

Re-zoning from Environmental Living to Proposed Landscape Conservation Zone Change  
At 4 View Street Ulverstone.

I bought the property in January 2017 as a residential block and talking to [REDACTED] at council should have no problem to build a house as a minimum Environmental Living Zone is one hectare. The property has magnificent views and excellent sun as I have built two passive design houses before.

The block has vegetation made up of some viminalis gum trees, native tea trees, but is heavily infested with weeds as listed in the DPIPWE weed control, including blackberry and many cotoneaster red berry bush, hawthorn scattered all over and some gorse with the usual thistles, which I am trying to get under control. The property is surrounded by residential properties with services ready available including street, *noted* on map.

The property started as residential R1 but was changed to Environmental Living Zone as in the interim planning scheme. It appears the property has been overlooked completely and gone from Residential to the proposed Conservation Living Zone in the space of 10 years. With a strong market it has destroyed the property valuation and the land use made very restrictive as MR Ramsay said earlier within a residential area.

Looking at the **Landscape Conservation** in its context, section 8A guideline no. 1 June 2018, it talks about large areas of native vegetation and threatened species, 50 ha minimum lot, Landscape Conservation protection and scenic values. LCZ4 suggests the zone not to be used for residential use and the draft conservation zone talks about 40% reflective cladding high roofs above skylines that will affect surrounding areas, as you can see on photo doesn't seem applicable. The existing house lies completely within the dis-allowed setback zone of 20 metres and any extension and garages will not comply even the roof height is above 6 metres limit. The 2 main flat areas lies within the 20m setback area and you still need to make room for a road. Almost every aspect of the proposed Zoning is difficult to adapt to and work with.

If you look at the context of the **Low Density Living Zone** it all seems to fit perfectly, setbacks, heights, uses, availability of services etc. If you look at a plan of property, street access and services looks like it should happen, as you can see on the plan. Any concern on landslip will be addressed with a geotech report on any application of a subdivision. An existing brick house 58 years old with has no signs of movement with wooden awning windows all opening and shutting suggests something as building standards have only improved. A similar house is on south east corner of property on very similar ground.

All evidence has come from Tasmanian governments own resources.

Someone has to own and maintain grass, weeds infestations any fire hazards on property so an appropriate zoning will help do this.

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