

From: "W" <brett.mccormack@gmail.com>
Sent: Sat, 30 Apr 2022 21:06:00 +1000
To: "Information Management" <hvc@huonvalley.tas.gov.au>
Subject: "Draft Huon Valley Local Provisions Schedule"

Hi,

i am writing regarding the proposed changes to zoning.

My property is 123 Glocks Rd Waterloo.

I have only just been informed by a neighbour that my property is proposed to be zoned Landscape Conservation & they advised that submissions were required to be in by today.

After looking at the council website it appears there has been a further extension, however i will submit this today to make sure the nature of my response is known now.

I will make some quick points here in **STRONG OBJECTION** to this proposed change to my property zone and will speak to other landholders impacted and discuss this issue and see what the feeling is amongst those impacted and respond in more detail once I have availed myself of some more facts.

I purchased this property in the year 2000 :

- at the time the property was running council approved tourist accommodation which comprised campground, building and facilities
- the property consists of 3 titles
- i have constructed a 1.5km road within the property to provide 2WD access which satisfies all requirements for such which the council engineer inspected whilst they were here inspecting the new crossover i put in as part of works for new dwellings to be built & confirmed it was built to standard (notwithstanding it is self assessing and the road did not require council assessment)
- i have planning approval on two of the titles for dwellings which due to the cost & scale of works undertaken have satisfied substantial commencement requirements by council so these planning approvals are locked in with the next step to proceed with construction, the third title had a dwelling approval and shed approval which is built awaiting sign off on the shed

A quick read of the proposed LCZ shows that if it were in place when i got my planning approvals i would not have been able to secure approval to build in the same locations. I would estimate 90% or maybe higher of my external property boundaries abutt ACTIVE forestry operations, this is around all of the front / sides and back of my property, by both government (STT) & private landholders. The bank are using this property as security.

The person who informed me of this proposed zoning change said other impacted owners are as equally concerned by this change and the impact on their properties values and activities which can be undertaken. (as mentioned above i would not be able to build where i am going to if i was to apply under this LCZ so it is not a moot point to say it won't stop people being able to do things on their property)

At this stage with so little notice of this proposed change (something so significant should have been in writing to each individual property owner) & no time to research and understand the implications & :

- the extensive period of time i have owned this property and the range of activities which have always been possible prior to this proposed zone change
- the SUBSTANTIAL \$ i have invested in it based on knowing those activities and opportunities are possible and formed part of my decision making process over the last 22 years of my ownership
- the incongruous proposal to elect LCZ which is not remotely a like for like given the other Zones possible, Rural being the most like for like
- the undoubted reduction in property values based on the restrictive nature of the LCZ (no doubt the bank will want to revalue the property as this is a material change impacting the value and not unlikely a significant number of impacted people will be seeking recourse for the loss of value)
- the incongruous selection of my property when all around are forestry operations which are as all equally visible
- no consideration of compensation to impacted landholders for attempting to transfer private property into a public amenity
- a quick scan of the mapping of proposed zones shows some glaring anomalies for properties which meet the attributes which are not proposed to be zoned LCZ so it raises questions around the underlying data used to make these decisions

I strongly urge the council to reconsider the use of the LCZ entirely in the first instance and more specifically to amend the proposed zoning of my property to the most logical of the available options being Rural.

As stated in the introduction, once i have had time to digest this proposal of LCZ i will write back with further details.

Regards,
Brett McCormack

