner and both our neighbours on either side have extensively cleared their properties, as well as the other properties in Fairy Falls Road being cleared for farming pursuits which includes: running sheep and cattle, horses, and orchards.

Our ethos for our land was and is always going to be light usage as our land is a sanctuary for us and the wildlife. We do not shoot or put poison down as we enjoy watching and interacting with the wildlife. To us they are not pests and, as I am a multi media artist, these creatures provide wonderful inspiration.

Also we would like to know how it will affect the way we do our fire prevention. We understand that the fire brigade will not normally come to our property, so we do need to be able to continue our fire prevention so that our property and our neighbours properties are as safe as they can be.

Further, due to increasing age and some mobility issues, we are very concerned that this zoning will make it harder and more costly to make any modifications required to maintain a level of accessibility allowing for my ongoing mobility issues. I would like to put a small home on a level area, where we can live more comfortably and allow my aged mother to live with us. This will allow us to pursue a sustainable self sufficient, lifestyle with better more mobility access.

We am concerned that the proposed Landscape Conservation Zoning will limit our ability to select an area of land that will allow me to build this new home.

We are not against the rezoning as described. However, we would like our concerns and enquiries answered clearly so that we can understand how to accomodate the zoning requirements and still move forward the way we wish into our future.

Our plan was to be self sufficient, with a vegetable and fruit garden - enough to feed ourselves and for preserving. We would also like to have a small number of animals such as chickens, quail, ducks, with a couple of goats and a couple of sheep for milk. We believe we can do that sustainably with also minimal disturbance to the land, fauna and flora.

Regards
M.M. Lee

