

From: "Margaret Sonnemann" <margaretson@gmail.com>
Sent: Mon, 30 May 2022 23:27:32 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: Statutory representation on the draft LPS
Attachments: 2816046 HVC representation.pdf

To the General Manager
Huon Valley Council
Representation re proposed LPS zoning changes, attached

Receipt requested.

Best Regards,

Margaret Sonnemann
154 Crouchs Hill Rd
Lucaston 7109
0419 360 325

To the Huon Valley Council

30 May 2022

Re 2816046 proposed rezoning from Rural Resource to Landscape Conservation.

From Margaret Sonnemann, the owner of the property, since settlement date 6 July 2012.

PID 2816046

Parcel Address 154 CROUCHS HILL RD

CT 152441/1

Tenure Type Freehold Title

Locality LUCASTON

Improvements DWELLING

Area 126545.153 (31.2699505 acres 12.6545 hectares)

Overlays

- Waterway and Coastal Protection
- Landslip Hazard
- Scenic Protection Area
- Priority Vegetation Area
- Bushfire Prone Areas

“Facts and reasons” to explain my “opposition to all or any part of the draft LPS”, as requested.

1. LC not fit for purpose

Inaccuracies in my Priority Vegetation Report Details

• (DTO) Eucalyptus tenuiramis forest and woodland on sediments • (WGL)

Eucalyptus globulus wet forest

Data Source: • TasVeg 3.0 (minor exceptions) Reliability: • Highly variable

Management: • Check TasVeg for field verification • Consider local extent, condition & management options • Potentially require on-ground field verification

Threatened Fauna and Significant Habitat - Threatened species can be protected without Zoning. Not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included? • Statutory recognition that species extinction is likely, however not all sites are important or occupied Data Source: • NVA records combined with REM point-based modelling rules • Habitat-based models Reliability: • Variable Management: • Check species observation source • Check data on habitat and local context • Potentially require on-ground field verification

Threatened Fauna • swift parrot • swift parrot • Tasmanian wedge-tailed eagle • wedge-tailed eagle

Threatened Fauna Habitat • eastern barred bandicoot • eastern quoll • masked owl • Tasmanian devil”

Relevance: Priority Veg Report has **not been verified and is inaccurate.**

a. There are no Swift Parrots in the two bluegums in my 31 acres. I understand (and support) the status of these two trees but understand that they are protected through various levels of environmental legislation as a foraging resource for this critically endangered species. Two trees 40m apart don't really justify the level of protection of an LC zoning.

b. There has in the past been a documented wedgetailed eagle nest approx 450m from my westernmost (sloping) boundary.
Between my property and this nest is a block being rezoned Rural! **Demonstrates zoning inconsistencies.**

The said property has the same Priority veg report as I do, but will be Rural:
PID 2284246; 67 TALBOTS RD

c. Vegetation on my property and surrounding blocks is rife with exotic weeds. Very few old trees exist after local bushfire decimation.

d. Natural Asset and Scenic Protection Codes provide ample protection where it is desirable.

LC is not required to achieve a balance between resource development and preservation of natural assets. Existing overlays (once verified) will provide protection to said values.

2. LC Zoning is inconsistent with other properties in the area in regards to Priority Veg Reports

a. Under the new scheme, many properties surrounding my property and possessing **the same** Priority Veg Report as I are not zoned LC, but Rural.

264, 296, 298, and 300 Cloverside Rd, all Rural.

Lot 6, and Lot 7 Bygraves Rd

The above properties possess **the same** Priority Veg Report as I do:

- Landslip Hazard
- Bushfire Prone Areas
- Scenic Protection Area
- Priority Vegetation Area
- Waterway and Coastal Protection

