
From: Angelo Kessarios <akessarios@gmail.com>
Sent: Wednesday, 3 May 2023 2:25 PM
To: TPC Enquiry
Subject: Amendment to representation 379
Attachments: Adobe Scan 03 May 2023 (2).pdf; Adobe Scan 03 May 2023 (3).pdf; Adobe Scan 03 May 2023 (1).pdf; Adobe Scan 03 May 2023.pdf

I am submitting a amendment to representation 379.

Kind regards
Angelo

TASMANIAN PLANNING COMMISSION

REF: DRAFT HUON VALLEY PROVISIONS SCHEDULE

TITLE REFERENCE: 131578/15

AMENDMENT TO REPRESENTATION 379

I AM REQUESTING TO MAKE A AMENDMENT TO REPRESENTATION 379.

THE ORIGINAL REPRESENTATION PROPOSED THE REZONING OF TWO MARKED SECTIONS IN THE TOP LEFT OF THE PROPERTY TO LOW DENSITY RESIDENTIAL.

I WOULD LIKE TO MAKE THE AMENDMENT TO INCLUDE JUST ONE OF THOSE SECTIONS FOR REZONING, BEING THE ONE AT THE TOP LEFT, ADJACENT TO THE CURRENT LOW DENSITY RESIDENTIAL ZONING.

MY INTENTION IS TO MOVE ONE OF THE TITLES ON THIS PROPERTY TO THIS LOCATION. THE TITLE MARKED AS 1 ON THE ZONE PLAN ATTACHED IS SURROUNDED BY RESIDENTIAL AND LOW DENSITY RESIDENTIAL ZONES.

THE SUBJECT LAND PROPOSED FOR REZONING TO LOW DENSITY RESIDENTIAL IS POOR QUALITY LAND TO BE CONSIDERED SIGNIFICANT AGRICULTURAL LAND, IT HAS THE SAME LEVELS AND SOIL TYPES AS THE NEIGHBOURING LDR ZONES, SAME SERVICES, POWER, WATER, SEWERAGE. ETC.

I DO NOT BELIEVE THAT THIS REZONING WOULD BRING RESIDENCES CLOSER TO THE SIGNIFICANT AGRICULTURAL LAND THAN THEY ALREADY ARE, AS CAN BE SEEN BY THE ZONE MAP ATTACHED. THERE IS A RESIDENTIAL ZONE BORDERING THE MOST PRODUCTIVE LAND AT LESS THAN 20 METRES AWAY.

BY MAKING THIS AMENDMENT TO REZONE THIS SECTION WHICH IS ONLY A SMALL EXTENSION OF THE ALREADY NEIGHBOURING LDR ZONE, WOULD MAKE BETTER USE OF THIS ELEVATED LESS PRODUCTIVE LAND AND WILL PROVIDE THE SAME DISTANCES BETWEEN RESIDENCES AND AGRICULTURAL LAND THAT CURRENTLY EXISTS ALREADY. ALSO IT WILL PROVIDE MORE OF A SETBACK BETWEEN RESIDENCES AND SIGNIFICANT AGRICULTURAL LAND ADJACENT TO THE PROPOSED AREA, BEING SHED AND YARD AREA AND LAND THAT IS POOR QUALITY FOR GROWING AND RESTRICTED FOR SIGNIFICANT AGRICULTURAL USE.

THE SIZE OF THE PROPOSED REZONING IS APPROXIMATELY 6000 SQUARE METRES.

PLEASE REFER TO THE ATTACHED PLANS FOR CURRENT DISTANCES BETWEEN SIGNIFICANT AGRICULTURAL LAND AND RESIDENCES AND THE PROPOSED AREA DISTANCES.

BY MAKING THIS AMENDMENT, IT WILL PROVIDE THE SAME BOUNDARIES, BUFFER ZONES THAT CURRENTLY EXIST BETWEEN RESIDENTIAL AND AGRICULTURAL LAND.

REGARDS

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HUON VALLEY COUNCIL



MINIMUM OF 20 METRES BETWEEN
 LESS PRODUCTIVE LAND AND PROPOSED
 SITE

27-Apr-2023

PROPOSED SITE

SITE

Annotations

- Polygons

Surrounding Properties for PID: 25066

11 property

Annotations

Roads

- HVC Roads
- State Roads

Property

- Property (Pathway)
- Parcels

Planning Scheme 2015 Zone

Planning Boundaries

Planning Scheme Zones

- 10.0 General Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 21.0 General Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Management
- 32.0 Particular Purpose
- 33.0 Particular Purpose
- 34.0 Particular Purpose
- 35.0 Particular Purpose

SAED AREA
 LESS PRODUCTIVE LAND

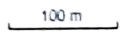
SIGNIFICANT
 AGRICULTURAL
 LAND

(TITLE MARKED
 AS 1)
 LESS THAN 20 METRES
 BETWEEN RESIDENTIAL
 AND SIGNIFICANT
 AGRICULTURAL LAND.

UPTO 40
 METRES FROM
 THE MARKED
 SITE AND
 SIGNIFICANT
 AGRICULTURAL
 LAND

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THE AREA MARKED BLUE IS THE LESS PRODUCTIVE LAND TO BE CONSIDERED SIGNIFICANT AGRICULTURAL LAND

PROPOSED SITE FOR REZONING TO LDR, WHICH IS APPROXIMATELY 6000 SQUARE METRES IN SIZE

SHED AND YARD AREA



THE BLUE OUTLINE IS PART OF TITLE 1 WHICH BORDERS RESIDENTIAL ZONE.

AREA MARKED RED IS THE MOST PRODUCTIVE LAND ON THIS PROPERTY, BEING SIGNIFICANT AGRICULTURAL LAND.