

(Mrs) Erin Eiffe
PO box 96
PERTH Tas 7300
19th December, 2021

Mr Des Jennings
General Manager
Northern Midlands Council
PO Box 156
LONGFORD Tas 7301

Re: Draft Northern Midlands Local Provisions Schedule – Tasmanian Planning Scheme

Dear Mr Jennings,

This is a long and complicated document. I sought clarification from the Council's Planning Department, and as I now understand, it's relevance to my residential area is that any further subdivision of land (Gibbet Hill Rise) is to be limited to no less than 1 hectare in size. What I can't understand is why Devon Hills is protected from subdivision, because this puts more pressure on surrounding properties.

One of the biggest immediate problems that I see is that developers will be (and already are) scrambling to buy as much land as possible to subdivide according to the present guidelines, which unfortunately allow for blocks of less than 1 hectare in the Gibbet Hill Rise area, which is my particular concern. No doubt this occurring across Tasmania.

I welcome larger block subdivisions (although I am not happy that a 2 half hectare block subdivision right on the border of my property has been already been given the green light by Council.) Smaller blocks – in the rural area as well as in Perth itself – do not contribute to quality of life, good neighbour relationships or to the environment in general, but how is the present rate of development to be contained before our area loses completely its character and its appeal, before these proposed new regulations come into being?

I may have missed it in the bulk of the Draft Schedule, but there does not appear to be protection for wildlife, or for tree and habitat preservation. If this is the case, I ask – why not? Because wildlife and even the trees are as much a part of the life and appeal of the Perth area as anything else. I notice that some trees have been planted by Council at the northern end of Perth, but that State Growth have poisoned all the vegetation between the north of Perth and Island Pavers.

In summary:

One) I welcome the intention to impose a minimum limit on block sizes in Perth which require blocks to be of a larger size than is presently required.

I would like to ask if existing applications for smaller blocks on which building has not begun before the new regulations come into play, be made retrospective, to help preserve the character and integrity of the area, because land is being bought by developers and carved up under the existing laws. The new regulations will be rather useless if land can be bought now and subdivided into smaller blocks in the future.

Two) I query the protection of Devon Hills at the expense of surrounding properties.

Three) I would really like to see environmental issues addressed in this Schedule – provision for the protection of wildlife and of vegetation – across a large scale beyond what passes for protection under the present regulations. And that addressing climate change become Council policy.

Yours sincerely,

Erin Eiffe