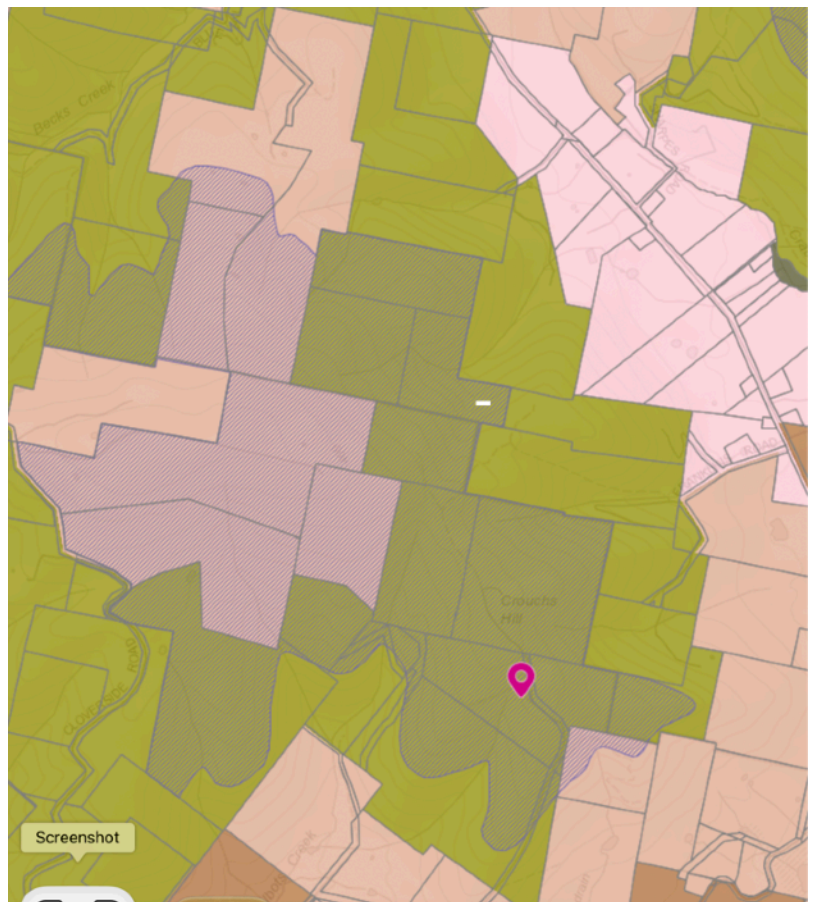
They are for the most part virtually identical to my block in appearance: aspect and forestation.

b. Directly adjacent to me yet zoned Rural:

128 Crouchs Hill Rd; PID 7194063

c. Surrounding my property, also zoned Rural but not with all the same overlays:

6, 31, and 45 Crouchs Hill Rd
60, 67, and 70 Talbots Rd



3. Other LC zoning inconsistencies in my area

d. Besides the Priority Veg Repot similarities, under the new LPS the majority of properties on our Road and nearby are not zoned LC, but Rural. This shows a lack of understanding of the topography, visibility, and general area attributes.

- Directly adjacent to me and zoned Rural but highly visible from as far away as Huonville:
128 Crouchs Hill Rd PID 7194063

- Surrounding my property, zoned Rural:
6, 31, 45 Crouchs Hill Rd
60, 67, 70 Talbots Rd
264, 296, 298, 300 Cloverside Rd

- Immediately to the east and northeast are approx 50 properties being rezoned Rural Living or Rural.

4. LC incompatible with existing use

My property is mostly sloping. The level building site, as well as the last four properties on Crouchs Hill Road, including a business, are on the saddle of a ridge. Because of surrounding trees which are already protected, **improvements are not visible from anywhere**: not from Huonville, Lucaston, Ranelagh, Grove, Crabtree, Mountain River, or from the Huon Highway (etc, etc). (2019 photo, prior to occupancy)
Any further amenities (artist studio, workshop) in this level area would not be a disturbance to the Scenic Values of the area.



5. Relevant excerpts from the SPP

https://planningreform.tas.gov.au/__data/assets/pdf_file/0009/559791/Southern-Tasmania-Regional-Land-Use-Strategy-2010-2035-Effective-19-February-2020.PDF

- **2.1** “Land use planning should be more than just ‘regulatory’ in nature. It should be foremost about the creation of an agreed vision, associated strategic objectives and then Policy formulation. This Strategy document will partially fill the existing strategy and policy void. “

Relevance: **Consultation with land owners** is in keeping with the intent and spirit of the SPP. Vitally important omission essential to my “support for, or opposition to, all or any part of the draft LPS”.

- **SD1** “By better integrating land use and infrastructure planning, we can ensure that new development makes use of excess capacity in existing infrastructure, rather than creating demand for new infrastructure in un-serviced areas.”

Relevance: No new infrastructure needed. New development prohibited in alternate zoning. **LC irrelevant** in my situation.

- **SD2** “The aim is to provide the strategic planning environment needed to create a **less dispersed settlement with a greater diversity of housing types and densities.**”

Relevance: I understand the intent of these sections is to reduce the need for infrastructure in remote areas.

a. Unlike some rural areas in Australia/Tasmania, my property is only 400m distance, at the bottom of my hill, from Rural Living zoned area (Crabtree), 5 k from cafés (Ranelagh), 7 k from Huonville.

Hardly remote.

LC not appropriate.

b. Additionally, the small community of **Crouchs Hill Rd/Crabtree is a good example of diversity in density.**

- **SD6** An essential element in increasing the responsiveness to the natural environment is **accurate and consistent spatial information** at the appropriate resolution, something which **is currently lacking and needs improvement.**

Relevance: **Admission that the overlays used are inaccurate.**

“Modification of the draft LPS

Following a review of the draft LPS by the Commission of the draft LPS, maps and overlays, the Commission issued a draft Notice to Council in October 2021 under Section 35(5)(b) and Schedule 6, clauses 8C(5)(a) and 8D(9)(a) of the LUPPA that set out required amendments to be made to the draft LPS, maps and **overlays** prior to its exhibition. These amendments have been made.” Comment: I acknowledge and appreciate that some amendments were made, but the on-ground verification has not occurred on my property or any in my local community.

- **BNV 6.2** Progress appropriate actions to recognise and protect those values, through means **commensurate with their level of significance** (state or local)

Relevance: **My area is not significant.** Bushfires have decimated the area and exotic weeds are rife.

- **19.7 REGIONAL POLICIES**

Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies: a. Recognition of **existing rural living or environmental living communities, regardless of current zoning.** Where not currently explicitly zoned for such use, **existing communities may be rezoned to**

rural living or environmental living provided: (i) the area of the community is either substantial in size or adjoins a settlement and **will not be required for any other settlement purpose**; and (ii) only **limited subdivision potential is created by rezoning**.

Relevance: Crouchs Hill Rd is a **small but thriving community, including a thriving eco-tourism business**, with a shared love of the environment. care for the bush, and support of each other. There is **no subdivision potential** present.

6. General Objection: LC not needed to protect landscape values

Landscape and environmental values on my property are already protected by the Scenic Protection Code and the Natural Assets Code, even though inaccurate. LC duplicates the protections of these Codes, while curtailing landowner rights on all areas of a property, including cleared areas not currently covered by native vegetation. There is already a system in place for property owners who wish to provide voluntarily but permanent protection to natural values (irrespective of planning schemes), through the use of Conservation Covenants.

7. LC not in accordance with reasonable expectation when I bought my property

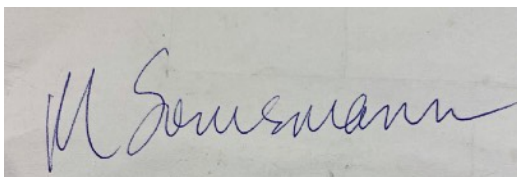
My property was zoned Rural in 2012 when I purchased it. I therefore had a reasonable expectation of varied possible uses for my retirement. I have no superannuation. I do have all that is necessary for a small area, single Glamping experience to supplement my artist's income. LC does not allow any accomodation outside my existing dwelling, which is prohibitively small (7m x 11m. Note photo, above).

TPS: LC visitor accomodation in existing dwelling only.

Rural Living Zoning applies in every regard to my property and situation.

"The purpose of the Rural Living Zone is: 11.1.1 To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity. 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. 11.1.4 To provide for Visitor Accommodation that is compatible with residential character."

I therefore request that my property be rezoned Rural Living. Split zoning may be acceptable.



30 May 2022

signed

dated

Margaret Sonnemann
154 Crouchs Hill Rd
Lucaston TAS 7109
0419 360 325 margaretson@gmail.com